

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this 13th day of March, Two Thousand Twenty Five (13.03.2025) at Bangalore.

- 1. SMT.CHIKKA YELLMMA, W/O.LATE V.MANJUNATH Aadhar no.6176 2254 2386 Aged about 58 years
- SRI.ANIL KUMAR. M S/o.Smt.Chikka Yellamma Aadhar no.9505 6739 0016 Aged about 37 years
- 3. MISS.NAYANA. M D/o Smt.Chikka Yellamma Aged about 20 years, Aadhar No.269129145860
- 4. MISS.NAMARATHA M D/o.Smt.Chikka Yellamma Aged about 20 years, Aadhar No.367009216489

All are R/at: No.12, Namaratha Nilaya, 5th Main, 2nd Cross, Manjunatha Nagar, Electronic City, Bangalore - 560100.

Hereinafter referred to as the VENDORS (Which expression unless repugnant to the context shall mean and include their Legal Heirs, Legal Representatives, Executors, D~*D Successors, Nominees And Assigns) of the First Part:

M. Mayana

2_Page Doct. No.14605 of Book-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Mr.DINESH DĮLLI S/o R S Dilli ಇವರು ₹3,25,125.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	3,25,125.00	Online Challan Reference Number RG0325000016573760 Dated:13/03/2025
Total:	3,25,125.00	

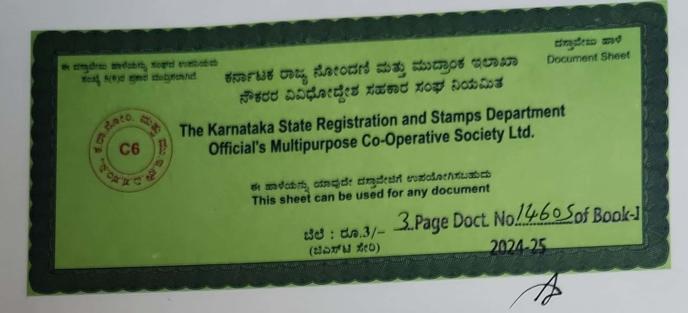
ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

ಸ್ಥಳ:ಅತ್ತಿಬೆಲೆ

ದಿನಾಂಕ: 13/03/2025

ಿಗಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಅತ್ತಿಬೆಲೆ



IN FAVOUR OF:-

1. SRI. DINESH DILLI

Aged about 35 years

Aadhar no. 506143731484

R/AD: No. S7,B Block, SSB royale

Basapura second main road

Basapura, Bangalore -560100

PAN NO:AQVPD8602J.

2. SMT.M PRIYA D/O B MURALI

Aged about 34 years

Aadhar no.871724227413

R/AD: no. S7,B Block,SSB Royale

Basapura second main road

Basapura, Bengaluru -560100

PAN NO:BHPPP4056A

Hereinafter referred to as the "PURCHASERS" (which expression unless repugnant to the context shall mean and include their Legal Heirs, Legal Representatives, Executors, Successors, Nominees And Assigns) of the Other Part:-

THIS DEED WITNESSETH AS FOLLOWS:

WHEREAS the VENDORS are the absolute owners of the residential property bearing Vacant Site No.1102, Purasabha Katha No. 3783313492, Measuring 50 x 30 (1500 Sq. Ft) in JR GARDEN RETREAT-III carved out of Sy No. 62/6 situated at Iggalur

y Wickeyeranin Nayana

Dist.

4. Page Doct. No/4-605of Book-J 2024-25

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- ABL-1-14605-2024-25

ಅತ್ತಿಬೆಲೆ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 13/03/2025 ರಂದು 06:13:21 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	63,750.00
2	ಸೇವಾ ಶುಲ್ಕ	850.00
3	ಪ್ರಮಾಣ ಪತ್ರ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	100.00
	ఒట్ను	64,700.00

Mr.DINESH DILLI S/o R S Dilli ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mr.DINESH DILLI S/o, R S Dilli , 35, Resident of: , No S7, B BLOCK, SSB ROYALE, BASAPURA SECOND MAIN ROAD, Anckal, BENGALURU URBAN, KARNATAKA - 560100 (Presenter)		Left Thumb	23/3

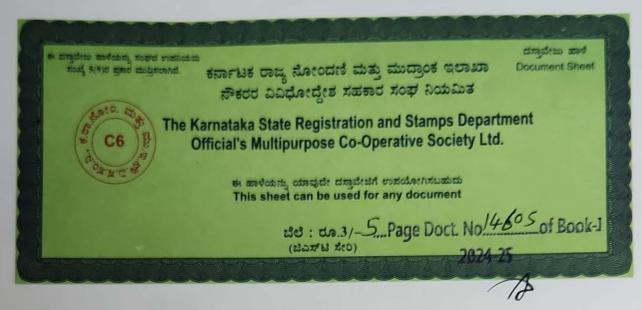
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಅತ್ತಿಬೆಲೆ ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಆತ್ರಿಬೆಲೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mr.DINESH DILLI S/o R S Dilli, , 35, Resident of: , No S7, B BLOCK, SSB ROYALE, BASAPURA SECOND MAIN ROAD, Anekal, BENGALURU URBAN, KARNATAKA - 560100 (Claimant)		Left Thumb	27.0
2	Mrs,M PRIYA D/o B MURALI, , 34, Resident of: , NO S7, B BLOCK, SSB ROYALE,BASAPURA SECOND MAIN ROAD, Anekal, BENGALURU URBAN, KARNATAKA - 560100 (Claimant)		Left Thumb	M. Jaj

್ರಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಅತ್ತಿಬೆಲೆ



Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District which is converted fro non Agricultural residential purpose as pe the order bearing No. ALN(A)(A)SR: 184(A)/2021-22 Dated 11-04-2022 passed by deputy commissioner Bangalore District, Bangalore and the layout plan approved by the Anekal planning Authority vide its order bearing No. APA/LAO/42/2022-23 dated: 03-09-2022 with release order dated 16-01-2023 having Katha of Chandapura TMC. Herein after referred to as Schedule property for sake of convenience.

WHEREAS, the Vendor acquired the schedule property by way of Joint Development Agreement for formation of residential layout, of the farming residential layout JR GARDEN RETREAT-III the vendor and Developer entered in to a sharing Agreement 16-01-2023 as per the sharing Agreement the site No. 1102 for allotted to the share of vendors those the vendor are the absolute owner of the schedule property.

WHEREAS, Schedule property is the ancestral property described here below free from all encumbrances and VENDORS paid up to date tax.

WHEREAS, the schedule property free from all encumbrances.

AND WHEREAS the VENDORS are being in need of money for his legal necessities, and family benefits so as to invest on other Properties, and to discharge his debts he has offered to sell the Schedule Property in favour of the PURCHASERS herein for the total sale consideration of Rs. 63,75,000/-(Rupees sixty three Lakhs seventy five thousand only) free from all encumbrances and the PURCHASERS herein has expressed her

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3	Smt.Y CHIKKA YELLAMMA W/o MANJUNATHA V, 58, Resident of: , No.12, Namaratha Nilaya, 5th Main, 2nd Cross, Manjunatha Nagar, Electronic City,, Anekal, BENGALURU URBAN, KARNATAKA 560100 (Executant)		Left Thumb	- Agricon all
4	Mr.ANIL KUMAR M S/o Chikka Yellamma, , 37, Resident of: , No. 12, Namaratha Nilaya, 5th Main, 2nd Cross, Manjunatha Nagar, Electronic City., Anckal, BENGALURU URBAN, KARNATAKA-		Left Thumb	ta A
5	Ms.NAYANA M D/o Chikka Yellamma, , 20, Resident of: , No.12, Namaratha Nilaya, 5th Main, 2nd Cross, Manjunatha			Largara
6	Ms.NAMARATHA M D/o Chikka Yellamma, , 20, Resident of: , No.12, Namaratha Nilaya, 5th Main, 2nd Cross, Manjunatha		Left Thumb	Out State
	Nagar, Electronic City, Andrews BENGALURU URBAN, KARNATAKA - 560100 (Executant)	and the same of th	Left Thumb	Whan

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಅತ್ತಿಚೆಲೆ ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಆತ್ತಿಬೆಲೆ

ಗುರುತಿಸುವವರು

ಗುರುತಸುವವರು		Address	ಸಹಿ	
SR.No	Identifier Name		0 1/100	
1	B. Murali S/o Balakrishnan (Identifier)	"Shivaganapathi Nagar, Ponniamanmedu, Chennai, Tiruvottiyur, CHENNAI, TAMIL NADU - 600110	B. Mera	
2	M Mahalakshmi W/o B. Murali (Identifier)	.,Shivaganapathi Nagar, Ponniamanmedu, Chennai, Tiruvottiyur, CHENNAI, TAMIL NADU - 600110	pe. Plalul	
			10%	

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಅತ್ತಿಚಲೆ ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

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willingness to purchase the Schedule Property for the said sale.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THE FOLLOWING:-

That in pursuance of the covenants contained herein the PURCHASERS has paid the entire sale consideration amount of Rs. 63,75,000/-(Rupees sixty three Lakhs seventy five thousand only) to the VENDORS in the following manners:-

- a) Rs 6,37,500 /-(Rupees Six Lakhs thirty seven thousand five hundred only) in the mode of NEFT from HDFC bank on 9th day of March 2025 Transaction Ref no:HDFCN52025030907558503.
- b) Rs 6,37,500 /-(Rupees Six Lakhs thirty seven thousand five hundred only)in the mode of NEFT from HDFC bank on 10th day of March 2025 Transaction Ref no:NB10095132271012118099
- c) Rs 51,00,000 /- (Rupees Fifty one Lakhs only) paid by way of DD bearing No 693046, HDFC Bank from Vendor No. 1 and 2 ie., Anil Kumar. M and Chikka Yellmma.Y.

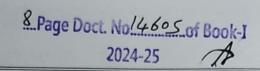
d) 1% TDS Paid.

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ನಂಬರ್ ABL-1-14605-2024-25 ಆಗಿ

ದಿನಾಂಕ 13/03/2025 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೈಟ್ಟ್ ದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಉಪನ್ರೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಅತ್ತಿಬೆಲೆ)

৯ರಿಯ ಉಪಸೋಂದಣಾಧಿಕಾರಿಗಳು

ಬಸಹನಗುಡಿ (ಅತ್ತಿಬೆಲೆ) ಆನೇಕಲ್ ತಾಲೂ ಕು



- 2. Thus, the VENDORS hereby acknowledges and confirms the receipt of the entire sale consideration in full and final settlement and the VENDORS acquit the PURCHASERS from payment of the sale consideration.
- 3. That the VENDORS have put the PURCHASERS in possession of the SCHEDULE PROPERTY free from all encumbrances and the PURCHASERS herein and herby acknowledges to have taken possession of the SCHEDULE PROPERTY.
- 4. That the VENDORS hereby assure to the PURCHASERS that the VENDORS is the absolute owner of the SCHEDULE PROPERTY and no other person other than the VENDORS has got any manner of right, title or interest over the SCHEDULE PROPERTY and the VENDORS have got good right, and absolute authority and indefeasible title to the SCHEDULE PROPERTY, to grant, sell, convey, transfer, assign and assure UNTO the use of the PURCHASERS in the manner aforesaid according to the true intend.

M. De Nag

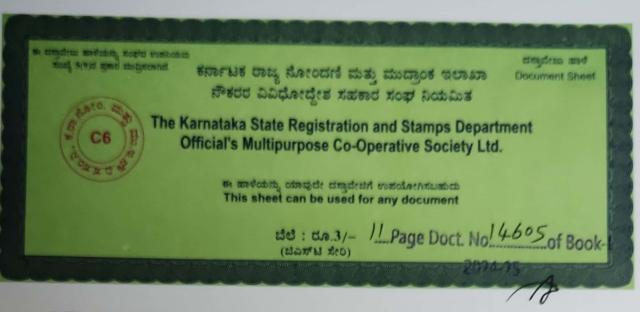
Nayang Namala

D. J.i.



- 5. The VENDORS assure the PURCHASERS that, the SCHEDULE PROPERTY is free from all encumbrances, mortgages, liens, attachments leases lis-pendens and the VENDORS further assure the PURCHASERS that the VENDORS have not done any act or deed contrary to or inconsistent with his absolute right to deal with the SCHEDULE PROEPRTY.
- 6. That the PURCHASERS shall and may at all times, hereinafter peacefully and quietly use, possess, hold and enjoy the schedule property and all other benefits and rights hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be received all the profits thereof, without there being any claim or demands, whatsoever from or by the VENDORS or from anybody claiming through the VENDORS.
- 7. That the VENDORS hereby agree and undertake to fully indemnify the PURCHASERS against any loss, damages, liability if any should arise to the PURCHASERS in respect of the SCHEDULE PROPERTY by reason of any defect in his title or want of title from the VENDORS to the Schedule Property or on account of any encumbrances created either by the VENDORS, or his predecessors in title.
- That the VENDORS hereby directs the PURCHASERS to get the Khatha of the schedule property transferred to his name and peacefully enjoy the Schedule property as its absolute owner without any interruption and hindrances from whomsoever. The PURCHASERS is fully entitled to the same. D. D. J.

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9. That the VENDORS have paid all the taxes payable in respect of the Schedule property up to date to the concerned authorities and the PURCHASERS shall hereafter pay all the taxes and other charges payable to the concerned authorities in respect of the SCHEDULE PROPERTY by getting requisites entries made in his name in the records maintained by the revenue office/Panchayath authority.

SCHEDULE PROPERTY

All that piece and parcel of property bearing Vacant Site No.1102, Purasabha Katha No. 3783313492, Measuring 50 x 30 (1500 Sq. Ft) in JR GARDEN RETREAT-III carved out of Sy No. 62/6 situated at Iggalur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District and bounded on:-

East by: 9.14 Mtrs Road.

West by: Site No. 1101.

North by: Site No. 1101.

South by: Site No. 1103.

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1 Wilkeyelesur , Jayan

M. J. N

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IN WITNESSES WHEREOF, the above named parties have affixed their respective signatures to this Absolute Sale Deed on the date, month and year first above written, in the presence of the witnesses.

WITNESSES:

1.B. Moro

B-MURPLI, NO44

SIVECIENEPATHNAGIAR, PONNIEMAN MEDU, CHENNOI - 600110

2. M. Mahuluhi

M-MAHALAKSHAI, NOW4,

SIVERIANAPATHINAGIAL, PONKIA MIAN MEDU, CHENNOI- 600 110 Mayona D.

VENDORS

C.K. C

M. Doi

PURCHASERS

Drafted by

M. Di