

3

This Document Consist of 26 Pages
First Page Doct. No. 18572 of Book-I
2023-24

ABSOLUTE SALE DEED

This Deed of Absolute Sale ('Sale Deed') is executed on 27/03/2024 at Bengaluru:

BY:

SANKHYA REALTORS PRIVATE LIMITED, a company incorporated under the laws of India with CIN U45200WB2006PTC111454 & holding PAN AAKCS2311R, represented by its authorized signatory, Mr. Ashwin Sancheti, son of Late Manohar Chand Sancheti, and having its registered office at No. 7, Chittaranjan Avenue, 3rd Floor, Kolkata, West Bengal - 700 072 and Bangalore office at 4th Floor, Salarpuria Windsor, No.3, Ulsoor Road, Bangalore-560042 (hereinafter referred to as the "**Vendor**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest and assigns) of the **ONE PART**;

IN FAVOUR OF:

CENTURY DWELLINGS PRIVATE LIMITED, a company incorporated under the laws of India with CIN U68200KA2024PTC184214 & holding PAN AALCC6197J, represented by its Director **Mr. P Ravindra Pai** and having its registered office at No. 10/1, Lakshminarayana Complex, Ground Floor, Palace Road, Bengaluru - 560 001 (hereinafter referred to as the "**Purchaser**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest and assigns) of the **OTHER PART**.

AND

M/s. CANARA HOUSING DEVELOPMENT COMPANY, a partnership firm formed under the Indian Partnership Act, 1932, holding PAN AACFC2037M, acting through its Managing Partner **Dr. P Dayananda Pai**, represented by his GPA holder **Mr. P Ravindra Pai** and having its registered office at No. 10/1, Lakshminarayana Complex, Ground Floor, Palace Road, Bengaluru - 560 001, (hereinafter referred to as the "**Confirming Party No. 1**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include all its partners, heirs, executors, administrators and assigns of the last surviving partner).

AND

For SANKHYA REALTORS PVT LTD

Authorised Signatory

Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)



Century Dwellings Private Limited
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY

PARTNER

Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)

Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

Sheet of Doct. No. 18572 of BOOK-I
2023-24



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

CENTURY DWELLINGS PRIVATE LIMITED is Rep. by Mr.P Ravindra Pai [Director] ಇವರು ₹9,80,27,524.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	9,71,60,224.00	Online Challan Reference Number RG0324000007737133 Dated:25/03/2024
E-Payment	8,67,300.00	Online Challan Reference Number RG0324000007737133 Dated:
Total:	9,80,27,524.00	

ಸ್ಥಳ : ಬ್ಯಾಟರಾಯನಪುರ

ದಿನಾಂಕ: 27/03/2024

ಹಿರಿಯ ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

Dr. P. DAYANANDA PAI, son of Late Sri. P. Narasimha Pai, for himself and as also as Managing Partner of Canara Housing Development Company, represented by his GPA holder Mr. P Ravindra Pai having his office at No. 10/1 Lakshminarayana Complex, Ground Floor, Palace Road, Bangalore - 560001 (hereinafter referred to as the "Confirming Party No. 2", which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his legal heirs, executors, administrators, successors and permitted assigns).

The expressions 'Vendor' and 'Purchaser' are hereinafter referred to individually as 'Party' and commonly & collectively as 'Parties'. The Confirming Party No. 1 and the Confirming Party No. 2 are commonly and collectively referred to as the 'Confirming Parties'. The term 'Party' or 'Parties' shall unless expressly specified otherwise, does not mean and include the 'Confirming Parties'.


WHEREAS:

- A. The Vendor represents that it is the absolute owner in lawful, continuous, uninterrupted and peaceful physical possession of all that piece and parcel of immovable properties being:(i) lands totally measuring **37 Acres 14.5 Guntas** of converted lands, situated at Channahalli Village, Jala Hobli, Yelahanka Taluk, Bangalore Urban District ('Channahalli Properties'); (ii) lands totally measuring **27 Acres 35.5 Guntas** of converted lands situated at Tarabanahalli Village, Jala Hobli, Yelahanka Taluk, Bangalore Urban District ('Tarabanahalli Properties'); and (iii) lands totally measuring **6 Acres 3.2 Guntas** of converted lands situated at Meenukunte Village, Jala Hobli, Yelahanka Taluk, Bangalore Urban District ('Meenukunte Properties'); in all measuring **71 Acres 13.2 Guntas**. The Channahalli Properties, Tarabanahalli Properties and Meenukunte Properties are hereinafter collectively referred to as the 'Larger Property';
- B. The Vendor represents that it acquired the Larger Property in the following manner:

- (i) Channahalli Properties and Tarabanahalli Properties were acquired by the Vendor under the Sale Deed dated 26.03.2008 (registered as Document No. JAL-1-00143-2008-09, Book-1, stored in C.D. No. JALD21, at the office of the Sub-Registrar, Jala) from M/s. Manipal Academy of Higher Education, a registered Trust having its head office at Manipal, Udupi District ('MAHE') (for 65 Acres 10 Guntas, but by oversight mentioned as 65 Acres 36 Guntas). Subsequently, the Khata with respect to Channahalli Properties and


For SANKHYA REALTORS PVT LTD


Authorised Signatory
Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)


Century Dwellings Private Limited
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY


PARTNER
Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)


Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)




Sheet of Doct. No. 18572 of BOOK-I

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- BYP-1-18572-2023-24 2023-24

ಬ್ಯಾಟರಾಯನಪುರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 27/03/2024 ರಂದು 01:25:54 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1,73,50,200.00
2	ಸೇವಾ ಶುಲ್ಕ	910.00
3	ಒಪ್ಪಿಗೆ ಶುಲ್ಕ	200.00
4	ಮೆಮೊ ಶುಲ್ಕ	250.00
5	ಪ್ರಮಾಣ ಪತ್ರ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	200.00
	ಒಟ್ಟು	1,73,51,760.00







CENTURY DWELLINGS PRIVATE LIMITED is Rep. by Mr.P Ravindra Pai [Director] ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	CENTURY DWELLINGS PRIVATE LIMITED is Rep. by Mr.P Ravindra Pai [Director] , 47, Resident of: , No.10/1, Lakshminarayana Complex, Palace Road, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560001 (Presenter) rep by his SPA holder Mr. Viveka nanda Nayak		 Left Thumb	

Mr. Viveka nanda Nayak

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	CENTURY DWELLINGS PRIVATE LIMITED is Rep. by Mr.P Ravindra Pai [Director] , 47, Resident of: , No.10/1, Lakshminarayana Complex, Palace Road, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560001 (Claimant) rep by his SPA holder Mr. Viveka nanda Nayak		 Left Thumb	
2	SANKHYA REALTORS PRIVATE LIMITED is Rep. by Mr.Ashwin Sancheti [authorized signatory] , 48, Resident of: , 4th Floor, Salarpuria Windsor, No.3, Ulsoor Road, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560042 (Executant)		 Left Thumb	 For SANKHYA REALTORS PVT LTD. Authorized Signatory

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

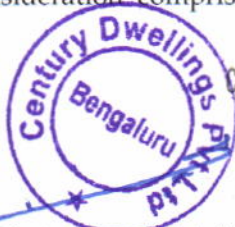
Tarabanahalli Properties was issued in the name of the Vendor by the Village Panchayath;

- (ii) Meenukunte Properties were acquired by the Vendor under the Sale Deed dated 26.03.2008 (registered as Document No. JAL-1-00145-2008-09, Book-1, stored in C.D. No. JALD21, at the office of the Sub-Registrar, Jala) from MAHE. Subsequently, the Khata with respect to Meenukunte Properties was issued in the name of the Vendor by the Village Panchayath, and
- (iii) The land parcels comprised in the Larger Property are duly converted from agricultural use to non-agricultural residential use, under Orders passed by the Deputy Commissioner, Land Revenue, under Section 95(2) of the Karnataka Land Revenue Act, 1964. The details of the said conversion are more particularly set out under Schedule A hereto;
- C. The Vendor being desirous of disposing off the Larger Property had earlier offered to sell the same to the Confirming Parties and entered into an Agreement of Sale dated 06-05-2015 ('2015 Agreement') and the Confirming Party No.1 paid substantial advance consideration to the Vendor. The Confirming Parties not being interested to proceed with the purchase of the Larger Property, have nominated the Purchaser herein to obtain the conveyance of a portion of the Larger Property admeasuring **61 Acres 17 Guntas** situated at Channahalli Village and Tarabanahalli Village, Jala Hobli, Yelahanka Taluk, Bangalore Urban District morefully described in the 'Schedule' hereto and hereinafter referred to as the 'Schedule Property'. The Sketch of the Schedule Property earmarked in 'blue' colour is annexed hereto as 'Annexure 1'. The Vendor and the Confirming Parties assures and represents to the Purchaser that apart from the aforesaid arrangement between the Vendor and the Confirming Parties, there is no other encumbrance/ charge/ mortgage/ third party rights or such other liability created with respect to the Schedule Property and as such, the Vendor is entitled to convey the Schedule Property without any hindrance;
- D. The Vendor along with Confirming Parties have offered to sell to the Purchaser, the Schedule Property and the Purchaser relying on the representations and assurance provided by the Vendor and Confirming Parties, has agreed to purchase the Schedule Property for a total sale consideration of **Rs. 173,50,00,000/-** (Rupees One Hundred Seventy Three Crores Fifty Lakhs only) ('Sale Consideration'); The said Sale Consideration comprises (i) **Rs.157,84,77,780/-** (Rupees One Hundred

For SANKHYA REALTORS PVT LTD

Authorised Signatory

Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)



Century Dwellings Private Limited
by its Director
(Purchaser)







CANARA HOUSING DEVELOPMENT COMPANY

PARTNER

Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)



Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

Sheet of Doct. No. 18572 of Book-I
2023-24


3	<p>M/s. CANARA HOUSING DEVELOPMENT COMPANY is Rep. by Mr. Dr. P Dayanand Pai [Managing Partner] represented by his GPA holder Mr. P Ravindra Pai , 47, Resident of: , No.10/1, Lakshminarayana Complex, Palace Road, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560001 (Executant) <i>rep by his SPA holder Mr. Vivekananda Nayak</i></p>		 Left Thumb	
4	<p>Mr. Dr. P. DAYANANDA PAI [represented by his GPA holder Mr. P Ravindra Pai] S/o Late Sri. P. Narasimha Pai, 79, Resident of: , No. 10/1 Lakshminarayana Complex, Ground Floor, Palace Road, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560001 (Executant) <i>rep by his SPA holder Mr. Vivekananda Nayak</i></p>		 Left Thumb	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Raghu S/o Narayanappa (Identifier)	,No.10/1, Lakshminarayana Complex, Palace Road, Bangalore, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560001	
2	Chidananda M R S/o Rajanna (Identifier)	,No.10/1, Lakshminarayana Complex, Palace Road, Bangalore, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560001	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ


 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
 ನಂಬರ್ **BYP-1-18572-2023-24** ಆಗಿ
 ದಿನಾಂಕ 27/03/2024 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ
 ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದ್ದು
 ಉಪನೋಂದಣಾಧಿಕಾರಿ
K.V. RAVIKUMAR
 ಬ್ಯಾಟರಾಯನಪುರ

SENIOR SUB REGISTRAR,
BYATARAYANAPURA, BANGALORE.



Fifty Seven Crores Eighty Four Lakhs Seventy Seven Thousand Seven Hundred and Eighty only) being the Vendor's share of Sale Consideration, and (ii) Rs. 15,65,22,220/- being the consideration of Confirming Parties for having nominated the Purchaser to obtain the conveyance of the Schedule Property. Further under the 2015 Agreement the Vendor had received Rs. 79,93,92,780/- (Rupees Seventy Nine Crores Ninety Three Lakhs Ninety Two Thousand Seven Hundred and Eighty only) from the Confirming Party No. 1, which amounts the Purchaser has reimbursed in terms of this Sale deed and the Vendor is due to receive the balance consideration of Rs. 77,90,85,000/- (Rupees Seventy Seven Crores Ninety Lakhs Eighty Five Lakhs only) including applicable TDS. The Purchaser has reimbursed the amount of Rs. 79,93,92,780/- to the Confirming Party No. 1.

- E. The Confirming Party No. 2 has been instrumental in enabling the sale of the Schedule Property in favor of the Purchaser. Accordingly, the Confirming Party No. 2 is joining to confirm the terms of the sale under this Deed; and
- F. The Parties now wish to enter into this Sale Deed, to convey the Schedule Property to the Purchaser by the Vendor.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. SALE OF THE SCHEDULE PROPERTY:

- 1.1 In consideration of the sum of Rs. 173,50,00,000/- (Rupees One Hundred Seventy Three Crores Fifty Lakhs only), the Vendor and Confirming Parties do hereby jointly sell, grant, convey, transfer and assign the Schedule Property **BY WAY OF ABSOLUTE SALE** to the Purchaser, together with all appurtenances, estate, right, title, interest, property, rights of way, easements of necessity, water courses, drains, privileges, advantages whatsoever pertaining to or belonging to or forming part of the Schedule Property, free from all encumbrances, attachments, charges and any other claims whatsoever and to have and to hold the Schedule Property as its absolute owner thereof.
- 1.2 The Confirming Parties have consented to the sale of the Schedule Property in favor of the Purchaser. The Confirming Parties did not at any time have possession over the Larger Property or any part thereof and was also not holding custody of the original title documents relating to the Larger Property. The Confirming Parties acknowledge that: (i) it does not have any surviving rights or entitlements over the Schedule Property and/or the Vendor; (ii) the


For SANKHYA REALTORS PVT LTD


Authorized Signatory
Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)


Century Dwellings Private Limited
by its Director
(Purchaser)

CANARA HOUSING DEVELOPMENT COMPANY


PARTNER
Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)


Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

Vendor is the absolute owner of the Schedule Property. Notwithstanding the aforesaid, by way of abundant caution for better assurance and in order to confirm the conveyance of the absolute right, title and interest in the Schedule Property to the Purchaser, the Confirming Parties have joined in the execution of this Sale Deed.

2. **PAYMENT OF SALE CONSIDERATION:**

2.1 The Purchaser has paid the said Sale Consideration of **Rs. 173,50,00,000/-** (Rupees One Hundred Seventy Three Crores Fifty Lakhs only) to the Vendor as below :

(a)	Amount paid to the Confirming Party No.1 towards reimbursement of advance amount paid by them to the Vendor as detailed in recital para D	Rs. 79,93,92,780
(b)	Amount paid to the Vendor from & out of Demand Draft dated 22-03-024 bearing No. 010130 drawn on Axis Bank Ltd., Cunningham Road branch, Bangalore	Rs. 76,33,00,222
(c)	1% TDS on Vendor's share of Sale Consideration deducted as per Section 194IA Income Tax Act, 1961	Rs. 1,57,84,778
(d)	Amount paid to Confirming Party No.1 for nominating the Purchaser	Rs. 15,49,56,998
(e)	1% TDS on Confirming Party No.1 share of Sale Consideration deducted as per Section 194IA Income Tax Act, 1961	Rs. 15,65,222
	TOTAL	Rs. 173,50,00,000

For SANKHYA REALTORS PVT LTD


Authorised Signatory

Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)




Century Dwellings Private Limited
by its Director
(Purchaser)

CANARA HOUSING DEVELOPMENT COMPANY


PARTNER

Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)


Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

2.2 The Vendor and Confirming Parties acknowledge receipt of payment of their respective shares of Sale Consideration paid in the manner stated hereinabove, and that no further consideration/amount is payable or due to them with respect to the sale of the Schedule Property. The Vendor and Confirming Parties confirms that the Purchaser has derived absolute right, title and interest over the Schedule Property as its owner thereof by virtue of the conveyance of the Schedule Property by the Vendor to the Purchaser under this Sale Deed.

3. **REPRESENTATIONS AND WARRANTIES OF THE VENDOR:**

The Vendor hereby represents, declares and warrants to the Purchaser that post the execution of the sale deed in its favour:

- (i) The Vendor is the absolute owner of the Schedule Property with uninhibited rights of alienation over the same, as on the date of this Sale Deed;
- (ii) The Vendor has acquired right, title and interest over the Schedule Property in the manner stated in the Recitals to this Sale Deed;
- (iii) The Schedule Property is the absolute property of the Vendor (as on the date of this Sale Deed) and no person, other than the Vendor has any right, title, interest or claim over the Schedule Property.

4. **REPRESENTATIONS AND WARRANTIES OF THE CONFIRMING PARTIES:**

The Confirming Parties hereby represents, declares and warrants to the Purchaser that:

- (i) The Confirming Parties have not created any third-party rights / interest in relation to the Schedule Property;
- (ii) All the amounts payable by the Vendor to the Confirming Parties have been paid and there is no amount due that is payable to the Confirming Parties;
- (iii) The Confirming Parties have not entered into any agreements or arrangement with third parties of any nature, in relation to the Schedule Property;
- (iv) The Vendor is the absolute owner of the Schedule Property with uninhibited rights of alienation over the same, as on the date of this Sale Deed; and

For SANKHYA REALTORS PVT LTD


Authorised Signatory

Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)



Century Dwellings Private Limited
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY


PARTNER

Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)

Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

(v) The Vendor has acquired right, title and interest over the Schedule Property in the manner stated in the Recitals to this Sale Deed.

5. **DELIVERY OF POSSESSION:**

5.1 The Vendor has on this day delivered peaceful and vacant physical possession of the Schedule Property to the Purchaser and the Purchaser acknowledges having taken delivery of the Schedule Property. The Purchaser shall be entitled to peaceful possession and enjoyment of the Schedule Property as the absolute owner thereof, without any obstruction or hindrance from the Vendor or by any third person claiming under the Vendor.

5.2 The Vendor further confirms and acknowledges that pursuant to the execution of this Sale Deed, the Vendor does not possess or hold any right, title, interest and ownership rights in respect of the Schedule Property.

6. **ORIGINAL TITLE DOCUMENTS:**

6.1 Original title documents in relation to the Schedule Property have been delivered by the Vendor to the Purchaser, on this day. The Purchaser acknowledges that certain original title documents received by it from the Vendor also relate to other portions of the Larger Property. The Purchaser will hold the said original title documents relating to the Larger Property, for itself and the owner of the balance extent of the Larger Property (excluding the Schedule Property). The Purchaser shall enable inspection of the said original title documents (relating to the balance portion of the Larger Property) by owner of the said balance portion of the Larger Property, provided that the Purchaser has received 7 (seven) days advance notice in this regard.

7. **PROPERTY TAXES AND OTHER CESSES:**

The Vendor hereby declares and covenants that all taxes, cesses and public dues, in respect of the Schedule Property have been paid upto date. The Vendor further agrees that if any taxes, cesses and public dues are found to have remained unpaid in relation to the Schedule Property, from the date of the sale deed in favour of the Vendor as set out in the recital to the date of this Sale Deed, the Vendor shall pay and discharge the same without any liability arising upon the Purchaser.

For SANKHYA REALTORS PVT LTD

Authorised Signatory

Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)



Century Dwellings Private Limited
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY

PARTNER

Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)

Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

8. **FURTHER ASSURANCES:**

- 8.1 The Vendor confirms that the Purchaser will be entitled to obtain appropriate change in the revenue and municipal records to reflect the name of the Purchaser as the owner of the Schedule Property.
- 8.2 The Vendor further covenants and undertakes to do or cause to be done at all times all acts, deeds and things that are reasonably and legally required to be done at the instance of the Purchaser and at the cost of the Purchaser, for more fully and perfectly assuring the title of the Purchaser to the Schedule Property.
- 8.3 The Vendor or the Confirming Parties do not have any manner of claim of whatsoever nature, including but not limited to interest, damages, loss of profit, loss of business opportunity etc., against each other or against the Schedule Property under the earlier transaction. That in the event any agreement, understanding, term sheet, deed of any nature etc., in relation to the Schedule Property between the Vendor and the Confirming Parties or their respective entities in relation to the Schedule Property remains expressly not cancelled shall hereby be deemed cancelled and not binding. Further any cheques or financial instruments etc., of any nature belonging to either the Vendor or the Confirming Parties now in possession of another party shall be deemed as void/cancelled and not binding.

9. **THE PURCHASER REPRESENTS AND COVENANTS WITH THE VENDOR AS FOLLOWS:**

- 9.1 That the Purchaser have inspected the documents of title relating to the Schedule Property and that the Purchaser are satisfied as to the title of the Vendor to the Schedule Property and that sale of the Schedule Property by the Vendor in favour of the Purchaser is on "as is where is basis".
- 9.2 That the Purchaser is aware that the Vendor acquired the Schedule Property from MAHE, based on the Confirming Parties bringing about the sale in favour of the Vendor herein.
- 9.3 That Purchaser has verified the correctness of the details of the Schedule Property mentioned in the Schedule hereunder and also the sketch of the Schedule Property annexed as Annexure 1 to this Deed.

For SANKHYA REALTORS PVT LTD

Authorised Signatory

Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)



Century Dwellings Private Limited
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY

PARTNER

Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)

Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

10. **STAMP DUTY & REGISTRATION FEE:**

The applicable stamp duty and registration fee on this Sale Deed has been paid by the Purchaser.

SCHEDULE

(Description of the Schedule Property)

(Properties being conveyed by the Vendor to the Purchaser under this Sale Deed)

All that piece and parcel of the duly converted and undeveloped immovable properties situated at Channahalli and Tarabanahalli Villages, both part of Jala Hobli, Yelahanka Taluk, Bangalore Urban District, totally measuring 61 Acres 17 guntas as detailed hereinbelow:

A. Channahalli Properties:

Sl. No	Sy. No.	Extent		Conversion	Boundaries			
		A	G		East	West	North	South
1.	1/1	0	22	ALN:SR(NA)584/9 5-96 dated 20/06/1996	Sy.No.6 and 1/7	Sy.No.5/2 and Kaluve	Raja Kaluve, Sy.No.6	Sy.Nos.4/1 and 4/2
2.	1/3	0	23	ALN:SR(NA)27/95- 96 dated 28/07/1995	Sy.No.1/4	Sy.No.73/11	Sy.No. 2/2	Channahalli Village boundary
3.	1/4	0	21	ALN:SR(NA) 43/95-96 dated 2/11/1995	Sy.No.1/5	Sy.No.1/3	Portion of Sy.No.2/2	Portion of Sy.No.1/6
4.	1/5	0	25	ALN:SR(NA)41/95- 96 dated 4/11/1995	Portion of Sy.No.1/7	Sy.No.1/4	Portion of Sy.No.2/2	Portion of Sy.No.1/6
5.	2/1	0	11	ALN:SR(NA)26/95- 96 dated 29/07/1995	Portion of Sy.No.1/7	Sy.No.3/1, Portion of Sy.No.71	Sy.Nos.4/2 and 3/1	Portion of Sy. Nos.71, 73/11, 1/3, 1/4 and 1/5
	2/2	0	18					
	3/2	0	6					
6.	3/1	0	11	ALN:SR(NA)7(A)/9 5-96 dated	Sy.No.3/2	Sy.No.71	Sy.Nos.4/1 and 5/2	Portion of Sy.No.2/1

For SANKHYA REALTORS PVT LTD


Authorised Signatory

Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)




Century Dwellings Private Limited
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY


PARTNER

Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)


Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

13...Sheet of Doct. No. 18572 of Book-1
2023-24

				21/06/1996				
7.	4/1	0	10.5	ALN:SR(NA)617/9 6-97 dated 20/06/1996	Sy.Nos.1/1 and 4/2	Sy.No.5/2	Sy.No.1/1	Portion of Sy.No.3/1
8.	4/2	0	6.5	ALN:SR(NA)570/9 5-96 dated 4/3/1996	Portion of Sy.No.1/7	Portion of Sy.No.4/1	Portion of Sy.No.1/1	Sy.No.3/2
9.	5/1	0	20	ALN:SR(NA)22/95- 96 dated 28/07/1995	Sy.No.5/2	Sy.No.70	Portion of Sy.No.6	Sy.No.71
10.	6	1	0	ALN:SR(NA)584/9 5-96 dated 20/06/1996	Sy.No.7	Sy.No.5/1 and Kaluve	Raja Kaluve	Sy.Nos.1/1, 1/7 and portion of Sy.No.14/1
11.	7	1	36	ALN:SR(NA)39/95- 96 dated 2/11/1995	Sy.No.8	Sy.No.6	Tarabanahalli Boundary	Portion of Sy. Nos.14/1, 13/1, 13/2 and 13/3
12.	8	2	9	ALN:SR(NA)575/9 5-96 dated 21/06/1996 ALN:SR(NA)183/9 5-96 including 2 G of Karab dated 20/11/1997	Sy. No. 9 10,11,12 and 13/5	Sy. Nos. 7, 13/3 and remaining portion of Sy. No. 8	Tarabanahalli Boundary	Sy. No. 13/4 and 13/5
13.	9	1	06	ALN:SR(NA)578/9 5-96 dated 21/06/1996 ALN:SR(NA)572/9 5-96 dated 06/03/1996 ALN:SR(NA)579/9 5-96 dated 24/06/1996	Kaluve, and Meenukunte Boundary	Portion of Sy.No.8	Portion of Sy.Nos.31/5, 30/4, 30/5, 30/6 and 30/7 of Tarabanahalli Village	Sy.No.10/1

For SANKHYA REALTORS PVT LTD

Authorised Signatory

Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)



Century Dwellings Private Limited
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY

PARTNER

Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)

Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

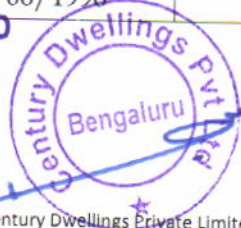


14.	10/1	0	26	ALN:SR(NA)572/9 5-96 dated 06/03/1996 ALN:SR(NA)578/9 5-96 dated 21/06/1996 ALN:SR(NA)579/9 5-96 dated 24/06/1996	Kaluve and Meenukunte Boundary	Portion of Sy.No.8	Sy.No.9	Sy.No.10/2
15.	10/2	0	16	ALN:SR(NA)572/9 5-96 dated 06/03/1996 ALN:SR(NA)578/9 5-96 dated 21/06/1996 ALN:SR(NA)579/9 5-96 dated 24/06/1996	Portion of Sy.No.12	Portion of Sy.No.8	Sy.No.10/1	Sy.No.11
16.	11/1	1	6	ALN:SR(NA)616/9 5-96 dated 24/06/1996 ALN:SR(NA)557/9 5-96 dated 16/02/1996 ALN:SR(NA)615/9 5-96 dated 22/06/1996	Sy.No.12/2	Sy.No. 8	Sy.No.10/2	Sy.Nos.11/2 and 12/2
17.	12/1	1	14	ALN:SR(NA)582/9 5-96 dated 24/06/1996 ALN:SR(NA)618/9 5-96 dated 21/06/1996 ALN:SR(NA)616/9 5-96 dated 24/06/1996	Sy.No.12/2 and Meenakunte Village	Sy.No.8	Sy.No.11/1 and 11/2	Sy.No.13/5

For SANKHYA REALTORS PVT LTD

Authorised Signatory

Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)



Century Dwellings Private Limited
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY

PARTNER

Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)

Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

				ALN:SR(NA)572/9 5-96 dated 06/03/1996 ALN:SR(NA)578/9 5-96 dated 21/06/1996 ALN:SR(NA)579/9 5-96 dated 24/06/1996				
18.	13/1	1	15	ALN:SR(NA)639(A) /95-96 dated 21/06/1996 ALN:SR(NA)640(A) /95-96 dated 20/06/1996 ALN:SR(NA)38/95- 96 dated 18/10/1995	Sy.No.13/2	Sy.Nos.14/1 and 14/2	Sy.No.7	Sy.No.15 and portion of Sy No. 16
19.	13/2	0	24	ALN:SR(NA)16/95- 96 dated 29/07/1995	Sy.No.13/3	Sy.No.13/1	Sy.No.7	Sy.No.16
20.	13/3	0	21	ALN:SR(NA)631/9 5-96 dated 20/06/1996	Sy.No.13/4 and portion of Sy.No.8	Sy.No.13/2	Sy.No.7	Sy.No.16
21.	13/4	0	39	ALN:SR(NA)47/95- 96 dated 28/07/1995	Sy.No.13/5 and portion of Sy.No.13/6	Sy.No.13/3	Sy.No.8	Sy.No.19
22.	13/5	2	8	ALN:SR(NA)560/9 5-96 dated 16/02/1996	Meenukunte Boundary	Sy.No.13/4 and portion of Sy.No.8	Sy.No.12	Sy.No.13/6
23.	13/6	1	18	ALN:SR(NA)560/9 5-96 dated 16/02/1996	Railway Line	Sy.No.13/4 and portion of Sy.No.19	Sy.No.13/5	Sy.Nos.13/7 & 20
24.	13/7	0	19	ALN:SR(NA)449/9 5-96 dated	Railway Line	Sy.No.20	Sy.No.13/6	Railway Road

For SANKHYA REALTORS PVT LTD

Authorised Signatory

Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)

Century Dwellings Private Limited
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY

PARTNER

Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)

Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

				16/02/1996				
25.	14/1	0	26	ALN:SR(NA)595(A) /95-96 dated 21/06/1996	Sy .No.13/1	Portion of Sy.No.1/7	Portion of Sy.Nos.6 and 7	Sy.No.14/2
26.	14/2	0	35	ALN:SR(NA)585/9 5-96 dated 22/06/1996	Portion of Sy.Nos.13/1 & 15	Sy.No.1/7	Sy.No.14/1	Sy.No.14/3
27.	14/3	1	1	ALN:SR(NA)39/95- 96 dated 2/11/1995	Sy.No.14/4 and portion of Sy.No.15	Sy.No.1/7	Sy.No.14/2	Private Property
28.	14/4	1	3	ALN:SR(NA)40/95- 96 dated 09/11/1995 ALN:SR(NA)650/9 5-96 dated 22/06/1996	Sy.No.14/5 and portion of Sy.No.17	Sy.No.14/3	Sy.No.15	Private Property
29.	14/5	0	8	ALN:SR(NA)40/95- 96 dated 9/11/1995	Portion of Sy.No.14/6	Sy.No.14/4	Sy.No.17	Private Property
30.	14/6	0	10	ALN:SR(NA)51/95- 96 dated 18/10/1995	Portion of Sy.No.18	Sy.Nos.14/5 and 17	Sy.No.17	Railway Road
31.	15	0	26	ALN:SR(NA)40/95- 96 dated 9/11/1995	Sy.Nos.16 and portion of Sy.No.17	Portion of Sy.Nos.14/2 and 14/3	Sy.No.13/1	Sy.No.14/4
32.	16	0	16	ALN:SR(NA)51/95- 96 dated 18/10/1995	Sy.No.19	Sy.No.15	Sy.Nos.13/2 and 13/3	Sy.No.17
33.	17	0	26	ALN:SR(NA)40/95- 96 dated 9/11/1995	Portion of Sy.Nos.18 and 14/6	Portion of Sy. Nos.14/4 and 15	Sy.No.16	Sy.Nos.14/5 and 14/6
34.	18	0	39	ALN:SR(NA)31/95- 96 dated 28/07/1995 ALN:SR(NA)47/95- 96 dated	Portion of Sy.No.20	Portion of Sy.Nos. 17 and 14/6	Sy.No.19	Railway Line

For SANKHYA REALTORS PVT LTD

Authorised Signatory

Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)



Century Dwellings Private Limited
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY

PARTNER

Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)

Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

				28/07/1995				
35.	19	0	27	ALN:SR(NA)47/95-96 dated 28/07/1995	Portion of Sy.Nos.13/6 and 20	Portion of Sy.Nos.16 and 17	Sy.No.13/4	Sy.No.18
		& 1 gunta karab						
36.	20	0	26	ALN:SR(NA)449/95-96 dated 16/02/1996	Portion of Sy. No. 13/7	Portion of Sy. No. 18 and 19	Portion of Sy. No. 13/6	Railway Road
37.	66	0	38	ALN:SR(NA)638(A)/96-97 dated 21/06/1996	Sy. No. 67/1 and 67/2	Sy. No. 64/3	Sy. No. 63	Sy. No. 65
38.	67/2	0	4	ALN:SR(NA)581/95-96 dated 21/06/1996 ALN:SR(NA)266/97-98 dated 06/01/1998	Portion of Sy.No.69	Portion of Sy.No.67/1 and 67/3	Portion of Sy.No. 68/3	Sy.Nos.67/3 and 73/1
39.	67/3	0	6.5	ALN:SR(NA)46/95-96 dated 22/11/1995	Portion of Sy. Nos. 67/2 and 73/1	Sy. No. 66	Sy. No. 67/1	Sy. No. 73/1
40.	68/3	0	10	ALN:SR(NA)581/95-96 dated 21/06/1996 ALN:SR(NA)266/97-98 dated 06/01/1998	Portion of Sy.No.69	Sy.Nos.68/1 and 68/2	Tarabanahalli Boundary	Sy.No.67/2
41.	69	0	21	ALN:SR(NA)24/96-97 dated 21/06/1996	Sy.No.70	Sy.Nos.67/2 and 68/3	Tarabanahalli Boundary	Sy.Nos. 73/7 and 73/1
		Incl 1 gunta karab						
42.	70	0	24	ALN:SR(NA)18/95-96 dated 29/07/1995	Sy No.5/1 & portion of Sy.No.71	Sy.No.69	Tarabanahalli Boundary	Sy.Nos.71 and 72

For SANKHYAREALTORS PVT LTD

Authorised Signatory

Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)



Century Dwellings Private Limited
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY

PARTNER

Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)

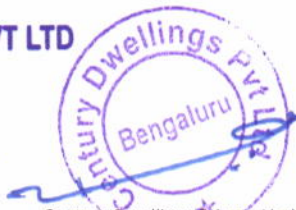
Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

43.	71	0	36	ALN:SR(NA)24/96-97 dated 21/06/1996	Sy.Nos.3/1, 2/1, 2/2, 5/2 & portion of 73/11	Sy.Nos.70 and 72	Sy.No.5/1	Sy.No.73/9
		Incl 1 gunta karab						
44.	72	0	11	ALN:SR(NA)18/95-96 dated 29/07/1995	Sy.No.71 and portion of 73/9	Portion of Sy.No.73/7	Portion of Sy.No.70	Sy.No.73/10
45.	73/1	0	12	ALN:SR(NA)53/95-96 dated 20/10/1995 ALN:SR(NA)49/95-96 dated 21/10/1995	Sy. No. 73/7	Sy. Nos. 65 and 66	Sy. No. 67/3 and 69	Sy. No. 73/2
46.	73/4	0	16	ALN:SR(NA)33/95-96 dated 29/07/1996	Sy. No. 73/7	Sy. Nos. 65 and 73/3	Sy. Nos. 73/2 and 65	Sy Nos. 73/5 and 73/6
47.	73/5	0	12	ALN:SR(NA)269/97-98 dated 6/1/1998	Sy. No. 73/6	Sy. No. 73/4	Sy. No. 73/4	Private Property
48.	73/6	0	4	ALN:SR(NA)36/95-96 dated 18/10/1995	Sy. No. 73/7	Sy. No. 73/5	Portion of Sy. No. 73/4	Private Property
49.	73/7	0	24	ALN:SR(NA)32/95-96 dated 28/07/1995	Portion of Sy.Nos.72, 73/10 & 73/8	Sy.Nos.73/1, 73/2, 73/4 and 73/6	Portion of Sy.No.69	Private Property
50.	73/8	0	9	ALN:SR(NA)24/96-97 dated 21/06/1996	Sy.No.74	Portion of Sy.No.73/7	Sy.No.73/10	Private Property
51.	73/9	0	18	ALN:SR(NA)268/97-98 dated 6/1/1998	Portion of Sy.No.73/11	Sy.No.72 and 73/10	Sy.No.71	Sy.No.74
52.	73/11	0	32	ALN:SR(NA)583/95-96 dated	Sy.No.1/3	Sy.Nos.71,73/9 and 74	Portion of Sy.No.2/2	Private Property

For SANKHYA REALTORS PVT LTD

Authorised Signatory

Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)



Century Dwellings Private Limited
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY

PARTNER

Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)

Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

				24/06/1996				
53.	74	0	18	ALN:SR(NA)29/95-96 dated 29/07/1996	Portion of Sy.No.73/11	Sy.No.73/8	Sy.No.73/9	Channahalli Village boundary

B. Tarabanahalli Properties:

Sl. No	Sy. No.	Extent		Conversion	Boundaries			
		A	G		East	West	North	South
1.	24	1	4	ALN:SR(NA)176/97-98 dated 5/11/1997	Sy. No. 23/1 and 125	Sy. No. 25/1, 25/2, 25/3 and 25/4	Sy. No. 19/3	Sy. No. 26/2 and 27
		& 3 guntas karab						
2.	25/2	0	25	ALN:SR(NA)674/96-97 dated 23/07/1997 ALN:SR(NA)660/96-97 dated 24/07/1997	Portion of Sy. No. 24	Portion of Sy. No. 38/3	Sy. No. 25/1	Sy. No. 25/3
3.	26/2	0	30	ALN:SR(NA)666/96-97 ALN:SR(NA)670/96-97 dated 24/07/1997	Portion of Sy. No. 27	Portion of Sy. No. 26/1	Portion of Sy. No. 25/4 and 24	Sy. No. 26/4 and 26/3A
4.	26/3 B	0	5	ALN:SR(NA)653/96-97 dated 24/07/1997	Portion of Sy.No.26/3 A	Sy.No.26/3C	Sy.No.26/3A	Sy.No.28/1
5.	26/3 C	0	5	ALN:SR(NA)653/96-97 dated 24/07/1997	Sy.No.26/3 B	Portion of Sy.Nos.28/1 and 37	Portion of Sy.No.26/3A	Portion of Sy.No.28/1
6.	26/5	0	7	ALN:SR(NA)260/97-98 dated 20/11/1997	Portion of Sy. No. 27	Portion of Sy. No. 26/3A	Sy. No. 26/4	Sy. No. 28/3

For SANKHYA REALTORS PVT LTD



Authorised Signatory

Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)



Century Dwellings Private Limited
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY



PARTNER


Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)

Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

				ALN:SR(NA)238/9 7-98 dated 05/11/1997				
7.	27	1	10.5	ALN:SR(NA)674/9 6-97 dated 23/07/1997 ALN:SR(NA)659/9 6-97 dated 13/06/1997 ALN:SR(NA)654/9 6-97 dated 28/05/1997	Portion of Sy. No. 28/6	Sy. No. 24, 26/2, 26/4 and 26/5	Portion of Sy. No. 125 and 125/1	Sy. No. 28/4 and 28/5
8.	28/2	0	18	ALN:SR(NA)189/9 7-98 dated 20/11/1997	Sy. No. 28/3	Portion of Sy. No. 28/1	Sy. No. 26/3A and 28/1	Portion of Sy. No. 32
9.	28/3	0	15	ALN:SR(NA)660/9 6-97 Dated 24/07/1997	Sy. No. 28/4	Sy. No. 28/2	Sy. No. 26/5	Portion of Sy. No. 32
10.	31/1	0	15	ALN:SR(NA)675/9 6-97 dated 24/07/1997	Portion of Sy. No. 30/1	Portion of Sy. No. 32	Sy. No. 28/4 and 28/5	Sy. No. 31/2
11.	31/2	0	15	ALN:SR(NA)673/9 6-97 dated 24/07/1997	Portion of Sy. No. 30/1	Portion of Sy. No. 32	Sy. No. 31/1	Sy. No. 31/3
12.	31/3	0	16	ALN:SR(NA)672/9 6-97 dated 24/07/1997	Portion of Sy. No. 30/2	Portion of Sy. No. 32	Sy. No. 31/2	Sy. No. 31/4
13.	31/5	0	30.5	ALN:SR(NA)667/9 6-97 dated 13/06/1997 ALN:SR(NA)684/9 6-97 dated 24/07/1997 ALN:SR(NA)238/9 7-98 dated 05/11/1997	Sy. No. 30/4	Portion of Sy. No. 32	Sy. No. 31/4	Channahalli Boundary


For SANKHYA REALTORS PVT LTD


Authorised Signatory
Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)


Century Dwellings Pvt Ltd
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY


PARTNER
Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)


Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

14.	32	4	0	ALN:SR(NA)12/96 -97 dated 22/06/1996	Sy.Nos. 31/1, 31/2 to 31/5	Sy.No.34/3 and 33/5	Sy.No.28/1 to 28/3	Channahalli Boundary
15.	33/1	0	24	ALN:SR(NA)45/95 -96 dated 20/10/1995	Sy. No. 33/2 and 33/6	Sy. No. 58/4	Portion of Sy. No. 35/4	Sy. No. 33/7
16.	33/2	0	9	ALN:SR(NA)564/9 5-96 dated 4/3/1996	Portion of Sy.No.33/8	Portion of Sy.No.33/1	Portion of Sy.No.35/4 and Sy.No.34/1	Sy.No.33/6
17.	33/3	0	13	ALN:SR(NA)15/96 -97 dated 24/06/1996	Sy.No.33/4	Sy.No.33/8	Portion of Sy.No.34/1	Channahalli Boundary
18.	33/4	0	14	ALN:SR(NA)655/9 6-97 dated 01/07/1997 25/07/1997	Sy.No.33/9	Sy.No.33/3	Portion of Sy.No.34/1	Channahalli Boundary
19.	33/5	0	30	ALN:SR(NA)564/9 5-96 dated 4/3/1996	Sy.No.32	Sy.No.33/9	Sy.No.34/3	Channahalli Boundary
20.	33/7	0	11	ALN:SR(NA)45/95 -96 dated 20/10/1995	Portion of Sy.No.33/6	Portion of Sy.No.58/4	Sy.No.33/1	Channahalli Boundary
21.	33/8	0	12	ALN:SR(NA)190/1 997-98 dated 20/11/1997	Sy.No.33/3	Sy.Nos.33/2 and 33/6	Portion of Sy.No.34/1	Channahalli Boundary
22.	33/9	0	15	ALN:SR(NA)15/96 -97 dated 24/06/1996 ALN:SR(NA)554/9 6-97 dated 16/02/1996 ALN:SR(NA)16/96 -97 dated 21/06/1996	Sy.No.33/5	Sy.No.33/4	Sy.No.34/4 and 34/1	Channahalli Boundary

For SANKHYA REALTORS PVT LTD

Authorised Signatory

Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)



Century Dwellings Private Limited
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY

PARTNER

Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)

Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

22 Sheet of Doct. No. 18572 of Book-I
2023-24

23.	34/1	0	23	ALN:SR(NA)265/9 7-98 dated 6/1/1998	Sy.Nos. 34/2 and 34/4	Sy.Nos.35/4, 35/2 and 35/3	Portion of Sy. No.35/1	Sy.Nos.33/4, 33/3, 33/8 and 33/2
24.	35/1	1	19	ALN:SR(NA)11/96 -97 dated 24/06/1996 ALN:SR(NA)573/9 5-96 dated 01/03/1996 ALN:SR(NA)234/9 7-98 dated 05/11/1997	Sy.No.28/1	Sy.No.58/3	Sy.Nos.36/5, 36/6 & portion of Sy.No.37	Sy.Nos. 35/3, 34/1, 34/2 & 34/3
25.	35/2	0	7	ALN:SR(NA)669/9 6-97 dated 24/07/1997	Portion of Sy.No.34/1	Sy.Nos.58/3 and 58/4	Sy.No.35/3	Sy.No.35/4
26.	35/3	0	7	ALN:SR(NA)669/9 6-97 dated 24/07/1997	Portion of Sy.No.35/1 & Sy.No.34/1	Sy.No.58/3	Sy.No.35/1	Sy.No.35/2
27.	35/4	0	8	ALN:SR(NA)553/9 5-96 dated 16/02/1996	Portion of Sy.Nos.34/1 & 33/2	Portion of Sy. No.58/4	Portion of Sy.No.35/2	Sy.Nos. 33/1 & 33/2
28.	36/1	0	23	ALN:SR(NA)663/9 6-97 dated 28/06/1997	Portion of Sy.No.37	Portion of Sy.No.58/2	Sy.Nos.38/5 & 38/2	Sy.No.36/2
29.	36/2	0	17	ALN:SR(NA)663/9 6-97 dated 28/06/1997	Portion of Sy. No. 37	Portion of Sy. No. 58/2	Portion of Sy. No. 36/1	Sy. No. 36/3 and 36/4
30.	36/3	0	9	ALN:SR(NA)14/96 -97 dated 21/06/1997	Sy.No.36/4	Portion of Sy.No.58/2	Portion of Sy.No.36/2	Sy.No.36/5
31.	36/4	0	8	ALN:SR(NA)14/96 -97 dated 21/06/1997	Portion of Sy. No. 37	Sy. No. 36/3	Portion of Sy. No. 36/2	Sy. No. 36/6
32.	36/5	0	11	ALN:SR(NA)668/9	Sy.No.36/6	Portion of	Sy.No.36/3	Portion of

For SANKHYA REALTORS PVT LTD

Authorised Signatory
Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)

Century Dwellings Pvt Ltd
Bengaluru
Century Dwellings Private Limited
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY


PARTNER
Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)

Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

				7-98 dated 28/06/1997 25/07/1997		Sy.Nos.58/2 and 58/3		Sy.No.35/1
33.	36/6	0	11	ALN:SR(NA)14/96 -97 dated 21/06/1997	Portion of Sy.No.37	Sy.No.36/5	Sy.No.36/4	Portion of Sy.No.35/1
34.	37	0	37	ALN:SR(NA)671/9 6-97 dated 24/07/1997 ALN:SR(NA)13/96 -97 dated 24/06/1996	Sy.Nos.26/1 , 26/3A and 26/3C	Sy.Nos.36/1, 36/2, 36/4 and 36/6	Portion of Sy.No.38/3	Portion of Sy.Nos.28/1 and 35/1
35.	38/1	0	26	ALN:SR(NA)665/9 7-98 dated 19/06/1997 ALN:SR(NA)235/9 7-98 dated 06/11/1997	Portion of Sy.No.38/2	Sy.No.55, Portion of Sy.No.56	Sy.No.38/6	Sy.No.38/4
36.	38/4	0	9.5	ALN:SR(NA)182/9 7-98 dated 20/11/1997	Portion of Sy.No.38/2	Portion of Sy.Nos. 56 & 58/1	Sy.No.38/1	Sy.No.38/5
37.	38/5	0	6	ALN:SR(NA)660/9 6-97 dated 24/07/1997	Portion of Sy.No.38/2	Portion of Sy.No.58/1	Sy.No.38/4	Portion of Sy. No.36/1
38.	62/1	0	28	ALN:SR(NA)45/95 -96 dated 20/10/1995	Sy.No.62/2	Portion of Sy.No.64	Portion of Sy.No.61/2	Portion of Sy.No.63
39.	62/2	0	12	ALN:SR(NA)45/95 -96 dated 20/10/1995	Sy.No.62/3	Sy.No.62/1	Portion of Sy.No.61/2	Portion of Sy.No.63
40.	62/3	0	13	ALN:SR(NA)45/95 -96 dated 20/10/1995	Sy.No.62/4	Sy.No.62/2	Portion of Sy.No.61/2	Channahalli Boundary, Portion of Sy.No.63
41.	62/4	0	9	ALN:SR(NA)45/95	Sy.No.62/5	Sy.No.62/3	Portion of	Channahalli


For SANKHYA REALTORS PVT LTD


Authorised Signatory
Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)


Century Dwellings Private Limited
by its Director
(Purchaser)

For CANARA HOUSING DEVELOPMENT COMPANY


PARTNER
Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)


Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

				-96 dated 20/10/1995			Sy.No.61/2	Boundary
42.	62/5	0	11	ALN:SR(NA)45/95 -96 dated 20/10/1995	Sy.No.62/6 A	Sy.No.62/4	Portion of Sy.No.61/2	Channahalli Boundary
43.	62/6 A	0	6	ALN:SR(NA)45/95 -96 dated 20/10/1995	Sy.No.62/6 B	Sy.No.62/5	Portion of Sy.No.61/2	Channahalli Boundary
44.	62/6 B	0	10	ALN:SR(NA)251/9 5-96 dated 16/02/1996	Sy.No.58/4	Sy.No.62/6A	Portion of Sy.No.61/2	Channahalli Boundary
45.	63	0	29	ALN:SR(NA)567/9 5-96 dated 28/02/1996	Channahalli Boundary	Nala	Sy.Nos.62/1, 62/2, 62/3 and 64	Channahalli Boundary
46.	125/ 1	0 & 2 guntas karab	14	ALN:SR(NA)656/9 6-97 dated 27/05/1997	Remaining portion of same Sy. No. 125 and Sy. No. 22/4	Sy. No. 24	Sy. No. 23/1 and 23/2	Sy. No. 27

<This space has been left blank intentionally>

For SANKHYA REALTORS PVT LTD

Authorised Signatory

Sankhya Realtors Private Limited
by its authorised signatory
(Vendor)



Century Dwellings Private Limited
by its Director
(Purchaser)

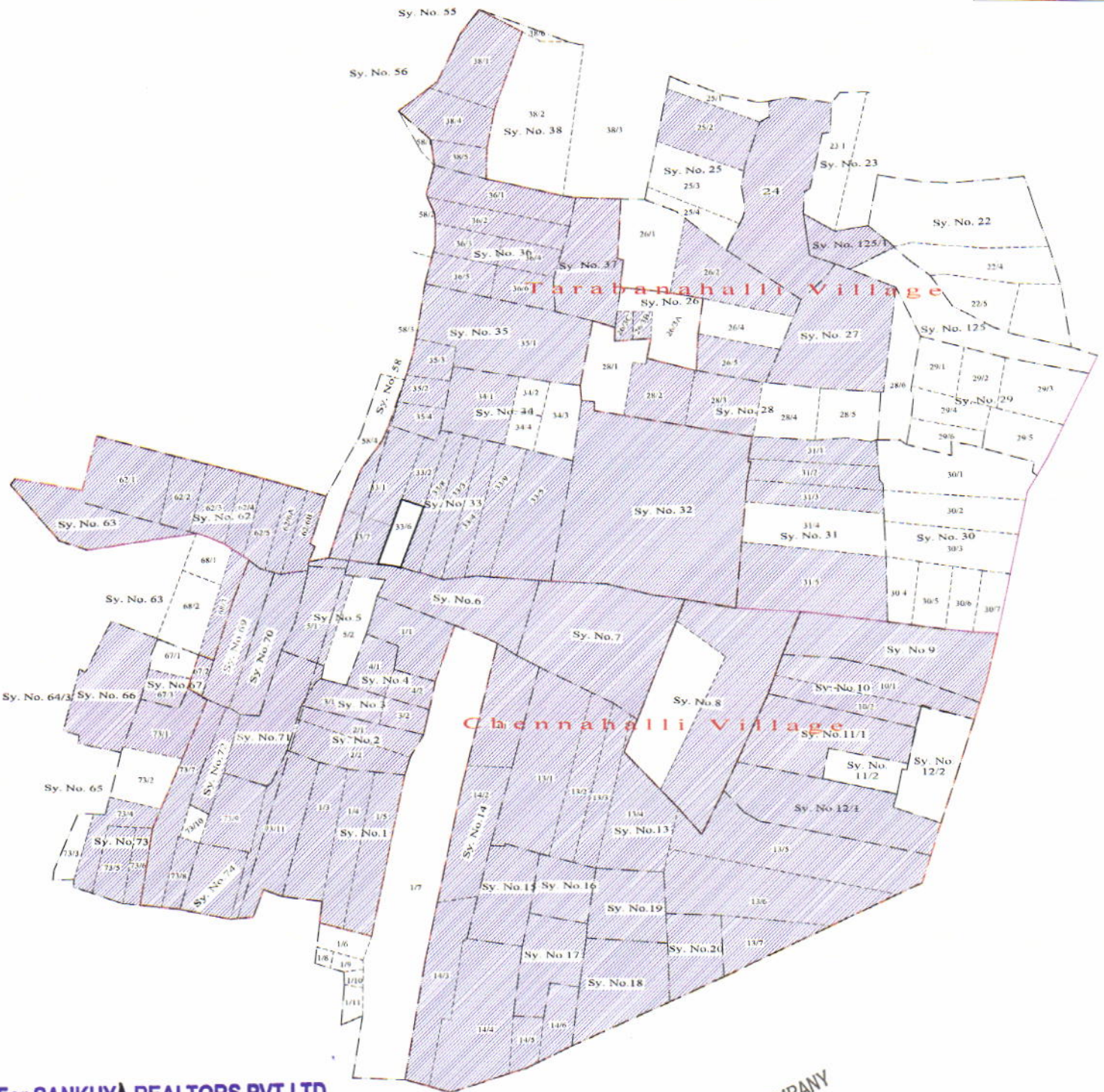
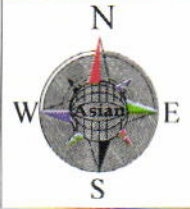
For CANARA HOUSING DEVELOPMENT COMPANY

PARTNER

Canara Housing Development Company
by GPA holder of its Managing Partner
(Confirming Party 1)

Dr. P. DAYANANDA PAI
Rep by his GPA Holder
(Confirming Party 2)

" ANNEXURE - 1 "



For SANKHYA REALTORS PVT LTD


Authorised Signatory



For CANARA HOUSING DEVELOPMENT COMPANY
PARTNER

GPA Holder of Dr. P. Dayananda Pai

IN WITNESS WHEREOF the Parties hereto have executed this Sale Deed in the presence of the following witnesses:

VENDOR:	PURCHASER:
For SANKHYA REALTORS PRIVATE LIMITED For SANKHYA REALTORS PVT LTD  Authorised Signatory Signature: Mr. Ashwin Sancheti Designation: Authorized Signatory	For CENTURY DWELLINGS PRIVATE LIMITED  Mr. P Ravindra Pai Director
CONFIRMING PARTY NO. 1:	CONFIRMING PARTY NO. 2:
For M/s. CANARA HOUSING DEVELOPMENT COMPANY For CANARA HOUSING DEVELOPMENT COMPANY  acting through its Partner Mr. P Ravindra Pai	Dr. P DAYANAND PAI  represented by his GPA holder Mr. P Ravindra Pai
WITNESSES 1:	WITNESSES 2:
 No. 10/1, K.W. Complex Police Road Bangalore - 01	 H 10/1, K.W. Complex Police Road Bangalore - 01

Drafted by:
 Srinivas H.R. (U9107)
 PARISHEEL
 Advocates & Consultants
 No. 409, RT Nagar
 Bangalore - 32