

2

Sale Deed Executed by M/s. V.R. Industries in favour of Sri. Rajendra Goenka & others (Ex-directors of M/s. Shakambari Fashion Pvt. Ltd) (In liquidation.)

13

2506/

SD068/04-05

11

5

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕೃತ ಸಂಖ್ಯೆ ಕರ್ನಾಟಕ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 21/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

69



ಈ ದಸ್ತಾವೇಜು *fourteen* ಪುಟಗಳನ್ನೊಳಗೊಂಡಿದ್ದು  
1 ನೇ ಪುಟದ SD068 ದಸ್ತಾವೇಜಿನ ಒಂದನೇ ಪುಟ

**ABSOLUTE SALE DEED**

THIS DEED OF ABSOLUTE SALE is made and executed at Bangalore on this the 07<sup>th</sup> day of February 2005, by: **ಶ್ರೀ. ಸ್ವಾಮಿ. ಉ. ನೊ. ಬಿ. ಉ. ಕಾ.**

M/s V.R. INDUSTRIES,  
(Proprietary concern),  
having its Office at # 59,  
3<sup>rd</sup> Cross, C.R. Layout,  
Sarakki Main Road,  
3<sup>rd</sup> Phase, J.P. Nagar,  
Bangalore - 560 079.

Represented by its Proprietrix,

**Smt. VARALAKSHMI RAMACHANDRA,**

Hereinafter called the 'VENDOR' of the One Part, **IN FAVOUR OF:**

1. **Sri. RAJENDRA GOENKA,**  
aged about 39 years,
2. **Sri. BIMAL AGARWAL,**  
aged about 35 years,
3. **Sri. SUSHIL AGARWAL,**  
aged about 33 years,
4. **Sri. MUKESH AGARWAL,**  
aged about 30 years,

*Varalakshmi R*

\*\*\*\*\*

Print Date & Time : 09-02-2005 06:02:04 PM



1ನೇ ಹಂತದ 50068 ದಸ್ತಾವೇಜು... ಸೀ ಪುಟ  
ಪ.ಉ.ನೋ.ಬೆಂ.ಉ.ತಾ.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ (P-2506) 50068

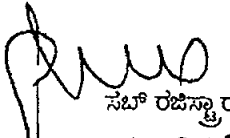
ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಬೆಂಗಳೂರು (ಉತ್ತರ) ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 09-02-2005 ರಂದು 05:18:59 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ





ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	130650.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	420.00
	ಒಟ್ಟು :	131070.00

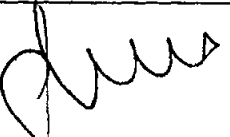
ಶ್ರೀ Rajendra Goenka ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Rajendra Goenka			Rajendra Goenka

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

  
ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ  
ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು  
ಜಿಲ್ಲಾ ನೋಂದಣಿ ಕಛೇರಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Rajendra Goenka . (ಬರೆಸಿಕೊಂಡವರು)			Rajendra Goenka
2	Bimal Agarwal . (ಬರೆಸಿಕೊಂಡವರು)			Bimal Agarwal

  
ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ  
ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು  
ಜಿಲ್ಲಾ ನೋಂದಣಿ ಕಛೇರಿ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

-:2:-

1ನೇ ಧರ್ಮದ SD668 ದಸ್ತಾವೇಜಿನ 3ನೇ ಪುಟ  
ಹಿ.ಸಾ.ನೋ.ಭಂ.ಉ.ಪಾ.

all are sons of late Dindhayal Agarwal,  
all are residing at # 19,  
Syndicate Bank Colony,  
Magadi Road,  
Bangalore - 560 079.



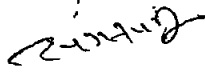






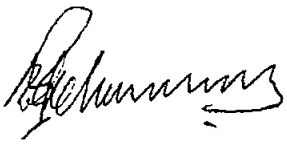
Hereinafter called the '**PURCHASERS**' of the Other Part, **WITNESSETH AS  
FOLLOWS:**

The terms 'Vendor' and 'Purchasers' wherever the context so permits shall mean and include their Legal Heirs, Legal Representatives, Administrators, Executors and Assigns of their part as the parties themselves.

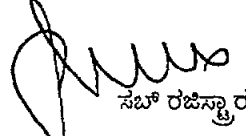
Whereas the Vendor is the sole and absolute owner in peaceful possession and enjoyment of the Property bearing Plot No.30-B, formed in Survey Nos. 36, 37, 40 & 41, Now Dasarahalli City Municipal Council Katha No.335, situated at Peenya 2nd Phase, Industrial Area, Chokkasandra Village, Yeshwanthpura Hobli, Bangalore North Taluk, more fully and specifically described in the schedule hereunder, for the sake of brevity, hereinafter referred to as the "**SCHEDULE PROPERTY**", being allotted to the Vendor by The Karnataka Industrial Areas Development Board, vide Ref.No.IADB/5245/5705/85-86, Dated: 24/27.06.1985. Subsequently the Vendor has obtained the Possession Certificate from the aforesaid Authority, vide No.IADA/5245/11790/85-86, Dated: 02/20.09.1985. Thereafter the aforesaid Authority executed an Agreement, in favour of M/s. V.R.Industries, Represented by its Proprietor, Smt.Varalakshmi Ramachandra, Represented by her G.P.A Holder Sri.M.Balachandra, vide Document registered as No.2599/85-86, Book-I, Volume: 3899, Pages: 20 to 24, Dated: 24.03.1986, registered in the Office of the Sub-Registrar, Bangalore North Taluk.

Varalakshmi R.

..3/-

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	Sushil Agarwal . (ಬರಿಸಿಹೋಡವರು)			
4	Mukesh Agarwal . (ಬರಿಸಿಹೋಡವರು)			Mukesh Agarwal.
5	M/s V. R. Industries Rep By Its Proprietrix Smt. Varalakshmi Ramachandra . (ಬರೆದುಕೊಡುವವರು)			Varalakshmi R.
6	Ramachandra . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			

1ನೇ ಪುಟದ ..... 50068 ..... ದೃಶ್ಯಾನ್ವಿತ ..... ನೇ ಪುಟ  
ಇ. ಉ. ನೋ. ಬೆಂ. ಉ. ಕಾ

  
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಒರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ  
ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು  
ಬೆಂಗಳೂರು.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಅಧಿಕೃತ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
ಓನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

-:3:- 1ನೇ ಪುಸ್ತಕದ 50068 ದಸ್ತಾವೇಜಿನ ..... ಸ್ವೀಕೃತಿ  
ಹಿ.ಕು.ನೋ.ಬಿ.ಅ.ಕಾ.

Whereas The Karnataka Industrial Areas Development Board, Represented by its Assistant Secretary, conveyed the schedule property in favour of the Vendor, vide Document registered as No.6476/97-98, Book-I, Volume: 5908, Pages: 110 to 117, Dated: 03.09.1997, registered in the Office of the Sub-Registrar, Bangalore North Taluk. Since the schedule property is amalgamated to the jurisdiction of the Dasarahalli City Municipal Council, the Vendor has obtained the Katha of the schedule property from said Authority, vide Endorsement No.DCM/R/472/2002-03, Dated: 09.01.2003, issued by the Revenue Officer, Dasarahalli City Municipal Council, Bangalore. Thus the Vendor is in uninterrupted possession and peaceful enjoyment of the same, exercising all acts of dominion and ownership in and over the schedule property peacefully without any claim, objection or hindrance or whatsoever from any quarter, till the date of acquisition of these presents.


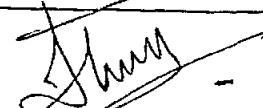
Whereas the Vendor assures and represents to the Purchasers that the schedule property is clear, marketable, free from all encumbrances, there being no charges, lien, mortgage or lispence or attachment of any civil, revenue or criminal court of law, public authority, or any pending acquisition or requisition proceedings and there is no other agreement to sell the same to any other person or persons.

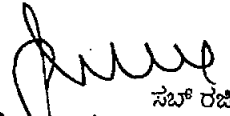
Whereas the Vendor for want of funds to meet its family's legal necessities and other benefits has desired to dispose off the schedule property, in favour of the Purchasers for a sale consideration of **Rs.70,00,000/- (Rupees Seventy Lakhs Only)**, free from all kinds of encumbrances etc., and the Purchasers having agreed to purchase the same have paid the entire sale consideration of **Rs.70,00,000/- (Rupees Seventy Lakhs Only)**, before the witnesses, in the following manner:

Varalakshmi R. .4/-

ಗುರ್ತಿಸಲ್ಪಡುವವರು

1 ನೇ ಪುಸ್ತಕದ ..... 50068 ..... ದಸ್ತಾವೇಜಿನ ..... ನೇ ಪುಟ  
ಹ.ಉ.ನೋ.ಬಿ.ಉ.ಕಾ


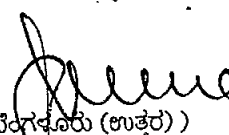

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	G. M. Hegde NO 381, Sandeep Complex, 27th Cross, 11th Main, 3rd Block, Jayanagar, Bangalore-11	
2	Shashishekar No 42, 1st Main, 3rd Block, 3rd Stage, Basaveshwaranagr, Bangalore- 79	

  
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಹಿರಿಯ ಅರಣ್ಯ-ನೋಂದಣಾಧಿಕಾರಿ  
ಜಿಲ್ಲಾಕಾರು ಉಸ್ತುಡ ತಾಲ್ಲೂಕು  
ಬೆಂಗಳೂರು.

Kept Pending for Allotted of CD No

Designed and Developed by C-DAC, ACTS, Pune

On assignment of CD number, Document ordered for registration.

<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BLN-1-50068-2004-05 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ BLND124 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 11-02-2005 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ   ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಬೆಂಗಳೂರು (ಉತ್ತರ))</p>	
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Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಅರಣ್ಯ-ನೋಂದಣಾಧಿಕಾರಿ  
ಜಿಲ್ಲಾಕಾರು ಉಸ್ತುಡ ತಾಲ್ಲೂಕು  
ಬೆಂಗಳೂರು.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

:-4: 1ನೇ ದೃಶ್ಯಕ್ಕೆ 50060  
ಹಿ.ಉ.ನೋ.ಬೆಂ.ಉ.ಪ.

1. Rs.15,00,000/- (Rupees Fifteen Lakhs Only) by way of Demand Draft bearing No.873456, Dated: 31.01.2005, issued by ING Vysya Bank Ltd., Kempegowda Road Branch, Bangalore.
2. Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) by way of Demand Draft bearing No.088604, Dated: 07.02.2005, issued by Bank of India, K.G.Road, Bangalore.
3. Rs.15,00,000/- (Rupees Fifteen Lakhs Only) by way of Demand Draft bearing No.302719, Dated: 31.01.2005, issued by Citi Bank.
4. Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) by way of Demand Draft bearing No.873488, Dated: 07.02.2005, issued by ING Vysya Bank, Kempegowda Road Branch, Bangalore.
5. Rs.15,00,000/- (Rupees Fifteen Lakhs Only) by way of Demand Draft bearing No.534119, Dated: 02.02.2005, issued by Standard Chartered Bank, Cunningham Road, Bangalore.
6. Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) by way of Demand Draft bearing No.088605, Dated: 07.02.2005, issued by Bank of India, K.G.Road, Bangalore.
7. Rs.10,00,000/- (Rupees Ten Lakhs Only) by way of Demand Draft bearing No.322175, Dated: 02.02.2005, issued by the Citi Bank.
8. Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) by way of Demand Draft bearing No.873489, Dated: 07.02.2005, issued by ING Vysya Bank, Kempegowda Road Branch, Bangalore.
9. Rs.5,00,000/- (Rupees Five Lakhs Only) by way of Demand Draft bearing No.321646, Dated: 31.01.2005, issued by the Citi Bank.

Vordakshani

.5/-

ನೋ ಪುಸ್ತಕ ಸಂಖ್ಯೆ 50068 ನೋ ಪುಟ 8  
ಪಿ.ಉ.ನೋ.ಬಿಂ.ಉ.ತಾ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

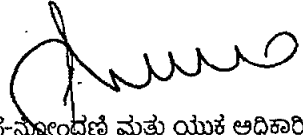
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Rajendra Goenka , ಇವರು 1170700.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	292675.00	DD NO 534118, dt 2/02/05, Standard Chartered Bank, Cunningham Road Br, Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	292675.00	PO NO 302721, dt 31/01/05, City Bank, Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	292675.00	DD NO 093065, dt 31/01/05, Bank of India, Bangalore Main Br, Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	292675.00	DD NO 873457, dt 31/01/05, ING Vysya Bank Ltd, Kempegowda Br, Bangalore
ಒಟ್ಟು :	1170700.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು (ಉತ್ತರ)

ದಿನಾಂಕ : 09/02/2005

  
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
(ಬೆಂಗಳೂರು (ಉತ್ತರ) )  
ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು  
ಬೆಂಗಳೂರು.

Designed and Developed by C-DAC ,ACTS Pune.



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

:-5:-

ನೀರಿನ ಶುಲ್ಕದ ಸಂಖ್ಯೆ 80068 ದಸ್ತಾವೇಜಿನ 9 ನೇ ಪುಟ  
ಒ.ಉ.ನೋ.ಬಿ.ಉ/ಕಾ

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

That in consideration of the payment of the entire sale price of **Rs.70,00,000/- (Rupees Seventy Lakhs Only)**, the receipt of which sum the Vendor hereby acknowledges and confirms the full and final settlement of the entire sale price of the schedule property and hereby discharges the Purchasers from any further payment in respect of the schedule property.

The Vendor as sole, absolute, true, beneficial and lawful owner does hereby Sells, Grants, Conveys & Assigns to the Purchasers, the schedule property, free from all encumbrances, clogs, together with all Estate, Rights, Title, Interest and Easementary Rights, whatsoever absolutely belonging to the Vendor.

The proprietary rights of the Vendor is hereby extinguished and hence forth the Purchasers shall be the absolute owners of the schedule property with full and unrestricted proprietary rights in and over the same for ever as their personal property from generation to generation.

The Purchasers hereafter shall be entitled to be in possession and enjoyment of the schedule property as absolute owners thereof without any interruption/disturbance, lawful eviction and the like from the Vendor or any person or persons claiming under or in trust for the Vendor, its predecessor-in-title immediate or remote.

Vasalakshmi R.

..6/-

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

-:6:-

1ನೇ ಪುಸ್ತಕ 50068 ದಸ್ತಾವೇಜಿನ 10 ನೇ ಪುಟ  
ಹಿ.ಉ.ನೋ.ಬೆ.ಉ.ಕಾ

The Vendor hereby covenants with the Purchasers as follows:

That the schedule property is Vendor's absolute and exclusively property and that apart from the Vendor no one have any Rights, Title, and Interest or Claims in or to the schedule property and that it has absolute, unimpeachable power, real and full title to the schedule property hereby conveyed to the Purchaser in the manner aforesaid and that she has not done knowingly or has been a part in privy to any act, deed or thing whereby his title to the schedule property is or may be encumbered or assigned in estate, title or interest in upon or in relation to the schedule property or any part thereof.

That the schedule property and every part of it is free from all kinds of Encumbrances, Litigation's, Claims, Charges, Demands, Attachments or Acquisition Proceedings, whatsoever and that notwithstanding any Acts, Deeds or Things heretofore done, executed or knowingly suffered, the Vendor has good title and right cause, that is to say, urgent necessities and absolute power and authority to sell the schedule property and that the Purchasers shall hereafter peacefully hold, possess and enjoy the schedule property without any claims or demand whatsoever from the Vendor or any person/s claiming through or under it.

The Vendor further declares and assures unto the Purchaser that prior to this sale transaction, it has not alienated the schedule property to any one by way of sale or otherwise and there are no charges for maintenance or otherwise on the schedule property.

Varalakshmi. R.

..7/-

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

-7:-

1ನೇ ಪುಟದ 50000 ದಸ್ತಾವೇಜಿನ ...!!... ನೇ ಪುಟ  
ಒ.ಉ.ನೋ.ಬಿಂ.ಉ.ಫಾ

That the Vendor assures the Purchasers that the schedule property is free from all kinds of encumbrances, litigation's, court attachments, lien, surety ship claims, minor's claims, bank debts, prohibitory orders, vakalaths etc., and if any such is committed then the Vendor will clear the same at its own cost and expenses.

That the Vendor has not executed any Document in respect of the schedule property in anyone's name/s prior to registration of this Sale Deed.

That the Vendor at all times hereafter upon any reasonable request of the Purchasers and at their cost do or execute or cause to be done or execute all such lawful Acts, Deeds or Things whatsoever for further and more perfectly conveying and ensuring the schedule property and every part thereof to the Purchasers and place the Purchasers in unassailable possession in respect of the schedule property according to the true and correct meaning and intent of this Sale Deed.

That the Vendor does hereby covenants with the Purchasers that they will indemnify and reimburse the Purchasers, their legal heirs and assigns against the losses and damages that the Purchasers may incur or sustain on consequence of any actions, suits, proceedings, encumbrances, charges, equities, estates, claims, costs, damages whatsoever on account of any defect in title latent or patent of the Vendor in respect of the schedule property hereby conveyed.

Varalakshmi R.

..8/-

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

-:8:-

1ನೇ ಹುದ್ದೆ SD0067 ದಸ್ತಾವೇಜಿನ 1ನೇ ಪುಟ  
ಹಿ.ಉ.ನೋಂದಣಿ.ಉ.ತಾ

The Vendor further covenants that the property taxes in respect of the schedule property have been paid up to and inclusive of the date of registration of the Sale Deed and there are no arrears outstanding and if it is discovered that there are still any arrears payable on that account, the Vendor shall reimburse the same to the Purchasers.

That the Vendor has 'NO OBJECTION' for the competent Authority, to transfer the Katha, etc., in respect of the schedule property in the name of the Purchasers at Purchasers' cost and expenses in the concerned department. Whereas the Vendor has also agreed, to execute or sign such other documents that the Purchasers may require in future, in respect of the schedule property.

The Vendor has this day handed over the peaceful physical possession of the schedule property, along with all the original relevant documents to the Purchasers, at the time of registration of this Sale Deed.

Whereas Smt.Varalakshmi Ramachandra's husband Sri.RAMACHANDRA, aged about 65 years, son of Sri.Allappa, has signed this Deed as consent witness, by confirming all the contents of the schedule property.

Varalakshmi.R.

..9/-

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

-:9:-

ಈ ದಸ್ತಾವೇಜು 2006ರ ದಸ್ತಾವೇಜಿನಲ್ಲಿ ನೋಂದಣಿ  
ಹ.ಉ.ನೋ.ಬಿ.ಉ.ಕಾ

### SCHEDULE PROPERTY

All that piece and parcel of the Property bearing Plot No.30-B, formed in Survey Nos. 36, 37, 40 & 41, Now Dasarahalli City Municipal Council Katha No.335, situated at Peenya 2<sup>nd</sup> Phase, Industrial Area, Chokkasandra Village, Yeshwanthpura Hobli, Bangalore North Taluk, totally measuring 4045 square meters and bounded on:

East by :: Plot No.30-A  
West by :: Plot No.30-C  
North by :: KIADB Road  
South by :: KIADB Drain

Though the sale consideration of the schedule property is **Rs.70,00,000/-** Only,  
the stamp duty is paid for the present market of **Rs.1,30,65,000/-** Only.

Varalakshmi - R.

..10/-

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಅಧಿಕೃತ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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Date of execution

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Total stamp duty paid Rs.

-:10:- 1ನೇ ಪುಟದ 50000 ದಸ್ತಾವೇಜಿನ ... ನೇ ಪುಟ  
ಹ.ಉ.ನೋ.ಆರ್.ಉ.ತಾ

In witness whereof the Vendor and the Purchasers have signed this Deed of  
Absolute Sale on the day, month and year first above written at Bangalore.

**WITNESSES:**

1.

*[Signature]*

G.M. Hegde  
No 381 Sandeep Nagar  
27 cross 11 Kan  
3rd block Jaynagar  
Bangalore - 560011

2.

*[Signature]*

S. ASHISH KUMAR  
No. 4221/1 in Pt  
14th Block 1st Stg  
B'ysr. B' in 7A.

**Drafted by me:**

*[Signature]*  
Y. S. Ananthanarayana  
Dist. D.W.L. No. 1/91-92  
Bangalore-40.

Varalakshmi R.

**VENDOR**

M/s V.R. INDUSTRIES

(Represented by its Proprietrix  
Smt. VARALAKSHMI RAMACHANDRA)

**CONSENT WITNESS**

*[Signature]*  
(Sri. RAMACHANDRA)

1. Rajendra Goenka  
(Sri. RAJENDRA GOENKA)

2. Bimal Agarwal  
(Sri. BIMAL AGARWAL)

3. Sushil Agarwal  
(Sri. SUSHIL AGARWAL)

4. Mukesh Agarwal  
(Sri. MUKESH AGARWAL)

**PURCHASERS**