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DEED OF ABSOLUTE SALE OF TRANSFER OF DEVELOPMENTAL RIGHTS

This Deed of absolute Sale of Transfer of Development Rights is made and executed on the Sixteenth day of May Two Thousand and Twenty Five (16/05/2025) at Bengaluru:

BY:

Sri.Krishnaraj. S. P, Son of Late.S.P.Sriram, aged about 45 years, Residing at No.986/21-1, 10th Main, 2nd Cross, Raghavendra Block, Srinagar, Bengaluru- 560 050.

Aadhar No. 3717 3172 1388

PAN No.ANYPP5229M

Hereinafter referred to as "**Transferor**"

(Which expression shall unless repugnant to the context, shall mean and include all his legal heirs, successors-in-title, executors, administrators, nominees, assigns, etc.,) of the **One Part**.

IN FAVOUR OF :

M/s. Mahendra Homes Private Limited, A Company incorporated under, Companies act, 1956, **PAN No. AAHCM5688C** having its registered Office at, No.51, 17th Cross, 12th Main, 6th Sector, HSR Layout, Bengaluru- 560 102, represented by its Director **Sri.B.T.Nagaraja Reddy, Aadhar No. 9909 9608 8896**

Hereinafter referred to as "**Transferee**"

(Which expression shall, wherever the context so requires or admits, mean and include its successors-in-office/title, executors, administrators, nominee/s, assigns, etc.,) of the **Other Part**.

For Mahendra Homes Pvt. Ltd.

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[Signature]

Managing Director

Page No. 1

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

M/s.Mahendra Homes Private Limited, is Rep. by Sri.B.T.Nagaraja Reddy - Director ಇವರು ₹6,56,992.00

ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	6,56,992.00	Online Challan Reference Number RG0525000018435169 Dated:17/05/2025
Total:	6,56,992.00	

ಸ್ಥಳ : ಚಾಮರಾಜಪೇಟೆ

ದಿನಾಂಕ: 17/05/2025


ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋದಪಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)
ಬೆಂಗಳೂರು.



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WHEREAS:

A. The Transferor represents that, he is the true and absolute owner of all that piece and parcel of the property bearing No.1, Old Site No.30, Katha bearing No.1, PID No.48-45-1, measuring towards East 109 Feet, towards West 75 Feet 3 Inches, towards North 70 Feet 3 Inches, and towards South 60 Feet, totally measuring 6003 Sq.ft, situated at 1st Cross, Srinivasa Colony, (Monkey Thopu), Bengaluru- 560 027, together with 5 Sq.ft red oxide building constructed thereon, which is more fully mentioned and described in the Schedule hereunder and hereinafter referred to as "**Schedule 'A' Property**".

B. The Transferor had acquired the Schedule 'A' Property jointly with (1)Smt.Seema.B.R., wife of Sri.S.P.Krishnaraj, (2)Sri.T.R.Vadiraj, son of Sri.T.Ramachandra Hathwar, (3) Sri.T.S.Gururaj Hathwar, son of Sri.Sheshagiri Hathwar, under an absolute Sale Deed dated 29.07.2019, executed by Sri.K.V.Nagendra son of Late.K.Vasudeva Rao, Smt.K.V.Indira, wife of Late.Sri.K.Vasudeva Rao, which was registered as Document No.CMP-1-02890-2019-20, Stored in the CD No.CMPD360, in the office of the Sub-Registrar, Basavanagudi (Chamarjapete), Bengaluru.

C. The Government of Karnataka has brought an amendment to the Town and Country Planning Act, 1961 by Act No. 23 of 2004 by virtue of which a new section called Section 14-B is introduced for granting of Transferable Development Rights (T.D.R.) in the form of Development Right Certificate (D.R.C) for the land surrendered to the Bruhath Bengaluru Mahanagara Palike free of cost and without any encumbrances, wherever such lands are required for road widening or for public purposes like park, playgrounds and other civic amenities.

For Mahendra Homes Pvt. Ltd.

Managing Director

Page No. 2

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- CMP-1-00841-2025-26

ಚಾಮರಾಜಪೇಟೆ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 17/05/2025 ರಂದು 04:15:10 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ವ್ಯ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1,17,320.00
2	ಸೇವಾ ಶುಲ್ಕ	1,400.00
3	ಒಪ್ಪಿಗೆ ಶುಲ್ಕ	200.00
	ಒಟ್ಟು	1,18,920.00

M/s.Mahendra Homes Private Limited, is Rep. by Sri.B.T.Nagaraja Reddy - Director ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s.Mahendra Homes Private Limited, is Rep. by Sri.B.T.Nagaraja Reddy - Director , , 0, Resident of: , at,No.51, 17th Cross, 12th Main, 6th Sector, HSR Layout,, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560102 (Presenter)		 Left Thumb	


ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಾಮರಾಜಪೇಟೆ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)
ಬೆಂಗಳೂರು.

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s.Mahendra Homes Private Limited, is Rep. by Sri.B.T.Nagaraja Reddy - Director , , 0, Resident of: , at,No.51, 17th Cross, 12th Main, 6th Sector, HSR Layout,, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560102 (Claimant)		 Left Thumb	
2	Sri.S. P. KRISHNARAJ S/o ಕೇರ್ ಆಫ್: ಶ್ರೀರಾಮ, , 45, Resident of: , at No.986/21-1,10th Main, 2nd Cross, Raghavendra Block, Srinagar,, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560050 (Executant)		 Left Thumb	


ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)
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D. The portion of the Schedule 'A' Property, (i.e., land measuring 161.22 square meters of Schedule-A-Property, which is more-fully described in the **Schedule 'B'** hereunder and hereinafter referred to as "**Schedule 'B' Property**" has been earmarked and notified for widening Mission Road, from N.R.Road to K.H.Road, and the same is published in Form No.1 (bearing No.BBMP/RI/RWD/TDR/01/2021-22), dated 20.07.2021, in Vijayavani Kannada Daily Newspaper, and Indian Express English Daily newspaper, calling upon the landowners to appear and submit their claims and to prove their title to the land with the option for grant of Development Rights for the property that is notified for acquisition for road widening.

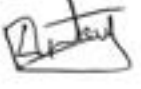
E. Accordingly, the Transferor, pursuant to the above Notification has offered to surrender the **Schedule 'B' Property** and opted to receive the Transferable Developmental Right Certificate as compensation for acquisition of the **Schedule 'B' Property**.

F. Thereafter, the Bruhath Bengaluru Mahanagara Palike, Bengaluru, has sent its recommendation to the Bangalore Development Authority, Bengaluru, for issuance of the Transferable Developmental Right Certificate to the Transferor in respect of the Schedule 'B' Property, and pursuant thereto the Chief Commissioner, Bruhath Bengaluru Mahanagara Palike, has issued Notification bearing No.BBMP/C.COMM/PSR(G)/452/2023-24, dated 05.06.2024, in respect of Schedule 'B' Property, in Form No.III.

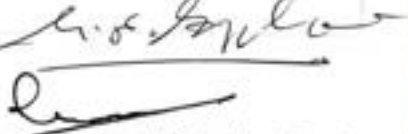
G. The said Notification in respect of Schedule 'B' Property, was published in the Times of India, English News Paper on 13.06.2024, notifying the details of the Schedule 'B' Property, to be surrendered by the Transferor and his eligibility to receive the Developmental Right Certificate in lieu of monetary compensation under the Right to Fair

For Mahendra Homes Pvt. Ltd.

Managing Director

3	Smt.Seema B.R W/o KRISHNARAJ S P, - Consenting Witness, , 36, Resident of: , at No.986/21-1,10th Main, 2nd Cross, Raghavendra Block, Srinagar,, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560050 (Executant)			
4	Kumari.Aarna.K, Since minor represented by her Father and Natural Guardian Sri KRISHNARAJ S P S/o Late.S.P.Sriram, - Consenting Witness, , 45, Resident of: , at No.986/21-1,10th Main, 2nd Cross, Raghavendra Block, Srinagar,, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560050 (Executant)			

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SR.No	Identifier Name	Address	ಸಹಿ
1	Srinivasa Reddy K R S/o A Ramareddy (Identifier)	No 286, 13th Cross, 17th Main, 4th Sector,HSR Layout, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560102	
2	G N Ganapathayya S/o G Nagappayya (Identifier)	No 252/A, 3rd Cross, 3rd Stage, 2nd Block, Near Camel High School,Basaveshwaranagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560079	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)
ಬೆಂಗಳೂರು.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)
ಬೆಂಗಳೂರು.


1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು
ನಂಬರ್ CMP-1-00841-2025-26 ಆಗಿ
ದಿನಾಂಕ 17/05/2025 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)
ಬೆಂಗಳೂರು.





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Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.

H. Subsequently, the aforesaid (1) Sri.T.R.Vadiraj, (2) Sri.T.S.Gururaj Hathwar, along with (3) Smt.Seema.B.R., had released their respective right, title, interest and share over the Schedule 'A' Property, in favour of Sri.Krishnaraj.S.P., i.e., the Transferor herein, under a Release Deed dated 11.06.2024, which was registered as document No.BSG-1-01976-2024-25, in the Office of the Senior Sub-Registrar, Basavanagudi, Bengaluru.

I. The Transferor, who is the release in the said Release Deed dated 11.06.2024, has paid a sum of Rs.68,06,250/-, each in favour of the said Sri.T.R.Vadiraj, and Sri.T.S.Gururaj Hathwar, in the manner shown in the said Release Deed dated 11.06.2024, towards consideration in respect of the Schedule 'A' Property.

J. The Katha/Mutation of the Schedule 'A' Property is registered in the name of the Transferor vide E-PID -Katha No.9099652973 (OLD PID No.48-45-1), in the revenue records of the Bruhath Bengaluru Mahanagara Palike, Bengaluru and the Transferor has paid up to date taxes in respect of the Schedule 'A' Property.

K. The Transferor requested the BBMP that the land acquired for widening of road may be taken over and .) in lieu thereof Development Rights Certificate (D.R.C.) shall be issued to the Transferor.

L. Accordingly, the Transferor has surrendered the Schedule 'B' Property to the Bruhath Bengaluru Mahanagara Palike by virtue of Relinquishment Deed dated 15.07.2024, which was registered as document No.BSG-1-03122-2024-25, in the Office of the Senior Sub-Registrar, Basavanagudi, Bengaluru.

For Mahendra Homes Pvt. Ltd.

Managing Director



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M. Pursuant to relinquishing the Schedule 'B' Property under the aforementioned Relinquishment Deed, the Commissioner, Bangalore Development Authority, has issued the Development Right Certificate No.130, dated 07.10.2024, as per Ledger Folio No.BDA/TDR Cell/DRC/130/2024-25, in favour of Transferor in Form -V, with a FAR credit of built-up area of 322.44 square meters, which is more fully mentioned and described in Schedule 'C' hereunder and hereinafter referred to as the **Schedule 'C' Property**.

N. The Transferor for his family and legal necessities has offered to sell the Portion of Transferable Developmental Rights i.e., 136 square meters out of 322.44 square meters, which is more fully mentioned and described in Schedule 'D', hereunder and hereinafter referred to as the **Schedule 'D' Property**, granted by the Bangalore Development Authority, Bengaluru, and the Transferee who was on the lookout for Transferrable Developmental Rights has accepted the offer of the Transferor and has agreed to purchase the Schedule 'D' Property, from the Transferor.

THE TRANSFEROR HAS MADE THE FOLLOWING REPRESENTATIONS AND WARRANTIES:

01. That, the Transferor is the absolute Owner of the Schedule 'C' & 'D' Properties and his title to the Schedule 'C' & 'D' Properties are good, marketable and subsisting and that none else have any right, title, interest or share therein and that the cost of good title shall be that of the Transferor at all times and the Schedule 'C' & 'D' Properties is free from encumbrances and Claims including all claims by way of Sale, Exchange, Mortgage, Gift, Inheritance, Trust, Possession, Easement, Lien or otherwise.

For Mahendra Homes Pvt. Ltd.

Managing Director



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02. There are no previous sale and purchase agreement/s for transfer/assignment of the Schedule 'C' & 'D' Properties and there is no encumbrance(s) and/or claim(s) and/or interest(s) by any other person(s) against the Schedule 'C' & 'D' Properties or any part thereof;

03. There are no pending suits, legal proceedings or claims against the Transferor that may affect in any way the Transferor's title to or right to assign/transfer the Schedule 'C' & 'D' Properties and there are no legal impediment relating thereto under any law, order, decree or contract or arbitration award;

04. That, the Transferor has not entered into any Agreement or Arrangement for Sale of the Schedule 'D' Property with anyone else, and the Transferor has not executed any Power of Attorney to anyone to deal with the Schedule 'C' & 'D' Properties.

05. That, the Schedule 'C' & 'D' Properties are not subject matter of any proceedings and the same is not attached or sold or sought to be sold in whole or in portions in any Court or other Civil or Revenue or other proceedings and not subject to any attachment by the process of the Courts or in the possession or custody by any Receiver, Judicial or Revenue Court or any officer thereof.

06. That, the Transferor does not have any pending liabilities with regard to Income Tax, Wealth Tax, Gift Tax or any other Tax which would affect his title to the Schedule 'C' & 'D' Properties.

07. The Transferee acting upon the representations and warranties of the Transferor to be true and correct has agreed to purchase the Schedule 'D' Property, which is portion of Schedule 'C' Property, free from all encumbrances and for the purchase price upon the terms and subject to the conditions set forth below.

For Mahendra Homes Pvt. Ltd.

Managing Director



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**NOW THIS DEED OF TRANSFER OF DEVELOPMENTAL RIGHTS
WITNESSETH AS FOLLOWS:**

1. TRANSFER

1.1. That in pursuance of the aforesaid representations and warranties made by the Transferor and for a valuable consideration of **Rs.1,15,22,709/- (Rupees One Crore Fifteen Lakhs Twenty Two Thousand Seven Hundred and Nine Only)**, paid by the Transferee to the Transferor, the Transferor hereby grant, transfer and convey unto the Transferee, by way of sale, the Schedule 'D' Property, with all rights, easements and privileges appurtenant thereto, to have and to hold the same, as the absolute owner thereof, free from all encumbrances.

1.2. The Transferee has paid the agreed consideration of **Rs.1,15,22,709/- (Rupees One Crore Fifteen Lakhs Twenty Two Thousand Seven Hundred and Nine Only)** to the Transferor in the following manner:

- a. Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) paid vide Cheque No.257138, dated, drawn on Karnataka Bank Ltd, Bommasandra Branch, Bengaluru;
- b. Rs.79,07,482/- (Rupees Seventy Nine Lakhs Seven Thousand Four Hundred and Eighty Two Only) paid vide Cheque No. 257272, drawn on Karnataka Bank Ltd, Bommasandra Branch, Bengaluru;

Mahendra Homes Pvt. Ltd.
Managing Director

(Signature)

(Signature)

For Mahendra Homes Pvt. Ltd.

(Signature)

Managing Director



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- c. A sum of Rs.10,00,000/- (Rupees Ten Lakhs Only), paid vide
Cheque No. 253273....., drawn on Karapada Bank Ltd,
Bommasandra Branch, Bengaluru.

[Signature]

Managing Director

1.3. The Transferee has deducted a sum of Rs.1,15,227/- (Rupees One Lakh Fifteen Thousand Two Hundred and Twenty Seven Only), being the TDS on the total sale consideration and remitted the same to the Income Tax Department.

1.4. Thus, Transferor hereby admit and acknowledge the receipt of the full sale consideration paid by the Transferee in the aforementioned manner towards sale of Schedule 'D' Property, and acquits the Transferee from payment of further sale consideration towards sale of the Schedule 'D' Property.

2. FURTHER ASSURANCE

2.1. The Transferor having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Schedule 'C' & 'D' Properties hereby granted, conveyed, transferred and assured or any part thereof by / from under or in trust, the Transferor shall and will from time to time and at all times hereafter at the request of the Transferee do and execute or cause to be done and executed all such further and other lawful acts, deeds, things, conveyances and assurances whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the Transferee in the manner aforesaid as shall or may be required by the Transferee, its successors or assigns or its Counsel in law for assuring the Schedule 'D' Property and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Transferee in the manner aforesaid.

[Signature]

For Mahendra Homes Pvt. Ltd.

Managing Director



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2.2. The Transferor, so far as it relates to his own acts and deeds doth hereby covenant with the Transferee that the Transferor has not at any time hereto before made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof he is prevented from conveying, transferring and assuring the Schedule 'D' Property in the manner aforesaid or whereby or by reason or means whereof the same or any part thereof are/is can, shall or may be charged encumbered, impeached or prejudicially affected in estate title.

2.3. The Transferor, doth hereby Sell, Transfer, Grant, Convey and Assign by absolute sale to the Transferee to have and hold the Schedule 'D' Property hereunder together with all the Rights, Privileges, Benefits, Liberties, Easements and Advantages thereto, and all the Right, Title and Interest which the Transferor hereto before enjoyed in respect of the Schedule 'D' Property free from all encumbrances and also without any manner of Hindrance, Interruption, Disturbance or Claims or Demands by the Transferor or anybody lawfully or equitably claiming through him or any of the predecessor in title, immediate or remote.

2.4. That, the Transferor declare and assure unto the Transferee that, he is the true and absolute owner of the Schedule 'C' & 'D' Properties and that none others have any Right, Title, Claim or Demand or Interest of whatsoever nature in the same and there is also no litigation pending in any Court, nor any attachment or any injunction restraining the alienation hereby made.

2.5. That, the Transferor assures the Transferee that there are no legal impediments whatsoever from the Transferor to the Sale made herein and further declares and assures unto the Transferee that, he has not alienated the Schedule 'D' Property in any manner whatsoever either by

For Mahendra Homes Pvt. Ltd.

Managing Director



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way of Sale, Gift, Mortgage or otherwise and further state that, there is no charge of maintenance claim or otherwise thereto.

2.6. That, the Transferor herein do hereby covenants and assures the Transferee that, he has not knowingly or willingly being a party to any acts, deeds or things whereby his Right, Title and Interest in the Schedule 'C' & 'D' Properties or any part thereof shall or can be impeached in any manner whatsoever, to cause any disadvantage to or interference to the Transferee.

2.7. That, the Transferor covenants with the Transferee that, he shall always at his cost and at the request of the Transferee do all such acts, deeds and things that may be required to more perfectly ensure good title, peaceful possession and quite enjoyment of the property hereby conveyed unto the Transferee, in the manner now done according to the true intent and meaning of this deed.

2.8. That, the Transferor hereby covenants with Transferee that, the Transferee shall at any time and also at all times hereinafter peacefully own, possess and enjoy the Property described in the Schedule 'D' Property hereunder, by paying the taxes and other charges without any Threat, Objection, Hindrance, Obstruction or Disturbance whatsoever from the Transferor or anybody claiming on behalf of the Transferor.

2.9. The Transferee shall hereafter peacefully and quietly enjoy the Schedule 'D' Property without any interruption or claims or demands whatsoever by the Transferor or anyone else whomsoever claiming under the Transferor.

2.10. The Transferor assure and declare to the Transferee that, he has not created any encumbrance/s, mortgage/s, lien/s, charges, claims or demands of whatever nature in respect of the Schedule 'C' & 'D' Properties, which are free from all encumbrances absolutely.

For Mahendra Homes Pvt. Ltd.

Managing Director



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3. TITLE CERTIFICATES/DEEDS

The Transferor has this day handed over all the original documents pertaining to the Schedule 'C' & 'D' Properties to the Transferee.

4. INDEMNITY

The Transferor shall at all times indemnify and keep indemnified the Transferee against any loss, damages, costs, charges and expenses if any suffered by reason of any defect in the clear, free and subsisting title of the Transferor to the Schedule 'A', 'B', 'C' & 'D' Properties hereunder or by breach of the covenants herein above contained or if any proceedings commenced by any person or persons or by any statutory authorities.

In the event of any claims or disputes of whatsoever nature either past, present, or in future in respect of Schedule 'D' Property, by the previous title holders of the Schedule 'A' Property and anybody claiming through or under them, the Transferor agree and undertake that, he shall be responsible to clear all such disputes and claims of the previous title holders of the Schedule 'A' Property, concerning the Schedule 'D' Property, either monitory or otherwise without involving the Transferee and the Schedule 'D' Property, in any manner.

5. TRANSFER / REGISTRATION

The Transferee is entitled to obtain the registration/transfer of the Schedule 'D' Property in the records of the Bruhath Bangalore Mahanagara Palike, Bangalore/Bangalore Development Authority, and get its name endorsed as the rightful owner of the Schedule 'D' Property and the Transferor will co-operate with the Transferee for the same.

For Mahendra Homes Pvt. Ltd.

Managing Director

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Document Sheet



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6. STAMP DUTY, REGISTRATION CHARGES AND ADVOCATE'S FEES

The stamp duty and registration charges relating to registration of the Deed of Transfer is borne and paid by the Transferee. The Transferor and the Transferee shall bear the professional charges of their own/respective advocates.

7. MARKET VALUE

The sale price of the Schedule 'D' Property is **Rs.1,15,22,709/- (Rupees One Crore Fifteen Lakhs Twenty Two Thousand Seven Hundred and Nine Only)** and the Transferee has paid the stamp duty and registration charges on the same.

8. CONSENTING PARITES:

The wife of Transferor Smt.Seema and the minor daughter of Transferor Kum.Aarna.K, represented by her Father and Natural Guardian Sri.Krishnaraj.S.P., the Transferor herein,have joined the execution and registration of this Deed of Transfer in respect of the Schedule 'D' Property, as Consenting Witnesses.

For Mahendra Homes Pvt. Ltd.

Managing Director



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Schedule 'A' Property

(Description of entire Property)

All that piece and parcel of property bearing No.1, Old Site No.30, Katha bearing No.1, PID No.48-45-1, measuring towards East 109 Feet, towards West 75 Feet 3 Inches, towards North 70 Feet 3 Inches, and towards South 60 Feet, totally measuring 6003 Sq.ft, situated at 1st Cross, Srinivasa Colony, (Monkey Thopu), Bengaluru- 560 027, together with 5 Sq.ft red oxide building constructed thereon and is bounded on the: **Having E-PID NO. 9999652973**

East by : Petrol Bunk;
West by : 1st Cross Road;
North by : Road;
South by : Private Property.

[Signature]

For Mahendra Homes Pvt. Ltd.

Managing Director

Schedule 'B' Property

(Description of the property relinquished to the Bruhath Bengaluru Mahanagara Palike, Bengaluru)

All that piece and parcel of the property relinquished in favour of the Commissioner, Bruhath Bengaluru Mahanagara Palike (BBMP), measuring 161.22 square meters of land area, forming part of the Schedule 'A' Property, PID No.48-45-1, situated at No.1, (CTS No.577), Municipal No.1, Ward No.118, Sudhamanagara, Srinivasa Colony, Bengaluru- 560 027, having E-PID No.2103210907, issued by the BBMP, vide document No.1988070 and is bounded on the:

East by : Petrol Bunk;
West by : 1st Cross Road;
North by : Mission Road;
South by : Remaining Portion of PID No.48-45-1.

For Mahendra Homes Pvt. Ltd.

[Signature]

[Signature]

Managing Director

Page No. 13



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Schedule 'C' Property

(Description of the Transferable Developmental Rights granted to the Transferor)

322.44 square meters of Transferable Development Rights issued under the Development Right Certificate bearing No.130, dated 07.10.2024, Ledger Folio No.BDA/TDR cell/DRC/130/2024-25 issued by the Commissioner, Bangalore Development Authority, Bengaluru, equivalent to 2 times of the area of the Schedule 'B' Property relinquished/surrendered.

Schedule 'D' Property

(Description of the Transferable Developmental Rights conveyed under this Deed)

136 Sqare meters of Transferable Development Rights, out of 322.44 square meters, of Transferable Development Rights, issued under the Development Right Certificate bearing No.130, dated 07.10.2024, Ledger Folio No.BDA/TDR cell/DRC/130/2024-25, issued by the Commissioner, Bangalore Development Authority, Bengaluru, equivalent to 2 times of the area of the Schedule 'B' Property relinquished/surrendered.

For Mahendra Homes Pvt. Ltd.

Managing Director



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IN WITNESS WHEREOF, the Transferor and Transferee have set their respective hands on this Deed of Transfer of Developmental Rights on the day, month and year first hereinabove written before the following witnesses:

WITNESSESS:

01. *[Signature]*
C.R. Srinivas Reddy (286, 13th cross,
17th main, Sector-II HSR Layout B'lore
9008183934.

[Signature]
(Krishnaraj.S.P)
Transferor

For Mahendra Homes Pvt. Ltd.

[Signature]
Managing Director
Transferee

02. K.R. Srinivas Reddy, 286, 13th cross,
17th main, Sector-II HSR Layout B'lore
Consenting Witness: 9900198422

[Signature] w/o Krishna Raj

01. Seema 986, 10th main,
[Signature] 2nd cross, Srirangar

02. Kum. Aarna.K,
Since minor represented by her
Father and Natural Guardian
Krishnaraj.S.P

Draft by *[Signature]*
Vishwanath Gowda, m

Sw 14, 13th cross, Cokampaly
Bangalore - 02

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Reciept Number: 4841916

ಕಛೇರಿ: Chamarajpete

Original Copy

ದಿನಾಂಕ: 17/05/2025

M/s.Mahendra Homes Private Limited, is Rep. by Sri.B.T.Nagaraja Reddy - Director ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2025 - 2026 ವರ್ಷದ ಪ್ರಸ್ತುತ - 1 ಪ್ರಸ್ತುತದ 00841 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣಿಗಾಗಿ

ನೋಂದಣಿ ಶುಲ್ಕ : ₹1,17,320.00

ಸೇವಾ ಶುಲ್ಕ : ₹1,400.00

ಒಪ್ಪಿಗೆ ಶುಲ್ಕ : ₹200.00

ಒಟ್ಟು: ₹1,18,920.00

Rs 118920 Paid through E-Payment

ಒಟ್ಟು: ₹1,18,920.00

(ಅಕ್ಷರದಲ್ಲಿ) ರೂ, One Lakh Eighteen Thousand Nine Hundred Twenty Rupees

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 17/05/2025 ದಿನದಂದು
ಕೊಡಲಾಗುವುದು

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ: Chamarajpete

ಹಿರಿಗೆ ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ
ಬೆಂಗಳೂರು.