

**ABSOLUTE SALE DEED**

THIS **DEED OF ABSOLUTE SALE** is made and executed on this the--------------, Two Thousand and Twenty One (----------) at **MYSORE.**

**BETWEEN:**

1. **Mrs. M.N. SHOBHA,**

Aged about 63 years,

D/o. Mr. M.A. Narasaraju,

1. **Mr. PRADEEP KUMAR,**

Aged about 47 years,

S/o. Mr. M.A. Narasaraju,

Both Residents of: No.1130/9, Dr. Ambedkar Road

Chamaraja Mohalla

MYSORE CITY.

Hereinafter called as the **OWNERS/VENDORS** (which expression unless repugnant to context means and includes their heirs, successors, representatives in interest and assigns) of the One Part

**1. Mrs. K.M. CHIKKATHAYAMMA**

Aged about 70 years

W/o. Late.D.Ramu

**1a Mr. R. KRISHNA**

Aged about 45 years

S/o. Late. D. Ramu

**1b Mrs. R. HEMA**

Aged about 42 years

D/o. Late. D. Ramu

**1c Mr. R. UMESHA**

Aged about 40 years

S/o. Late. D. Ramu

**1d Mrs. PARIMALA**

Aged about 57 years

D/o. Late. D. Ramu

**2. Mrs. T. RENUKA**

Aged about 54 years

W/o. Late.D.Papanna

**2a Mrs. T. PREETHI**

Aged about 40 years

D/o. Late. D. Papanna

**2b Mr. P. KIRAN**

Aged about 39 years

S/o. Late. D. Papanna

**2c Mr. P. SANTHOSH**

Aged about 36 years

S/o. Late. D. Papanna

**2d Mr. P. SUNIL**

Aged about 35 years

S/o. Late. D. Papanna

All residents of: No.2768/1, 1st Main Road

Kantharaja Urs Main Road

Saraswathipuram

Chamaraja Mohalla

MYSORE CITY.

Hereinafter called as the **OWNERS/VENDORS** (which expression unless repugnant to context means and includes their heirs, successors, representatives in interest and assigns) of the Second Part

**Represented by their Registered Power of Attorney Holder**

**SRI.N.MANJUNATH,**

Son of Late Sri. Nagaraja Rao,

Aged about 54 years,

Residing at No.252, 4th Cross, 7th Main, 4th Phase,

Dollors Colony, J. P. Nagar,

Bangalore – 560 078.

**PAN No.AIEPM3996P**

Hereinafter referred to as the **CONFIRMING PARTY / DEVELOPER.**

**IN FAVOUR OF:**

1. **SRI. MAHADEVU.N,**

S/o.Late.Nanje Gowda

Aged about 53 years,

(PAN NO. AHSPM2286P)

1. **SMT.R.LAKSHMI**

W/o. Sri.mahadevu.N

Aged about 46 years,

(PAN NO. \_\_\_\_\_\_\_\_\_\_\_)

Both are residing at 196

4th Cross, 4th Main,

Niveditha Nagara, Mysore.

Hereinafter referred to as the **PURCHASER/S** of the **OTHER PART**

(The terms OWNERS / VENDORS, CONFIRMING PARTY/DEVELOPER and PURCHASER/S shall mean and include their respective heirs, legal representatives, executors, administrators, agents, assigns, successors in office, nominee/s etc.)

**WITNESSETH**:

1. **Owners / Vendors of the First Part**

The Owner / Vendors of immovable property being agricultural dry land bearing (i) Survey No.168, measuring 3 Acres 12 Guntas, (ii) Sy.No.169/1, measuring 00-31 Guntas & (iii) Sy.No.176 and Sy.No.183/1, measuring 5 Acres 38 Guntas, situated at Dattagalli Village, Kasaba Hobli, Mysore Taluk, totally measuring 10 Acres 1 Guntas, along with one Smt. Shivamma and Sri Rajashekar, have entered into a Joint Development Agreement dated 28.10.2013, which has been registered as Document No.MYN-1-04591-2013-14, in Book I, stored in C.D.No.MYND366, registered in the Office of the Sub Registrar, Mysore North, Mysore, for the development of the said lands, with the Developer / Confirming Party / Second Party and one Sri T.N.Muralidhar.

The Owner / Vendors of the said land, along with Smt Shivamma and Sri Rajashekar had also executed a Registered General Power of Attorney dated 28.10.2013, in respect of the above mentioned lands vide registered document No.MYN-4-00227-2013-14, in Book 4, stored in C.D.No.MYND366, registered in the Office of the Sub Registrar, Mysore North, Mysore, for the development of the said lands in favour of the Developer / Confirming Party / Second Party and one Sri T.N.Muralidhar.

Subsequently, Smt. Shivamma and Sri. Rajashekar, the mother and the brother of theOwners / VendorsSmt M.N.Shobha and Sri Pradeep Kumar, have executed a Release Deed dated 30.07.2014, registered as Document MYN-1-02646-2014-15, in Book I, stored in C.D.No.MYND379, registered in the Office of the Sub Registrar, Mysore North, Mysore, relinquishing / releasing their right, title and interest in the above mentioned property in their favour.

In pursuance of a Deed of Assignment dated 30.09.2014, registered as Document MYN-1-03823-2014-15, in Book I, stored in C.D.No.MYND 380, registered in the Office of the Sub Registrar, Mysore North, Mysore, Sri T.N.Muralidhar, has assigned his rights acquired in pursuance of the Joint Development Agreement and the General Power of Attorney in respect of the above mentioned property in favour of the Developer / Confirming Party / Second Party hereinabove.

In pursuance of a Rectification Deed dated 29.12.2014, registered as Document No.MYN-1-5930-2014-15, in Book I, stored in C.D.No.MYND 384, registered in the Office of the Sub Registrar, Mysore North, Mysore, the Owners / Vendors of the above mentioned property have, rectified the discrepancies that had crept in the Joint Development Agreement.

In pursuance of a Rejoinder to the Joint Development dated 07.12.2016, registered as Document No.MYN-1-06005-2016-17, in Book I, stored in C.D.No.MYND 408, registered in the Office of the Sub Registrar, Mysore North, Mysore, the Developer / Confirming Party / Second Party and the Owners / Vendors of the of the above mentioned property have, mutually reworked the shares allocated in pursuance of the Joint Development Agreement and the Rectification Deed.

The Developer / Confirming Party / Second Party in terms of the Joint Development Agreement, has obtained the change of use of land from agricultural to non-agricultural residential purpose, in respect of the Survey Number forming a portion of the above mentioned property to the Joint Development Agreement i.e., land bearing Sy No.176/1, measuring an extent of 2 Acres and 24 Guntas, vide conversion order dated 29.05.2017 in No.MYSDC-ALN1/ALN/142/2017 passed by the Deputy Commissioner, Mysore, in the name of the Owners / Vendors. Further to the same, the Developer / Confirming Party / Second Party, has paid the requisite fee in respect of the endorsement dated 26.10.2017, in No.MYNAPRA:NAYOSHA:V.NA.AA.NAYOO-4:2017-18, issued by the Town Planning, MUDA, on behalf of the Owners / Vendors, for the approval of the layout plan, in the name of the Owners / Vendors.

The Owners / Vendors of the above mentioned property, have executed and registered a Deed of Relinquishment dated 20.11.2017, along with the owners of Sy Nos.176/2 measuring 1 Acre, Sy No.183/4 measuring 33 guntas and Sy No.185 measuring 8 Acres and 19 guntas, i.e., the Owners / Vendors of the Second Part, which are the adjoining lands, in pursuance of registered Document No.MDA-1-00959-2017-18, in Book I, stored in C.D.No.MDAD 58, before the Office of the Additional District Registrar, Mysore Development Authority, Mysore in favour of the MUDA.

WHEREAS, the Developer / Confirming Party / Second Party and the owner of the first part of the above mentioned lands herein in terms of the Joint Development Agreement dated 28.10.2013, Rectification Deed dated 29.12.2014, the Rejoinder to the Joint Development Agreement dated 07.12.2016, Memorandum of Declaration dated 12.12.2017, have apportioned their respective shares of the developed residential sites as per the provisional sanctioned layout plan.

**II) Owners / Vendors of the Second Part**

The Owners / Vendors have also entered into a Joint Development Agreement with the Developer / Confirming Party / Second Party and one Sri T.N.Muralidhar, in respect of immovable property being agricultural dry land bearing (i) Survey No.185, measuring 8 Acres 19 Guntas and (ii) Sy.No.176 & Sy.No.183/1, measuring 1 Acre 33 Guntas, situated at Dattagalli Village, Kasaba Hobli, Mysore Taluk, totally measuring 10 Acres 12 Guntas, dated 28.10.2013, registered as Document No.MYN-1-04593-2013-14, in Book I, stored in C.D.No.MYND 366, registered in the Office of the Sub Registrar, Mysore North, Mysore.

The Owners / Vendors of the said lands have also executed a General Power of Attorney dated 28.10.2013, in respect of the above mentioned property, vide registered as Document No.MYN-4-00228-2013-14, in Book 4, stored in C.D.No.MYND366, registered in the Office of the Sub Registrar, Mysore North, Mysore, for the development of the said lands in favour of the Developer / Confirming Party / Second Party and one Sri T.N.Muralidhar.

In pursuance of a Deed of Assignment dated 30.09.2014, registered as Document No. MYN-1-03825-2014-15, in Book I, stored in C.D.No.MYND380, registered in the Office of the Sub Registrar, Mysore North, Mysore, Sri T.N.Muralidhar, has assigned his right, title and interest, acquired through the Joint Development Agreement and the General Power of Attorney, in respect of the above mentioned property, in favour the Developer / Confirming Party / Second Party.

In pursuance of a Rectification Deed dated 30.12.2014, registered as Document No.MYN-1-5936-2014-15, in Book I, stored in C.D.No.MYND 384, registered in the Office of the Sub Registrar, Mysore North, Mysore, the Owners / Vendors of the above mentioned property have, rectified the discrepancies that had crept in the Joint Development Agreement.

In pursuance of an Additional Registered General Power of Attorney 30.12.2014, registered as Document No.MYN-4-0310-2014-15, in Book I, stored in C.D.No.MYND384, registered in the Office of the Sub Registrar, Mysore North, Mysore, the Developer / Confirming Party / Second Partyand the Owners / Vendors of the above mentioned property have, mutually reworked the shares allocated in pursuance of the Joint Development Agreement and the Rectification Deed.

The Developer / Confirming Party / Second Party have in terms of the Joint Development Agreement, obtained the change of use of land from agricultural to non-agricultural residential purpose, in respect of the Survey Numbers forming a portion of the abovementioned property to the Joint Development Agreement which are mentioned herein below:-

1. Sy No.176/2, measuring an extent of 1 Acre, vide conversion order dated 29.05.2017 in No.MYSDC-ALN1/ALN/136/2017 passed by the Deputy Commissioner, Mysore, in the name of the OWNERS / VENDORS.
2. Sy No.183/4, measuring an extent of 0 Acres and 33 Guntas, vide conversion order dated 29.05.2017 inNo.MYSDC-ALN1/ALN/137/2017 passed by the Deputy Commissioner, Mysore, in the name of the OWNERS / VENDORS.
3. Sy No.185, measuring an extent of 8 Acres and 19 Guntas, vide conversion order dated 29.05.2017 in No.MYSDC-ALN1/ALN/139/2017 passed by the Deputy Commissioner, Mysore, in the name of the OWNERS / VENDORS.

Further to the same, the Developer / Confirming Party / Second Party, has paid the fee in respect of the endorsement dated 26.10.2017, in No.MYNAPRA:NAYOSHA:V.NA.AA.NAYOO-4:2017-18, issued by the Town Planning, MUDA, on behalf of the Owners / Vendors, for the sanction of the layout plan, in the name of the Owners / Vendors. The Owners / Vendors, have executed and registered a Deed of Relinquishment dated 20.11.2017, along with the owners of (i) Sy.No.176/1 measuring 2 Acres 24 Guntas, i.e., Smt Shobha and Sri Pradeep Kumar (children of Smt Shivamma), which are the adjoining lands of the Owners, (Owners / Vendors of the First Part) in pursuance of registered Document No.MDA-1-00959-2017-18, in Book I, stored in C.D.No.MDAD58, before the Office of the Additional District Registrar, Mysore Development Authority, Mysore in favour of the MUDA.

The Mysore Urban Development Authority has issued an order for approval of Provision Residential Layout Plan dated 30.11.2017, along with the Provisional Residential Layout Plan in No.30/2017-18, dated 30.11.2017, for a total extent of 12 Acres and 36 Guntas. The Developer / Confirming Party / Second Party have also entered into a registered Joint Development Agreement in respect of the adjoining lands with its owners Smt Shobha and Sri Pradeep Kumar (children of Smt Shivamma).

The Owners / Vendors of the First Part and the Developer / Confirming Party / Second Party have in pursuance of Memorandum of Deed of Declaration dated 12.12.2017, registered as Document No.MYN-1-05481-2017-18, in Book I, stored in C.D.No.MYND 420, registered in the Office of the Sub Registrar, Mysore North, Mysore, apportioned their respective share, as per the approved Layout Plan.

The Owners / Vendors of the Second Part and the Developer / Confirming Party / Second Party have in pursuance of Memorandum of Deed of Declaration dated 12.12.2017, registered as Document No.MYN-1-05482-2017-18, in Book I, stored in C.D.No.MYND 420, registered in the Office of the Sub Registrar, Mysore North, Mysore, apportioned their respective share, as per the approved Layout Plan.

Subsequently, the MUDA after the completion of formation of the layout by the Developer / Confirming Party / Second Party as per the norms prescribed by them in the Provision Residential Layout Plan dated 30.11.2017, have issued Approval / Release of 40 % of sites in the First Phase of the Layout Plan in No. No.MY/NA/PRA/:NA YO SHA:V NA:01:2020-21, dated 22.12.2020, carved out of the above mentioned lands.

AND WHEREAS, in pursuance of the in terms of the Joint Development Agreement, General Power of Attorney, Rectification Deed, Additional registered General Power of Attorney, Rejoinder to the Joint Development Agreement, the Memorandum of Deed of Declaration, the provisional layout plan and other Deeds executed between the Owners / Vendors of the respective lands, the DEVELOPER / CONFIRMING PARTY / SECOND PARTY is entitled for a share in the sites carved out of the above mentioned layout known as “**Karthika Badavane**”, in lieu of the Development of the above mentioned lands after obtaining all necessary approvals from the appropriate authorities.

WHEREAS, the Owners / Vendors and the Developer / Confirming Party / Second Party herein in terms of the Joint Development Agreement, General Power of Attorney, Rectification Deed, Additional registered General Power of Attorney, Rejoinder to the Joint Development Agreement, the Memorandum of Deed of Declaration, the provisional layout plan and other Deeds executed between the Owners / Vendors of the respective lands, is now desirous of selling the site carved out in the above said lands and have offered to sell a site bearing **No.160**, in “**Karthika Badavane**” carved out as per Provisional Residential Layout Plan in No.30/2017-18, dated 30.11.2017 and Approval / Release of 40 % of sites in the First Phase of the Layout Plan in No.MY/NA/PRA/:NA YO SHA:V NA:01:2020-21, dated 22.12.2020, in the agricultural dry and bearing Sy.No.185 measuring 08 acres 19 guntas, Sy.No.176/2 measuring 01 acre, Sy.Nos.176/1 measuring 02 acres 24 guntas and Sy. No.183/4, measuring 33 guntas, totally measuring 12 acres 36 Guntas, converted from Agricultural to Non Agricultural Purpose vide Order MYSDC-ALN1/ALN/136, 137, 139 & 142/2017 dated: 29.05.2017, situated at Dattagalli Village, Kasaba Hobli, Mysore Taluk, morefully described in the Schedule given hereunder and herein after called as the ‘**Schedule Property**’, falling to the share of the DEVELOPER / CONFIRMING PARTY / SECOND PARTY.

Subsequently, the Katha of the Schedule Property has been registered in the revenue records of the Mysore Urban Development Authority vide No.MY.NA.PRA/KATHA–**35669**/20-21 and the Taxes have also been paid in respect of the Schedule Property.

WHEREAS the PURCHASER/S being desirous of acquiring a site in the said layout have come forward to purchase the Schedule Property from out of the share apportioned to the DEVELOPER / COFIRMING PARTY in terms of the Joint Development Agreement dated 28.10.2013 and Memorandum of Deed of Declaration dated 12.12.2017.

WHEREAS on the basis of the assurances and the promises made by the PURCHASERS to always comply with all the terms and conditions, covenants and obligations stipulated under the agreements referred to above and those stipulated herein and the PURCHASER/S, after verifying the titles of the OWNERS / VENDORS and the OWNERS / VENDORS and the DEVELOPER / CONFIRMING PARTY on the request of the PURCHASER/S agreed to execute in favour of the PURCHASER/S a Deed of Sale of Schedule Property for the agreed consideration mentioned herein;

WHEREAS the PURCHASER/S have come forward to purchase the Schedule Property for a valuable consideration of **Rs.36,00,000/- (Rupees Thirty Six Lakh Only)** from the DEVELOPER / CONFIRMING PARTY and the DEVELOPER / COFIRMING PARTY has accepted the offer of the PURCHASER and accordingly, the OWNERS / VENDORS and the DEVELOPER / CONFIRMING PARTY/SECOND PARTY have offered to complete the sale and transfer of the Schedule Property free from all encumbrances and the Purchaser has taken the conveyance of the Schedule Property with right to own the same, free form all encumbrances;was entered into between the PARTIES and whereas the PARTIES having fulfilled their respective obligations have come forward to conclude the sale transaction and there being no legal impediment, this **DEED OF ABSOLUTE SALE** is made.

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

That the consideration sum of **Rs.20,00,000/- (Rupees Twenty Lakh Only)** by way of RTGS vide UTR No. **BKIDH21067713736** dated 08-03-2021,

That the consideration sum of **Rs.16,00,000/- (Rupees Sixteen Lakh Only)** by way of D.D No. **004641** dated 24-08-2021 drawn on **Bank of India**, Bogadhi 2nd Stage, Mysore in respect of the Schedule Property has been paid by the PURCHASERS to the DEVELOPER/COFIRMING PARTY/SECOND PARTY towards the cost of the Schedule Property, on various dates, the receipt of which is admitted and acknowledged by the Developer / Confirming Party / Second Party.

1. That in lieu of payment of the entire sale consideration in respect of the Schedule Property by the PURCHASERS to the DEVELOPER / COFIRMING PARTY towards the cost of the Schedule Property, the receipt of which is hereby admitted and acknowledged by the DEVELOPER / COFIRMING PARTY /SECOND PARTY, before the Witnesses, the OWNERS / VENDORS and the DEVELOPER / COFIRMING PARTY /SECOND PARTY does hereby convey, sell, transfer and assign the Schedule Property unto and in favour of the PURCHASER absolutely.

2. The OWNERS / VENDORS in lieu of the value of the Schedule Property received and acknowledged by the DEVELOPER / COFIRMING PARTY, the DEVELOPER / COFIRMING PARTY, has allotted the Schedule Property as per the terms of the Joint Development Agreement dated 28.10.2013 and Memorandum of Deed of Declaration Dated 12.12.2017 and in consideration thereof, the OWNERS / VENDORS through the DEVELOPER / COFIRMING PARTY as the duly constituted Attorney, do hereby convey, sell, transfer and assign unto and to the use of the PURCHASERS the Schedule Property with the right, title and interest in the Schedule Property of the OWNERS / VENDORS unto the DEVELOPER / COFIRMING PARTY forever as ordinarily conveyed on such sale.

3. The OWNERS / VENDORS does hereby covenant and declare that the OWNERS / VENDORS possesses a valid title and a right to convey the Schedule Property hereby conveyed or expressed to be conveyed unto and to the use of the PURCHASER/S in the manner aforesaid.

4. The OWNERS / VENDORS and the DEVELOPER / COFIRMING PARTY / SECOND PARTY and all persons claiming under them, shall and will from time to time upon the request of the PURCHASERS and at the cost of the PURCHASER/S do or execute all such acts, deeds and things whatsoever for further and more particularly and perfectly assuring the Schedule Property and every part thereof unto the PURCHASER/S and placing the PURCHASERS in possession of the same according the intents and meanings of these presents as shall or as may be reasonably required.

5. The OWNERS / VENDORS further covenants and declares that the Schedule Property is a portion of a larger extent of land acquired by the OWNERS / VENDORS in the manner stated above and the same is free from all encumbrances, claims, charges, acquisitions, litigations, leases, demands and that the OWNER / VENDORS have not done anything whereby the Schedule Property may be subjected to any Court attachment or lien of any persons or persons or any statutory restraint orders whatsoever. The legal heirs or the successors of the VENDORS / OWNERS shall not have any right, title or interest over the Schedule Property and hereby forego, if any, on the execution of the Sale Deed by the VENDORS / OWNERS.

6. The PURCHASER/S shall from this day pay all taxes/cess, including the payment of property tax in respect of the Schedule Property to the concerned revenue department and obtain the registration / transfer of khata of the Schedule Property in the name of the PURCHASER/S at the cost and expense of the PURCHASER/S.

7. The VENDORS / OWNERS and the DEVELOPER / CONFIRMING PARTY / SECOND PARTY have delivered the certified copies and attested copies of the documents in respect of the entire extent of the lands from which the Schedule Property has been carved out, to the PURCHASERS since the VENDORS / OWNERS still retained a large extent of the lands.

8. The DEVELOPER / CONFIRMING PARTY / SECOND PARTY has completed the formation of the layout as per the specifications prescribed by the MUDA and that the PURCHASERS admit and acknowledge that the formation of the layout to the extent of the approval of the First Phase is completed in all respects and that the DEVELOPER / CONFIRMING PARTY / SECOND PARTY has received the entire cost from the PURCHASERS.

9. The OWNERS / VENDORS through the DEVELOPER / CONFIRMING PARTY/ SECOND PARTY have put the PURCHASERS in possession of the Schedule Property along with the other co-owners / purchaser of the sites in the said layout and PURCHASERS hereby acknowledge the same.

10. The cost towards the stamp duty and registration charges incurred for the registration of this sale deed has been exclusively borne by the PURCHASERS.

11. The DEVELOPER has also joined in the execution of this Sale Deed as a CONFIRMING PARTY in order to affirm and confirm that the Schedule Property hereby conveyed has been apportioned to the share of the DEVELOPER in terms of the Joint Development Agreement dated 28.10.2013 and Memorandum of Deed of Declaration dated 12.12.2017.

12. The layout has been approved by the RERA in PRM/KA/RERA/1268/378/PR/210302/003961.

13. The correct market value of the Schedule Property is **Rs. 36,00,000/- (Rupees Thirty Six Lakh Only)** stamp duty is paid accordingly.

**SCHEDULE OF THE PROPERTY**

# All that piece and parcel of immovable property bearing No.160, in ‘Karthika Badavane’, bearing MUDA Katha No.MY.NA.PRA/KATHA – 35669/20-21, carved out as per Provisional Residential Layout Plan in No.30/2017-18, dated 30.11.2017 and Approval of the First Phase of the Layout Plan in No.MY/NA/PRA/:NA YO SHA:V NA:01:2020-21, dated 22.12.2020 releasing 40 % of the sites, in the agricultural dry and bearing Sy.No.185 measuring 08 acres 19 guntas and Sy.No.176/2 measuring 1 Acre, Sy.No.183/4 measuring 33 guntas, and Sy.Nos.176/1 measuring 02 acres 24 guntas, totally measuring 12 acres 36 Guntas, converted from Agricultural to Non Agricultural Purpose vide Order MYSDC-ALN1/ALN/136, 137, 139 & 142/2017 dated : 29.05.2017, situated at Dattagalli Village, Kasaba Hobli, Mysore Taluk, with all rights, appurtenances, whatsoever, whether underneath or above the surface, bounded on the

East by : 9 Meter Road

West by : Site No. 175

North by : Site No.161

South by : Site No.159

Measuring **East to West 12.19 Mts** and **North to South 9.14 Mts**, totally measuring **111.41 Sq Mts**.

IN WITNESS WHEREOF the **OWNER** / **VENDOR**, **DEVELOPER / CONFIRMING / SECOND PARTY** and the **PURCHASERS** have signed and executed this **DEED OF ABSOLUTE SALE** the day, month and year first above written in the presence of the following witnesses:

# WITNESSES: -

# 1.

1. **Mrs. M.N. SHOBHA**
2. **Mr. PRADEEP KUMAR**

**OWNERS / VENDORS / FIRST PART**

**1. Mrs. K.M. CHIKKATHAYAMMA**

**1a Mr. R. KRISHNA**

**1b Mrs. R. HEMA**

**1c Mr. R. UMESHA**

**1d Mrs. PARIMALA**

**2. Mrs. T. RENUKA**

**2a Mrs. T. PREETHI**

**2b Mr. P. KIRAN**

**2c Mr. P. SANTHOSH**

**2d Mr. P. SUNIL**

**OWNERS / VENDORS / SECOND PART**

Represented by their Registered Power of Attorney Holder

**SRI.N. MANJUNATH**

VENDORS

**2.**

**SRI.N. MANJUNATH**

DEVELOPER / CONFIRMING PARTY / SECOND PARTY

**WITNESSES:**

1.

PURCHASER

2.

***Drafted by me:***

***M.S.Vijayasarathy,***

*M/s Lex Nexus,Advocates and Solicitors,*

*No.22, 1st Cross, Ramachandra Rao Road,*

*Madhavanagar, Bangalore – 560 001.*