

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ದಿನಾಂಕ 15/06/2003  
ಅಧಿಕಾರಿಯ ನಾಮ: ಮುಖ್ಯ ಅಧಿಕಾರಿ  
ದಿನಾಂಕ 09-05-2003

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದस್ತಾವೇಚ ಹಾಗೆ  
Document Sheet



ಸ್ಥಾಪಣಿ ಕಾರ್ಯಾಲಯ  
Registration and Stamps Department

ಪತ್ರ ನಂ. 2/-

ಈ ದಸ್ತಾವೇಚ ಹಾಗೆ ಸಾರ್ವತ್ವಿಕ ಪತ್ರ  
This sheet can be used for any document.

ದಾಖಲೆ ತಿಳಿದುಕೊಂಡಿರುತ್ತಿರುತ್ತದೆ  
Date of execution:

ಆತಿಕ್ರಿಯ ವರ್ಷ, ತಿಳಿದ ದಿನ ಮತ್ತು ಹಿಂದಿನ ರೂ.  
Total stamp duty paid Rs.

ಕ್ರಿ. ಪಂಕ್ತಿ ನಂ. 13 ಬ್ರಹ್ಮಗಂಗೆ ನೇರಿಸಿದ್ದ  
ಒಟ್ಟು ಶೃಂಗಾರ 11297 ದಸ್ತಾವೇಚ ನಂ. 100000  
ಶ್ರೀ. ಅ. ಗುಲೆಚಾ, ಬೆಂ. ಉ. ಗ್ರಾ.

DEED OF ABSOLUTE SALE :-

THIS DEED OF ABSOLUTE SALE MADE AT BANGALORE on  
this 16<sup>th</sup> day of June, Two Thousand and Four (16-06-2004)

BY

BETWEEN

Smt. VANAJAKSHI, aged about 56 years, wife of Late.Sri.Mayanna,  
residing at No.1304, 32<sup>nd</sup> 'F' Cross, 4<sup>th</sup> Block, Jayanagar, Bangalore.  
represented by her Registered General Power of Attorney Holder Mr.  
Tejraj Gulecha, Managing Partner, M/s. POOJA BUILDERS (Hereinafter  
referred to as the VENDOR of the FIRST PARTY)

AND

M/s. EMBASSY CONSTRUCTIONS AND DEVELOPMENTS PRIVATE  
LIMITED., a Company incorporated under the provisions of the  
Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 'Embassy  
Point' No. 150, Infantry Road, Bangalore - 560 001, represented by its  
Authorized Signatory, Mr. NARPAT SINGH CHORARIA, (Hereinafter  
referred to as the CONFIRMING PARTY of the SECOND PART)

..2/-

Tejraj Gulecha



ಬಿಳ್ಳಿ ನಂ. 11797 ಕರ್ನಾಟಕ ರಾಜ್ಯ ಪ್ರಾಧಿಕಾರ  
ಪ್ರಮಾಣ ಪತ್ರ

ಕರ್ನಾಟಕ ಸರ್ವಾರ್ಥ  
ಸೋಂಡಿಂಗ್ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾರ್ಯೀಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ Latha sridhar , ಇವರು 18000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವರು

ದೃಷ್ಟಿಕರಿಸಲಾಗಿದೆ

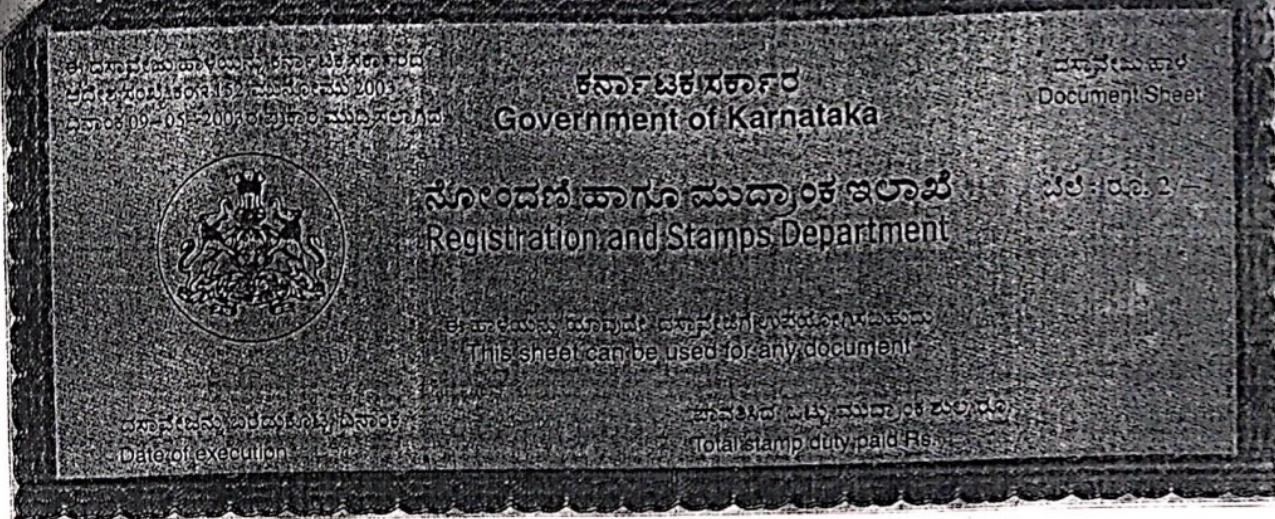
ಪತ್ರಾರ್ಥ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾತ್ರಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	18000.00	DD NO 138567 DT.13/6/04 drwnon SBM Bangalore
ಒಟ್ಟು:	18000.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು (ಉತ್ತರ)

ದಿನಾಂಕ : 16/06/2004

ಉಪ-ಸೋಂಡಿಂಗ್ ಮತ್ತು ಯುಕ್ತಿ ಇಲಾಖೆ  
ಬೆಂಗಳೂರು - ಕರ್ನಾಟಕ ಸರ್ವಾರ್ಥ  
(ಬೆಂಗಳೂರು (ಉತ್ತರ))  
ದೂರಾಳಿವ್ಯವಹಾರ ವಿಭಾಗ  
ಬೆಂಗಳೂರು

Designed and Developed by C-DAC ACTS Pune.



ಒಂದು ಲೇಪನ  
Document Sheet

ಪತ್ರ : ರಂ. 2 -

11797 ಸ್ಟ್ರೀ ಸ್ಟ್ರೀ  
ಮುದ್ರಾ ನೀಡಿದ್ದು

-: 2 :-

IN FAVOUR OF

Mrs. LATHA SRIDHAR, aged about 42 years wife, Sri. T. Sridhar, residing at No. 199, 'Srirangalaya'; V.H.B.C.S Layout, 9<sup>th</sup> Cross, ISRO Layout, Bangalore - 560 078, (Hereinafter referred to as the PURCHASER of the OTHER PART)

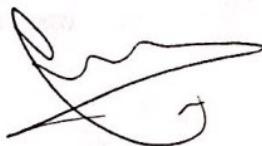
(The terms VENDOR, CONFIRMING PARTY and PURCHASER shall mean and include their respective legal heirs, representatives, executors, administrators, successors-in-office and assigns).

WITNESSETH AS FOLLOWS :-

WHEREAS, the VENDOR herein is the absolute owner in peaceful possession and enjoyment of 1 Acre and 17 Guntas of Land situated at Survey No.97/2 of Nagavara Village, Kasaba Hobli, Bangalore North Taluk, Bangalore District, which is morefully described in the Schedule 'A' herein below and hereinafter referred to as the SCHEDULE 'A' PROPERTY, she having acquired the same by way of Inheritance which is self-acquired property of the husband of the Vendor.

..3/-

T. Sridhar



ಕರ್ನಾಟಕ

11797

ದಿನಾಂಕ: 11 ನೇ ಜು

6.6.2004

Print Date &amp; Time : 16-06-2004 04:06:50 PM

ರಷ್ಟುವೇಜು ಸಂಖ್ಯೆ : 11797

ಸಚ್ಚಾರ್ಚಿತ ಬೆಂಗಳೂರು (ಉತ್ತರ) ರಷ್ಟು ಕರ್ಮಾಂಕಣದಲ್ಲಿ 16-06-2004 ರಂದು  
04:00:21 PM ಗಂಟೆಗೆ ಈ ಕಿಂಗ್ ವಿವರಿಸಿದ ಫೋಲಿಂಗ್

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1980.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	390.00
3	ಇತರ	40.00
	ಒಟ್ಟು:	2410.00

ಶ್ರೀಮತಿ Latha sridhar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲುಕ್ಕಾಗಿ

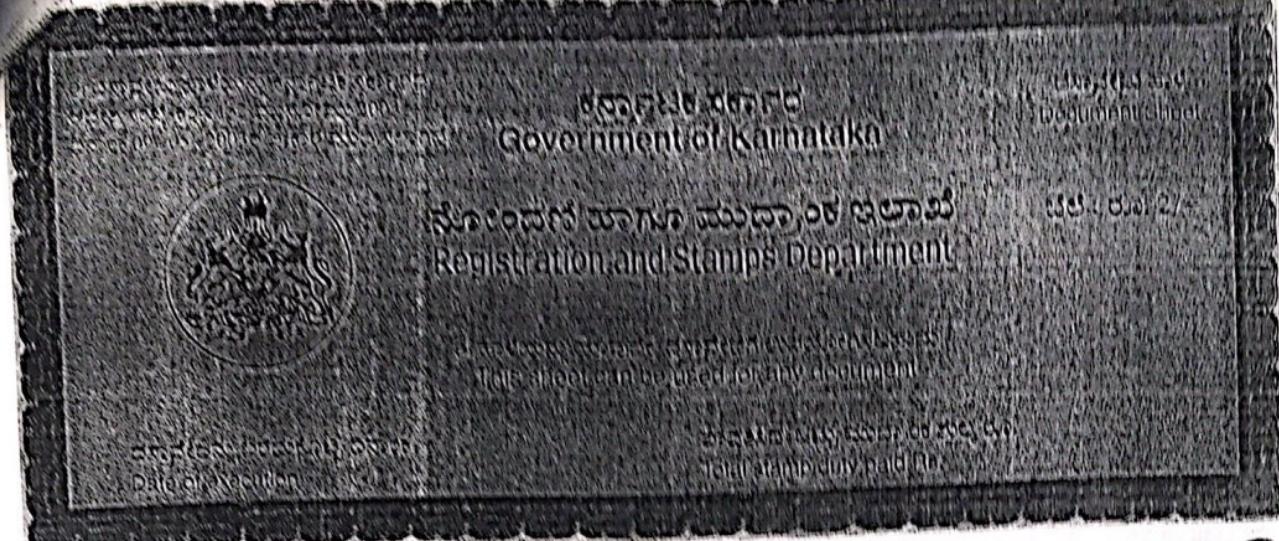
ಹೆಸರು	ಪ್ರೋಟಿ	ಹಬ್ಬಿನ ಗುರುತು	ಸಹ
ಶ್ರೀಮತಿ Latha sridhar			

ಬರೆದುಹೊಡ್ಡಿದ್ದಾಗಿ ಒಟ್ಟುತ್ತಾರೆ

ಸಚ್ಚಾರ್ಚಿತ  
ಹಿರಿಯ ಕಾರ್ಯ-ಮಾಡಣಾದಿಂದಾಗಿ  
ದಿನಾಂಕ ಕಾರ್ಯ ಮಾಡುತ್ತಾಲ್ಲದ್ದು  
ದಿನಾಂಕದಿನ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪ್ರೋಟಿ	ಹಬ್ಬಿನ ಗುರುತು	ಸಹ
1	TEJRAJ Gulecha gpa holder for Vanajakshi . (ಬರೆದುಹೊಡ್ಡಿದವರು)			
2	Narapat singh Choraria . (ಬರೆದುಹೊಡ್ಡಿದವರು)			

ಸಚ್ಚಾರ್ಚಿತ  
ಹಿರಿಯ ಕಾರ್ಯ-ಮಾಡಣಾದಿಂದಾಗಿ  
ದಿನಾಂಕ ಕಾರ್ಯ ಮಾಡುತ್ತಾಲ್ಲದ್ದು  
ದಿನಾಂಕದಿನ



-: 3 :-

AND WHEREAS, ever since the acquisition of the Schedule 'A' Property the VENDOR herein has been peacefully and quietly enjoying the same without any let or hindrance either from any person/s claiming through or under him predecessors in title and/or Statutory Authority/ies.

AND WHEREAS, the VENDOR has further represented to the PURCHASER that the Schedule 'A' Property is free from all sorts of encumbrances, attachments, minor claims, acquisition and requisitions proceedings and/or claims made by any third party/ies or Statutory Authority/ies and there are no legal impediment/s of whatsoever nature for the VENDOR transferring the Property in favour of the PURCHASER.

AND WHEREAS, the VENDOR herein with a view to beneficial enjoyment of the Schedule 'A' Property, got the same converted from Agricultural to Non-Agricultural Residential purposes as is evidenced by the Official Memorandum bearing No.ALN(N)CR:1:2000-01 Dated: 16/12/2000 issued by the Deputy Commissioner, Bangalore District.

AND WHEREAS, the VENDOR being in need of funds to discharge family necessities and legal obligations approached M/s. Pooja Builders, a registered Partnership Firm, represented by its Managing Partner Mr. Tejraj Gulecha, with an offer to sell the Schedule 'A' Property.

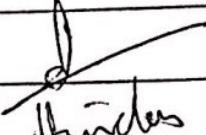
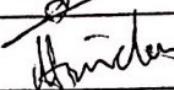
.4/-

Tejraj Gulecha

ರಾಜ್ಯಸಂಸ್ಥಾನದವರು

11797 ಕ್ಷಾತ್ರಾಂಶ 6 ನೇ ರೂಪ

ಹಿ.ಎ.ನೆಲ್.ಬಿ.ಎ.೨೦

ಕ್ರಮ ಸಂಚೀ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	A.B.Manohar Bangalore	
2	Aravind Bangalore	

ಜ್ಯೋತಿಂಜ್ಯೋತಿಂ  
ಸಭ್ಯ ರಜಿಸ್ಟ್ರಾರ್ ಸರ್ವಿಸ್‌ಎಂಡ್‌ಎಂಬಿಎಂಬಿ  
ಹಿ.ಎ.ನೆಲ್.ಬಿ.ಎ.೨೦  
ದೇಶಾಂಗದ ಅಧ್ಯಕ್ಷ ಕಾರ್ಯಾಲಯ  
ದೇಶಾಂಗದ



1 ನೇ ಪ್ರಸ್ತರಿಕದ ದ್ವಾರಾ  
ನಂಬರ BLN-1-11797-2004-05 ಅಗಿ  
ಸ.ಡಿ. ನಂಬರ BLND13 ನೇ ದ್ವಾರಿ  
ದಿನಾಂಕ 16-06-2004 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಜ್ಯೋತಿಂಜ್ಯೋತಿಂ  
ಸಭ್ಯ ರಜಿಸ್ಟ್ರಾರ್ (ಬಂಗಾರ್ಲೂರು (ಉತ್ತರ))

Designed and Developed by C-DAC, ACTS, Pune

ಹಿ.ಎ.ನೆಲ್.ಬಿ.ಎ.೨೦  
ದೇಶಾಂಗದ ಅಧ್ಯಕ್ಷ ಕಾರ್ಯಾಲಯ  
ದೇಶಾಂಗದ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ದಿನಾಂಕ 09-05-2003 ರ ಪತ್ರಕ ಮುದ್ರಣ ಗ್ರಹಣ  
ದಿನಾಂಕ 09-05-2003 ರ ಪತ್ರಕ ಮುದ್ರಣ ಗ್ರಹಣ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

Document Sheet



ಸ್ಥಾಪಿತ ಕಾರ್ಯಾಲಯ  
Registration and Stamps Department

ಪತ್ರ ರೂ.

ಇದು ಒಂದು ಯಾವಾದ ವರ್ಗದ ದಾಖಲೆಗೆ ಬಳಸಲಾಗಿದೆ.  
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ದಿನಾಂಕ ಮತ್ತು ಹಿನ್ನೆಲೆ  
Date of execution

ಸ್ಥಾಪಿತ ಕಾರ್ಯಾಲಯ  
Total stamp duty paid Rs.

11797 ರೂ. 2 ಸೆ. 2  
ಹಿನ್ನೆಲೆ ಮತ್ತು ಸ್ಥಾಪಿತ ಕಾರ್ಯಾಲಯ

-: 4 :-

AND WHEREAS, the said M/s. Pooja Builders, after entering into an Agreement with the VENDORS herein, had made the full payment as per the terms of the said Agreement, was entitled to deal with the Property as it deemed fit. The said M/s. Pooja Builders, have thereafter assigned all its rights under the said Agreement in favour of the CONFIRMING PARTY, who alone is entitled to deal with the Schedule 'A' Property.

AND WHEREAS, the CONFIRMING PARTY, has formed a Layout, wherein, the Schedule Property, is also included and has formed several plots of various dimensions.

AND WHEREAS, the PURCHASER herein has scrutinized all the documents of title of the VENDORS to the Schedule 'A' Property and after satisfying them self, have agreed to purchase a portion of the Schedule 'A' Property, which is morefully described in the Schedule 'B' herein and hereinafter referred to as the SCHEDULE 'B' PROPERTY and the VENDORS have agreed to sell the same in favour of the PURCHASER for a consideration of Rs.1,20,000/- (Rupees One Lakh Twenty Thousand Only), on the basis of representations made by the VENDORS as herein above and subject to terms and conditions of the Agreement arrived at between themselves.

Tejaswini ..5/-



ಸ್ಥಾಪಿತ ಕಾಸ್ತಿ ವಿಭಾಗ ಒತ್ತಾವಿ  
Registration and Stamps Department

ಫಲ್ ೦೦೨

ಈ ಲೇಖನ ಸ್ವಾಮಿ ದಿನಾಂಕದಲ್ಲಿ ಸಾಧ್ಯವಾಗಿ ಉಂಟಾಗಿ  
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ದಿನಾಂಕದಲ್ಲಿ ಅಂದಾಜು ಮಾತ್ರಾದಲ್ಲಿ ಕೊಂಡಿರಿದ್ದ  
Date of execution

ಕೊಂಡಿರಿದ್ದ ಮಾತ್ರಾದಲ್ಲಿ  
Total stamp duty paid Rs.

ಇಂತಹ 11792 ಸ್ಟಾಪಿತ 8 ಸೆಂ  
ಹಿ.ಎ.ನೆಡಿ.ಬಿ.ಎ.ಎ.

-: 5 :-

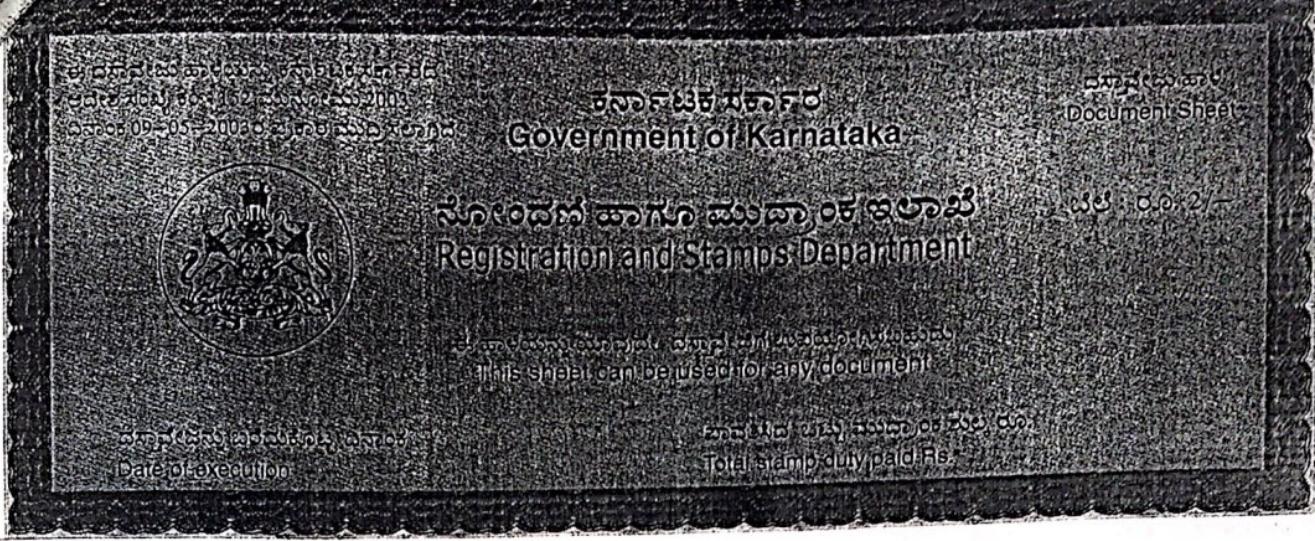
AND WHEREAS, the said M/s. Pooja Builders, has paid the total consideration to the VENDORS in full and final settlement in respect of the Schedule 'A' Property and the said M/s. Pooja Builders, have authorized the CONFIRMING PARTY to accept the consideration from the PURCHASER and give valid receipt thereof. The said M/s. Pooja Builders have also assured the PURCHASER that the Power or Attorney executed in its favour by the VENDORS are valid, subsisting and still in force.

NOW THEREFORE THIS DEED OF ABSOLUTE SALE  
WITNESSETH AS FOLLOWS:

1. The VENDORS and the CONFIRMING PARTY agree to sell to the PURCHASER and the PURCHASER agree to purchase from the VENDOR, the Schedule 'B' Property for a total consideration of Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only).
  - a. The Purchaser have paid the full sale consideration of Rs.1,20,000/- (Rupees One Lakh Twenty Thousand Only), to the Vendors through Confirming party by way of Cash.

..6/-

T. S. R. M. E. C. Y.



11792/-

-: 6 :-

2. The VENDOR does hereby admit and acknowledge the receipt of the entire sale consideration paid through the CONFIRMING PARTY and in consideration thereof the VENDOR herein doth hereby SELL, TRANSFER, CONVEY, GRANT and ASSIGN unto the use of the PURCHASER all that piece and parcel of the Schedule 'B' property together with all rights, title and interest, property claims and demands whatsoever of the VENDOR herein and the confirming witnesses unto or upon the Schedule 'B' Property, to have solely expressed so to do, unto the PURCHASER herein absolutely and for ever, free from all encumbrances and the VENDOR herein hereby covenants with the PURCHASER herein that the VENDOR has full right and valid title to convey and sell the Schedule 'B' Property to the PURCHASER in the manner aforesaid.
2. The VENDOR and the CONFIRMING PARTY do hereby covenants with the PURCHASER that notwithstanding anything done by them or knowingly suffered, the VENDOR has full power to convey and assign all the Schedule 'B' Property herein before expressed to be sold and conveyed and assigned to the PURCHASER and that the said Schedule 'B' Property shall at all times remain with the PURCHASER and be quietly entered into and held and enjoyed by them and the profits thereto received by the PURCHASER accordingly without any

..7/-

Tirumalai

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಪಡೆತುಗಳ ವಿಭಾಗ  
ದಾತಾರ್ಥ ನಿಯಮ 2003  
ದಾತಾರ್ಥ 09-05-2003 ರ ದಾರ್ಶನ ಮತ್ತು ಸೂಚಿ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಾತಾರ್ಥ ಕ್ರಿಯೆ  
Document Sheet



ಸೂಚಿದಳ ಕಾಗು ಮುದ್ರಾ ರಚಿತಾಶೀಲ  
Registration and Stamps Department

ಪ್ರಾ. ರೂ. 2

ಕಾಗು ಮುದ್ರಾ ಯೋಜನೆ ದಾತಾರ್ಥ ಕ್ರಿಯೆ ಮತ್ತು ಸೂಚಿ

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ದಾರ್ಶನ ಮಾರ್ಪಾಠಿ ದಾತಾರ್ಥ  
Date of execution

ಕಾವುದ್ದಿ ಮುದ್ರಾ ರಚಿತಾಶೀಲ  
Total stamp duty paid Rs.

11797 ಕ್ರಿಯೆ ನಿಯಮ 10 ನೇ ರೂ  
ಎಂಬ್ರಿಡ್ ಮುದ್ರಾ ರಚಿತಾಶೀಲ

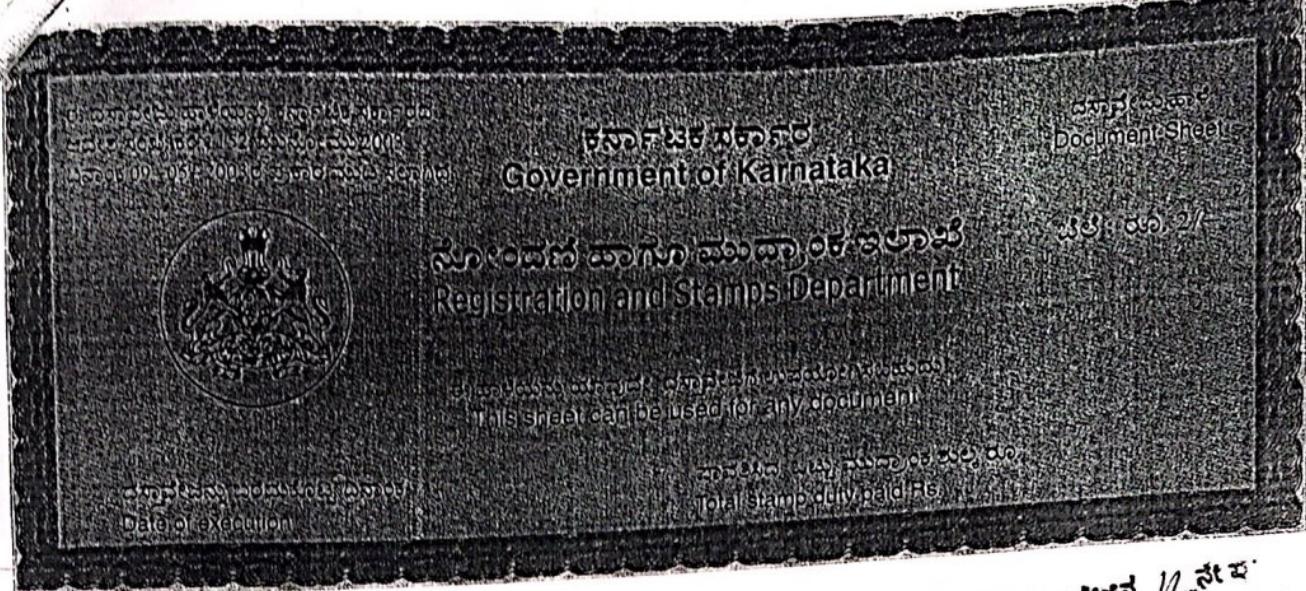
-: 7 :-

lawful interruption of disturbance by the VENDOR or any person/s claiming through or in trust for him and shall keep the PURCHASER sufficiently, indemnified against any defect in title, all estate, encumbrance/s, claim/s and demand/s, cost/s and expenses created, occasioned or made by the VENDOR and/or Confirming Party or any person/s claiming through or in trust for them. And further that he the VENDOR and every person/s claiming any estate right, title or interest in or upon the Schedule 'B' Property or any person/s claiming through or in trust for the VENDOR shall at all times, at the costs of the PURCHASER, execute and do every such lawful assurance/s and thing/s for further or more perfectly assuring the Schedule 'B' Property in favour of the PURCHASER as shall be reasonably required.

3. The VENDOR further assures the PURCHASER that the said Schedule 'B' Property is not subject to any encumbrance/s mortgage, charge/s and/or attachment/s or tenancy right/s. The VENDOR further assures the PURCHASER that the Schedule 'B' Property is free from all sorts encumbrance/s, attachment/s, injunction/s, lispendence, acquisition/requisition proceedings/s and/or any claim/s put forth by any third party/ies of any Statutory Authority/ies.

..8/-

T. S. Rajeshwari



11.797 ಸಾರ್ವತ್ವಕ ನಿರ್ಮಾಣ ಕೆಲಸ  
ಹಿನ್ನೆಲೆಯೊಂದಿಗೆ

-: 8 :-

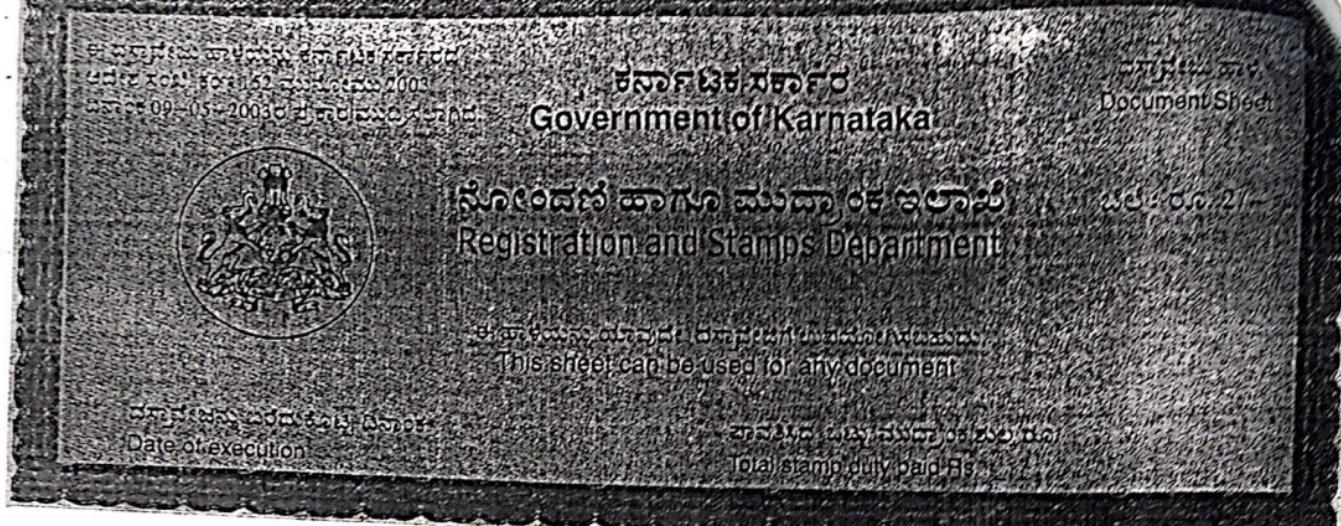
4. The VENDOR has this day put the PURCHASER in peaceful and vacant possession of the Schedule 'B' Property and to be enjoyed by the PURCHASER without any let or hindrance any person/s either claiming through or under the VENDOR. The VENDOR has also handed over the Certified Copies of all the Documents of Title in respect of the Schedule 'A' Property to the PURCHASER. However, the CONFIRMING PARTY has agreed and undertaken to produce the Original Documents of Title in respect of the Schedule 'A' Property as and when required by the PURCHASER.

-: SCHEDULE 'A' PROPERTY :-

All the piece and parcel of Residentially converted Lands being Survey No. 97/2 of Nagavara Village, Kasaba Hobli, Bangalore North Taluk, measuring 1 Acres 17 Guntas of Land and converted to Non-Agricultural Residential purposes, Old Official Memorandum bearing No.B.DIS.ALN.SR(N)139/92-93 dated 21.11.92, Presently bearing Official memorandum vide Official memorandum bearing No.ALN(N) CR:1:2000-01 Dated: 16/12/2000 issued by the Deputy Commissioner, Bangalore District and bounded on the :-

..9/-

T. Rajulu



-: 9 :-

EAST BY : Raja Kaluve,  
WEST BY : Kaluve  
NORTH BY : Varadappa's Property,  
SOUTH BY : Kaluve.

-: SCHEDULE 'B' PROPERTY :-

All that piece and parcel of Residentially Converted Site bearing No.42, Khatha No. 90/42, formed out of Survey No. 97/2, of NAGAVARA VILLAGE, Kasaba Hobli, Bangalore North Taluk, and measuring East to West : 30 feet and North to South :40 feet and totally measuring about 1200 Sq.Ft and bounded on the :

EAST BY : Site No. 41,  
WEST BY : Site No.43,  
NORTH BY : Site No.24,  
SOUTH BY : Road.

..10/-

T. S. S. I. W. C. L.



-: 10 :-

The Present market value of the Schedule Property is Rs.1,98,000/- (Rupees One Lakh Ninety Eight Thousand Only). The Stamp duty and the Registration fees have been paid as per the market value fixed by the Government.

IN WITNESS WHEREOF, THE VENDOR AND THE CONFIRMING PARTY HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS DEED OF ABSOLUTE SALE ON THE DAY, MONTH AND YEAR HEREIN ABOVE WRITEEN.

WITNESSES:-

1.

2.

*Tejraj Gulecha*

VENDOR

Represented by his G.P.A. Holder  
Mr. Tejraj Gulecha

CONFIRMING PARTY:

(Mr. Narpat Singh Choraria)

PURCHASER

(Mrs. LATHA SRIDHAR)