



Handwritten notes in Kannada and English. Includes 'Ex-A-582' written in red ink.

Sale Deed

This deed of absolute sale made and executed on this Tenth day of October 1984 (10-10-1984) by Sri. U.Muni Reddy, s/o Ugrappa Raddy, No.2453, BSK 2nd stage, Bangalore, herein - after called the vendor in favour of Smt. Vasanth, w/o Sri. Venkatalapathy, residing at No.87, III Main, Chamaraajapet, Bangalore 18, 2) Smt. H.Rajamani, d/o B.Ranjundappa, No.3, Doddabhyrappa street, Palace Gutta-lli, Bangalore 3. hereinafter called the purchasers witnesseth as follows :-

Whereas the vendor is the absolute owner and khathadar of the schedule property and whereas the vendor is in possession and enjoyment of the schedule property and whereas now the vendor has agreed to sell the schedule property to the purchaser for a valuable consideration.

Handwritten signature: M. Nayak

NO. 459/8485

1

1000Rs.



Handwritten notes in Kannada and English. Includes 'Sale Deed' and 'Ex-A-582'.

This deed of absolute sale made and executed on this Tenth day of October 1984 (10-10-1984) by Sri. U.Muni Reddy, s/o Ugrappa Raddy, No.2453, BSK 2nd stage, Bangalore, herein - after called the vendor in favour of Smt. Vasanth, w/o Sri. Venkatachalapathy, residing at No.87, III Main, Chamarajapet, Bangalore 18, 2) Smt. K.Nagamani, d/o B.Manjundappa, No.3, Doddabyrappa street, Palace Guttahalli, Bangalore 3. hereinafter called the purchasers witnesseth as follows :-

Whereas the vendor is the absolute owner and khathadar of the schedule property and whereas the vendor is in possession and enjoyment of the schedule property and whereas now the vendor has agreed to sell the schedule property to the purchaser for a valuable consideration.

Handwritten signature: U. Muni Reddy

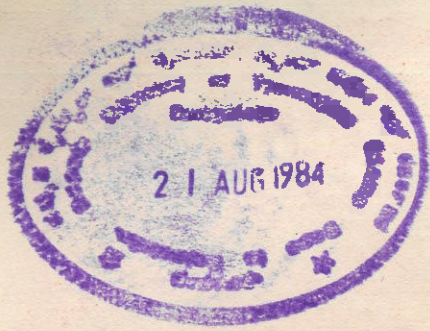


No. 3425-23 Rs. 100 Ps. 5

Name. Smt. Vardantha

Date. 10.10.84

T.S. Shivakumar
(Sd) T. S. SHIVAKUMAR,
Stamp Vender, Bangalore-10



NO. 3425-28 R₀ 100 Ps =

Name Smt. Vandanth

Date 10.10.84

T. S. Shivakumar
(Sd) T. S. SHIVAKUMAR,
Stamp Vender, Bangalore-10



No. 3425-28 Rs. 100 Ps. =

Name. Smt. Vasanth

Date. 10.10.84

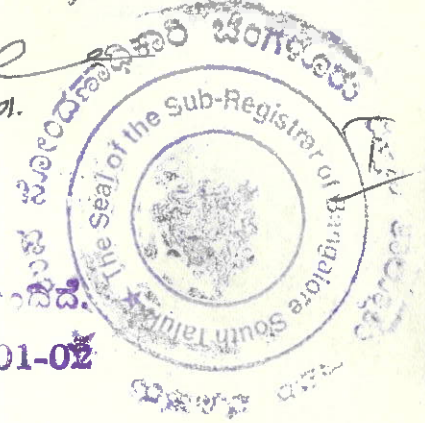
T. S. Shivakumar
(Sd) T. S. SHIVAKUMAR,
Stamp Vender, Bangalore-10

Certified that a Sum of Rs. 40500/-
Rupees Forty Thousand
Five hundred only
being the deficit proper Stamp duty has been
recovered / Credited to Bank / Treasury vide
receipt Challan No. PP 225360 dated 6/9/01
by Smt. M/s Compadyne Winfosystems Ltd
residing at Bangalore 68...

405002
~~EX-3~~ - A-59

5597
2001-2002

Sub Registrar 6/9/2001.
Bangalore South Taluk.



ಈ ದಸ್ತಾವೇಜು 600 ಕ್ಕಾಗಿ
ನೀ ಹಾಳೆಯ ದಸ್ತಾವೇಜು 5597 2001-02

Sale Deed

This Deed of Sale is made and executed on this the 6th day of September, year, Two Thousand One, at Bangalore (06.09.2001)

Between:

- Smt. Vasantha,**
W/o. Sri. Venkatachalapathy,
Major,
Residing at No. 87,
3rd Main, Chamarajpet,
Bangalore - 560 018
- Smt. N. Nagamani,**
D/o. Sri. B. Nanjundappa,
Major,
Residing at No. 3,
Doddabyrappa Street,
Palace Guttahalli,
Bangalore - 560 003

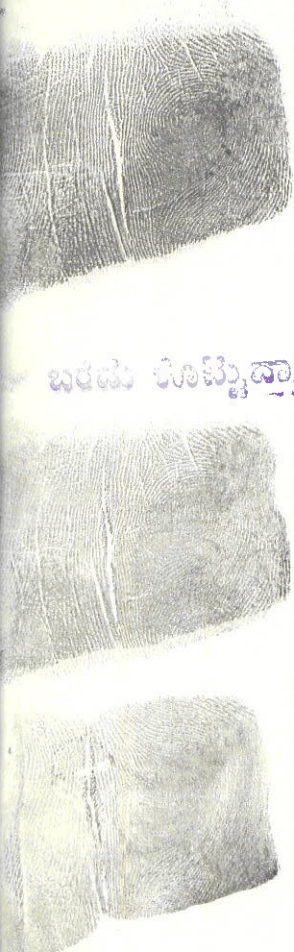
hereinafter referred to as the "Vendors" (which term shall unless repugnant to the context mean and include their heirs, legal representatives, assigns, administrators and executors) of the **One Part.**

.....2

N. Nagamani

Vasantho

ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ತಾಲ್ಲೂಕು ಉಪನೋಂದಣಾಧಿಕಾರಿಯವರ
 ಕಛೇರಿಮಾಡಿ ಕಾರೀಮ್ 6 SEP 2001
 215-0423 ಗಂಟೆಗೆ
 Vasantha ಕವರಂಡೆ
 ವಾಣಿಜ್ಯ ದಲ್ಲಟ್ಟೆತ್ತು



Vasanth

ಬರಹ ಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿಕೊಳ್ಳೋಣವಾಯ್ತು.

Vasanth

N. Nagamani

ವಸೂಲಾದ ಶುಲ್ಕ	ರೂ.	₹.
ನೋಂದಣಿ ಶುಲ್ಕ	6000	-
ಖರೀದಿಗೆ ಶುಲ್ಕ	90	-
ಹಿಂಬರಹ ಶುಲ್ಕ	10	-
ಇತರೆ ವಾಬ್ ಶುಲ್ಕ		
ಪರಿವರ್ತನೆ ಶುಲ್ಕ		
ಜುಮ್ಮಾ :		6150 -

Needa
 ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ

ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ತಾಲ್ಲೂಕು.

1 ನೇ ಪುಸ್ತಕದ 5015 ನೇ ಸಂಪುಟದಲ್ಲಿ
 117-122 ನೇ ಪುಟದಲ್ಲಿ 5597 ನೇ ನಂಬರಾಗಿ
 ನೋಂದಾಯಿಸಲಾಯಿತು.

ದಿನಾಂಕ 7/9/2001

ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ತಾಲ್ಲೂಕು.

Needa
 ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ

ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ತಾಲ್ಲೂಕು.



ಗುರುತಿ ಸುವ ನ ಕು

N. Venugopala Reddy
 Dr N. Venugopala Reddy
 W 419 7th Block
 Koramangala
 Bangalore 560095

Needa

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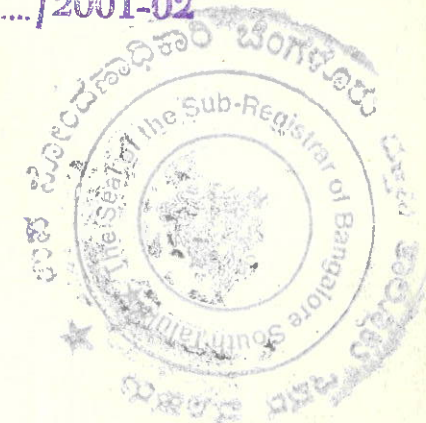
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3597

And

M/s. Compudyne Winfosystems Limited,

a Company incorporated under the Companies Act, 1956, having its registered office at 'Compudyne House', 7th Milestone, Kudlu Gate, Hosur Road, Bangalore- 560 068 represented by its Chirman & Managing Director **Sri.S.S.Dahiya**



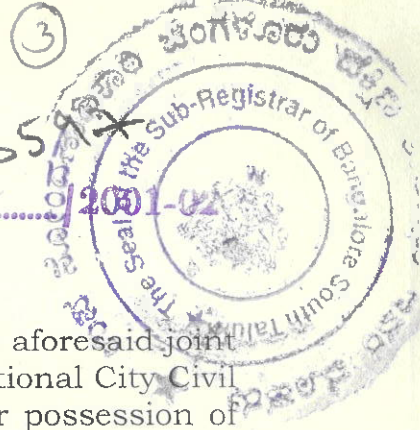
hereinafter referred to as the "Purchaser" (which term shall unless repugnant to the context mean and include its successors-in-interest and assigns) of the Other Part..

Whereas land bearing Survey No.46/5, in Garuvephavipalya, Hongasandra Dakle, Begur Hobli, Bangalore South Taluk, totally measuring 6 Acres 20 Guntas, hereinafter referred to as the "Said Land" belonged to and was owned by the joint family of Sri Abbaiah Reddy, Krishnappa Reddy, Gopala Reddy and Sri.Pillaiah, comprising the following persons:

- a) Sri.S.Krishnappa Reddy, Son of Sri.Shamanna Reddy.
Sri. Shantaraj, Son of Sri.Kri\shnappa Reddy.
Sri.Suresh, Son of Sri.Krishnappa Reddy.
- b) Sri.Shamanna Reddy (Late).
Smt.Gullamma, Wife of Late Sri.Shamanna Reddy.
- c) Sri.Abbaiah Reddy, Son of Sri.Pillaiah.
Smt.Vijaya, Daughter of Sri.Abbaiah Reddy.
Sri. Srinivas, Son of Abbaiah Reddy.
Sri. Satish Kumar, Son of Sri Srinivas.
Sri. Radhakrishna, Son of Sri. Abbaiah Reddy.
- d) Sri. N. Gopala Reddy, Son of late Sri. Narayana Reddy.
Smt. Lakshamma, Wife of Late Sri. Narayana Reddy.
Smt. Shanta, Daughter of Smt. Lakshamma.
Smt. Rani, Daughter of Smt. Lakshamma.
- e) Sri. A.Pillaiah, Son of Sri. Abbaiah Reddy.
Smt. Ramani, Daughter of Sri. Pillaiah.
Smt.Savithri, Daughter of Sri Pillaiah.
Smt. Jayaprabha, Daughter of Sri. Pilliah.

Handwritten notes on the left margin: 90-0, 10-0, 50-0

Handwritten notes on the left margin: 100, 100, Registrar, Taluk



And Whereas Sri. Krishnappa Reddy, as a member of the aforesaid joint family filed a suit in OS 1627/81 on the file of the XI Additional City Civil Judge, Bangalore for partition of the "Said Land" and for possession of his share.

And Whereas in such suit, a compromise petition under Order 23 Rule 3 of the Code of Civil Procedure was filed on 12.06.1981 under which each branch of the aforesaid joint family was allotted a portion of the "Said Land" as follows :

	Acre	Gunta
A. Family branch of Sri.Krishna Reddy and Smt.Gullamma (Wife of Late.Sri.Shamanna Reddy and family	1	25
B. Family branch of Sri.Abbaiah Reddy, Sri.G.A.Srinivas and Sri.G.A.Radhakrishna Jointly.	1	25
C. Family branch of Sri.Gopala Reddy and Smt.Lakshamma Jointly.	1	25
D. Family branch of Sri.Pillaiah	1	25

And Whereas consequent upon such compromise petition each of the persons aforesaid became absolute owners of their respective shares in the "Said Land" as aforesaid.

And Whereas on 01.01.1982 all the aforesaid persons jointly and collectively as absolute owners of the "Said Land" executed an agreement of Sale, registered as document No.5064, in the office of the Sub-registrar, Bangalore South Taluk in favour of M/s.Janardhana Constructions Company, a registered partnership firm, having its registered office at No.2453, 9th Main, 17th Cross, Banashankari 2nd Stage, Bangalore - 560 070 by its Managing Partner Sri.U.Muni Reddy agreeing to sell the "Said Land" to the said M/s.Janardhana Constructions Company.

And Whereas simultaneously the aforesaid persons jointly and collectively as absolute owners of the "Said Land" also executed a General Power of Attorney in favour of M/s.Janardhana Constructions Company represented by its Managing Partner Stri.U.Muni Reddy under which they authorised the said M/s.Janardhana Constructions Company, represented by its Managing Partner Sri.U.Muni Reddy to sell the "Said Land" either in whole or in pieces.

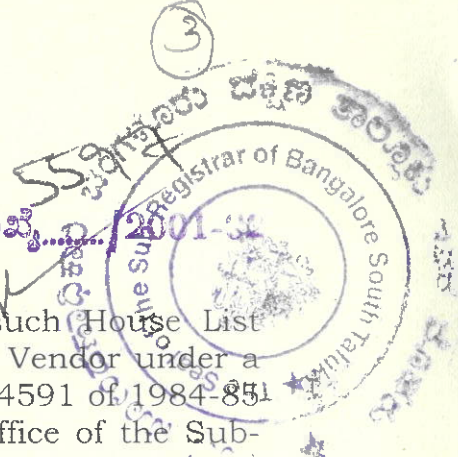
And Whereas the said Sri.U.Muni Reddy, as Managing Partner of M/s.Janardhana Constructions Company formed a layout in the "Said Land" and demarcated individual sites therein.

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N. Nagamani

Vasanth

ನೇ. ಹಾಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ...../2001-3



And Whereas the said Sri.U.Muni Reddy, sold one such House List bearing No.56, thereafter V.P.Khatha No.56/274, to the Vendor under a sale deed dated 10.10.1984, registered as document No.4591 of 1984-85 of pages 145 to 147, Volume 2212 of book 1, in the office of the Sub-Registrar, Bangalore South Taluk.

And Whereas the aforesaid House List bearing No.56, thereafter V.P.Khatha No.56/274, is currently bearing Khatha No.45/5/56, allotted by the Bommanahally Nagara Sabha to the Vendors, the property is more fully described in the Schedule hereunder and is hereinafter referred to as the **“Schedule Property”**

And Whereas the Vendors had agreed to sell and the Purchaser had agreed to purchase the Schedule Property for a total consideration of **Rs.3,00,000/- (Rupees Three Lakhs Only)**.

Now this Deed of Sale Witnesseth : that in pursuance of the offer of the Vendors to sell and the Purchaser to purchase the Schedule Property for a total consideration of **Rs.3,00,000/- (Rupees Three Lakhs Only)** of which the Purchaser has paid to the Vendors as follows :-

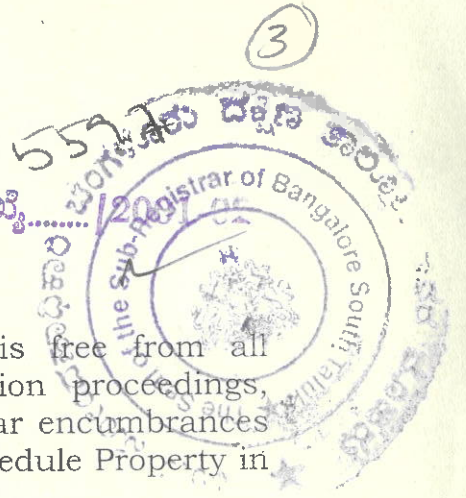
- a) a sum of Rs.75000/- (Rupees Seventy Five Thousand Only) by way of a cheque bearing No.99876, dated 30.03.01, drawn on ICICI Bank Limited, Bangalore in favour of Smt.Vasantha,
- b) a sum of Rs.75000/- (Rupees Seventy Five Thousand Only) by way of a cheque bearing No.99877, dated 30.03.01, drawn on ICICI Bank Limited, Bangalore in favour of Smt.Nagamani.N,
- c) a sum of Rs.75000/- (Rupees Seventy Five Thousand Only) by way of a cheque bearing No.99879, dated 20.07.01, drawn on ICICI Bank Limited, Bangalore in favour of Smt.Nagamani.N,
- d) a sum of Rs.75000/- (Rupees Seventy Five Thousand Only) by way of a cheque bearing No.652651, dated 30.08.01, drawn on ICICI Bank Limited, Bangalore in favour of Smt.Vasantha, of which the Vendors hereby acknowledges and fully discharges and acquits the Purchaser. The Vendors hereby Sells, Transfers and Conveys absolutely and forever the entire Schedule Property free from all encumbrances, together with all rights, easements, privileges, waterways, ditches, hedges, fences, belongings to or appertunant thereto to have and hold the same absolutely and forever, peacefully without interruption or hindrance from the Vendors or his agents or servants or any person claiming through or under him. The Vendors does assure the Purchaser that they have not intentionally or voluntarily done or caused to be done any act whatsoever affecting adversely the title of the Purchaser and undertake to indemnify and keep indemnified the Purchaser from and against any loss, damage, arising therefrom. The Vendors does further undertakes at their cost, to perform all acts and things, execute all further documents, indentures or deeds that may become or be found necessary to more effectively convey the Schedule Property to the Purchaser and to protect and perfect its rights to the same.

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N. Nagamani

Vasantha

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: 5 :-



The Vendors confirms that the Schedule Property is free from all encumbrances, liens, charges, attachments, acquisition proceedings, minors claims, maintenance claims or any other similar encumbrances and that they are competent and free to convey the Schedule Property in favour of the Purchaser.

The Vendors has already delivered all the title deeds, in original, pertaining to the Schedule Property to the Purchaser, the receipt of which the Purchaser hereby acknowledges.

The Vendors confirms that all the Taxes, Levies, Cesses, Conversion Charges, Betterment Charges and other statutory duties or levies in relation to or connected with the Schedule Property have been fully paid and discharged upon this day and relevant receipts have been delivered to the Purchaser.

The Vendors confirms that they have on this day delivered vacant physical possession of the Schedule Property to the Purchaser, with no claims of tenancy or licence or any other similar claims subsisting thereon.

Schedule

All that piece and parcel of land bearing House List Bearing **No.56**, thereafter V.P.Khatha **No.56/274** is currently bearing City Municipal Council Khatha **No.45/5/56**, allotted by the Bommanahally Nagara Sabha of Garuvebhavipalya, Hongasandra Group Panchayath, Begur Hobli, Bangalore South Taluk, measuring

East to West : 40 Feet

North to South : 60 Feet

And bounded on

East by : Property Bearing Site No.57

West by : Property Bearing Site No.55

North by : Road

South by : Property Bearing Site No.83

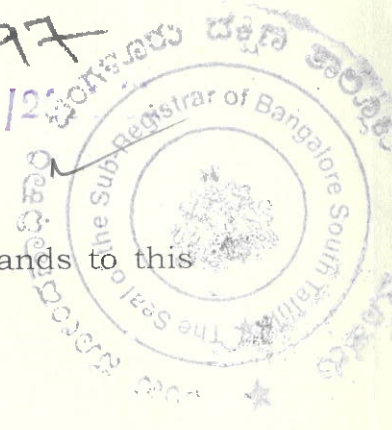
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N. Nagamani

Vasanth

6 ನೇ ಹಾಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5597 / 2017

- : 6 :-



In witness whereof the parties hereto have affixed their hands to this deed on the day, month and year above mentioned.

Witnesses :

1. *C. Ananda*
C. ANANDA MURTHY
1020 10th m I Block
Basave Hanumanth

Vasaulte
N. Nagamani
Vendor

2. *S. Narayana*
S. NARAYANA
No 22 3 Main Rd
Gayaprasad St Bangalore

Draffly
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Draffly Gud
Gud

Ex: A-62

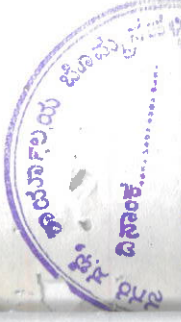
ಎಂ.ಎ.ಆರ್.ನಂ. 19 (ರೂಲ್ 57)
M.A.R. No. 19 (Rule 57)

ದಿನಾಂಕ: 24-7-01
Date:

ನಗರಸಭೆ, ಬೊಮ್ಮನಹಳ್ಳಿ

ಕ್ಯೂಟಿಂಗ್ 70.
“ ಅನುಭವದಾರರ ಖಾತೆ ”

1001-1000
Assessment list for Building and Land liable to taxation for the year 2001-02



ಕ್ರ. ಸಂಖ್ಯೆ SI. No.	ರಸ್ತೆ ಹೆಸರು Name of the Street	ಆಸ್ತಿ ಸಂಖ್ಯೆ Property No.	ಆಸ್ತಿಯ ವಿವರಣೆ Description of Property	ಮಾಲೀಕರ ಹೆಸರು Name of the Owner	ಅನುಭವದಾರರ ಹೆಸರು Name of the Occupier	ವಿವರಣೆ ಇತರ ವ್ಯಕ್ತಿ Annual letting value or other valuation	ನಗರ ಪಡಿಸಿದ ಕಂದಾಯ Amount of Tax assessed				ವಿವರಣೆ ಇತರ ವ್ಯಕ್ತಿ Annual letting Value or other valuation	ಫಿರಾದಿಗಳೊಳಪಟ್ಟಂತೆ ಆದ ಮಾರ್ಪಡುಗಳು Result of appeals and subsequent alteration				ಒಟ್ಟು Total	ಇತರ ವಿವರಣೆ Remarks including reference to other in the case of subsequent increases and decreases
							19 19 ನೇ ಸಾಲಿನ ತೆರಿಗೆ Year Tax	19 19 ನೇ ಸಾಲಿನ ತೆರಿಗೆ Year Tax	19 19 ನೇ ಸಾಲಿನ ತೆರಿಗೆ Year Tax	19 19 ನೇ ಸಾಲಿನ ತೆರಿಗೆ Year Tax		ತೆರಿಗೆ Tax	ತೆರಿಗೆ Tax	ತೆರಿಗೆ Tax	ತೆರಿಗೆ Tax		
427	...	46/5	40x60	...	ಅಮೃತ ವೆಂಕಟೇಶ್ ಮತ್ತೆ ನಾಗಮಣಿ- 5019	600-00	19 19 ನೇ ಸಾಲಿನ ತೆರಿಗೆ Year Tax	19 19 ನೇ ಸಾಲಿನ ತೆರಿಗೆ Year Tax	19 19 ನೇ ಸಾಲಿನ ತೆರಿಗೆ Year Tax	19 19 ನೇ ಸಾಲಿನ ತೆರಿಗೆ Year Tax	ತೆರಿಗೆ Tax	ತೆರಿಗೆ Tax	ತೆರಿಗೆ Tax	ತೆರಿಗೆ Tax	17	18	...



Applied by :
Prepared by :
Issued on :

ಪೌರಾಯುಕ್ತರು / ಮುಖ್ಯಾಧಿಕಾರಿಗಳು
Municipal Commissioner / Chief Officer