

Title deed in the matter of: \_\_\_\_\_


349

ಈ ದಾಖಲೆಯನ್ನು 17/09/2008 ರಲ್ಲಿ  
ಬೆಂಗಳೂರು ನಗರ ಸರ್ಕಾರದ  
ಪುಸ್ತಕ ಸಂಖ್ಯೆ 716/08-09 ದರಿಯಲ್ಲಿ ದಾಖಲಿಸಲಾಗಿದೆ.

ಈ ದಾಖಲೆಯನ್ನು ಸಾರ್ವಜನಿಕ ದಾಖಲೆ ಮಾಡಲು  
ಅವಕಾಶ ನೀಡಲಾಗಿದೆ. 152 ಮುಖವಿನ್ಯಾಯ 2003  
ನಿಯಮ 09-05-2003ರ ಪ್ರಕಾರ ಮಾರ್ಚ್ 15, 2003

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಾಖಲೆ ಮತ್ತು ಪಾಠ  
Document Sheet

ಕೂ  
  
ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಪರಿಶೀಲಿಸಿ  
This sheet can be used for any document.

ದಾಖಲೆಯನ್ನು ಬಿಡುಗಡೆ ಮಾಡಿದ ದಿನಾಂಕ  
Date of execution

ಒಟ್ಟಾರೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ  
Total stamp duty paid Rs.

17/09/08-09  
*[Signature]*

**SRIRAMA  
DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE (TRANSFER OF OWNERSHIP OF BUILDERS' CONSTRUCTED AREA TOGETHER WITH UNDIVIDED SHARE IN LAND AS PER JOINT DEVELOPMENT AGREEMENT) is made and executed at Bangalore on this 17<sup>th</sup> day of September 2008 (17-09-2008) By and Between:

1. Mr. V.SHIVARAM,  
Aged about 48 years,  
S/o Late R. Venkataswamy,  
PAN AFKPS 1395 M.
  2. Mr. V.SANTOSH,  
Aged about 44 years,  
S/o Late R. Venkataswamy.
  3. Mrs. GEETHA SUGUMARAN,  
Aged about 32 years,  
W/o Mr. Sugumaran,  
D/o Late R. Venkataswamy,  
(Represented by her GPA Holder:  
Shri. V. Shivaram)
- All residing at No. 11, 8<sup>th</sup> Cross,  
5<sup>th</sup> Main Road, Malleshwaram,  
Bangalore-560 003,

Hereinafter called the "LAND OWNERS" (which term wherever the context so applies shall mean and includes their respective heirs, executors, administrators, legal representatives and assigns) the Land Owners Nos. 3 herein, namely Ms. Geetha Sugumaran, is represented by her duly appointed Attorney Mr. V.SHIVARAM, (General Power of Attorney Registered as No.286/05-06 of Book IV, dated 23-11-2005 in the Office of the Sub-Registrar, Rajajinagar, Bangalore) of the ONE PART:

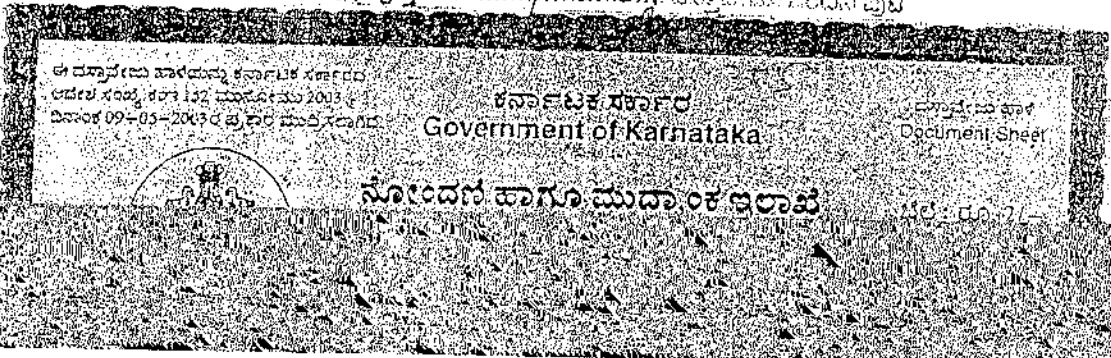
*[Signature]*

*[Signature]*

*[Signature]*

CHIEF INFRASTRUCTURE INDIA PVT LTD.  
CHIEF INFRASTRUCTURE INDIA PVT LTD.

ಈ ದಾಖಲೆಯನ್ನು 17/09/08 ರಂದು ಸಲ್ಲಿಸಿರುವುದರಿಂದ  
 ದಿನಾಂಕ 17/09/08 ರಂದು ಸಲ್ಲಿಸಿರುವುದರಿಂದ



1716 ದಸ್ತಾವೇಜಿನಲ್ಲಿ  
 17/09/08 ರಂದು ಸಲ್ಲಿಸಿರುವುದರಿಂದ  
 17/09/08 ರಂದು ಸಲ್ಲಿಸಿರುವುದರಿಂದ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
 Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s BBPL INFRASTRUCTURE (INDIA) PVT. LTD Formerly Known as M/s . BHEEMANENI BUILDERS (INDIA) PVT . LTD rep by its Chairman and Manoging Director: B. Chitra Babu , ಇವರು: 2553750.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವನ್ನು ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ವಿಧ	ಮೊತ್ತ (ರೂ.)	ಪಾವತಿ ವಿವರ
By Cash	150.00	Paid In Cash
Other Bank DD	2553600.00	DD No 309197, Dt. 17/09/08, S.B.I, Commercial Br, Rajajinagar, Bangalore
ಒಟ್ಟು:	2553750.00	

ಸ್ಥಳ : ರಾಜಾಜಿನಗರ  
 ದಿನಾಂಕ : 17/09/2008

*(Signature)*  
 ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
 ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಈ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1716, ದಾಖಲೆ ಸಂಖ್ಯೆ 3 ನೇ ಭಾಗ  
ಬಿ.ಉ.ಕೋ. ಲಾಜರ್‌ಗಳಿಗೆ

307

ಈ ದಸ್ತಾವೇಜು ಕಾರ್ಯವನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ 409/152 ಮುನ್ಸೂಚನೆಯ 2005  
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುಖ್ಯವಾಗಿರುತ್ತದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಕಾರ್ಡ್  
Document Sheet

ಕೂ  
ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ-ಇಲಾಖೆ  
Registration and Stamps Department

ಪುಟ ಸಂಖ್ಯೆ 2/-

ಈ ದಸ್ತಾವೇಜು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು/ಬಳಸಬಹುದು  
This sheet can be used for any document.

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯಿಸಿದ ದಿನಾಂಕ  
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮತ್ತು ರೂ.  
Total stamp duty paid Rs.

INFAVOUR OF:

MS. BBPIL INFRASTRUCTURE (INDIA) PVT., LTD.,  
Formerly known as Ms. BHEEMANENI BUILDERS (INDIA) PVT. LTD.,  
(A Company registered under the provisions of the Companies Act 1956)  
Represented by its Chairman & Managing Director  
Mr. B. CHITTI BABU, aged about 42 years,  
S/o Mr. B. Subramanyam Naidu, residing at No.19,  
5<sup>th</sup> Cross, Swimming Pool Extension, Vyalikaval,  
Malleshwaram, Bangalore-560 003,  
PAN ABGPC 0995 F.

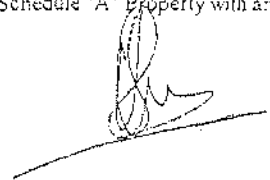
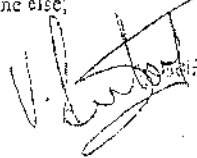

Hereinafter called the "PURCHASER/DEVELOPER" (which term wherever the context so applies shall mean and include its Partners, successor-in-office, representative/s, executor/s, administrator/s, and assign/s) of the SECOND PART;

WITNESSETH AS FOLLOWS:-

1. WHEREAS the LAND OWNERS herein are the absolute owners of the Property bearing Corporation No. 2/2, situated at Reddy Block, Dr. Rajkumar Road, Rajajinagar, Bangalore, totally measuring 7,093 Sq. feet, (8,866 Sq. feet, as per the Sale Deed) together with all rights, appurtenances whatsoever whether underneath or above the surface as morefully described in the Schedule given hereunder and hereinafter called as the 'SCHEDULE "A" PROPERTY'.

WHEREAS the Land Owners have represented as under:-

- i) That they are the absolute Owners of the Schedule 'A' Property as mentioned herein earlier and the Owners assure that their title to the Schedule 'A' Property is good, marketable and subsisting and none else have right, title, interest or share therein;
- ii) That the Schedule 'A' Property is not subject to any encumbrances, attachments, Court or acquisition proceedings or charges or mortgages or lien of any kind;
- iii) That they have not entered into any agreement/s for sale/transfer/development of the Schedule 'A' Property with any one else;

BBPIL INFRASTRUCTURE (INDIA) PVT. LTD.,  
B. CHITTI BABU  
Ch. Chairman & Managing Director

BBPL INFRASTRUCTURE (INDIA) PVT. LTD

ಇದೇ ಪುಸ್ತಕದ 1716 ಬದಲಾವಣೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ

Print Date & Time : 17-09-2008 03:30:57 PM

ಕೆ.ಉ.ನೋ., ರಾಜಾಜಿವಗಢ



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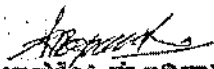
ಕ್ರಮ ಸಂಖ್ಯೆ 1716

ಈ ದಸ್ತಾವುಜೆ ರಾಜಾಜಿವಗಢ ರವರ ಒಪ್ಪಿಗೆಯಲ್ಲಿ ದಿನಾಂಕ 17-09-2008 ರಂದು 03:30:56 PM ಗಳಿಗೆ ಈ ವೆಚ್ಚ ವಿವರಿಸಿದ ಪುಸ್ತಕವು






ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ.
1	Registration Fee	300000.00
2	ಫೋಟೋ ಶುಲ್ಕ	450.00
3	Duplicate Fee	300.00
	ಒಟ್ಟು :	300750.00

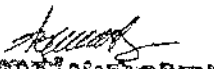
By M/s BBPL INFRASTRUCTURE (INDIA) PVT. LTD Formerly Known as M/s . BHEEMANENI BUILDERS (INDIA) PVT. LTD rep by its Chairman and Managing Director B. Chitt. Babu ಇವರಿಂದ ಹಾಜರಾದ ಮೊದಲನೆಯದೇ

ವಿವರ	ಫೋಟೋ	ಜಿಂಟಿಫಿಂಗ್ ಸೂಚಕ	ಹೆಸರು
M/s BBPL INFRASTRUCTURE (INDIA) PVT. LTD Formerly Known as M/s BHEEMANENI BUILDERS (INDIA) PVT. LTD rep by its Chairman and Managing Director B. Chitt. Babu			BBPL INFRASTRUCTURE (INDIA) PVT. LTD B. CHITTIBABU Chairman & Managing Director


  
 ಕೆ.ಉ.ನೋ.ಯಲ್ಲಿ  
 ರಾಜಾಜಿವಗಢ, ಜಿಂಟಿಫಿಂಗ್

ಅಧಿಕಾರಿಯಾಗಿ ಒಪ್ಪಿರುವವರು

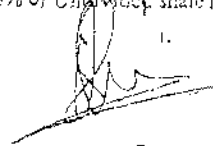

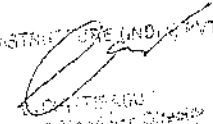
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಫೋಟೋ	ಜಿಂಟಿಫಿಂಗ್ ಸೂಚಕ	ಹೆಸರು
1	M/s BBPL INFRASTRUCTURE (INDIA) PVT. LTD Formerly Known as M/s . BHEEMANENI BUILDERS (INDIA) PVT. LTD rep by its Chairman and Managing Director B. Chitt. Babu (ಅಧಿಕಾರಿಯವರು)			BBPL INFRASTRUCTURE (INDIA) PVT. LTD B. CHITTIBABU Chairman & Managing Director
2	V. Shivarani (ಅಧಿಕಾರಿಯವರು)			

  
 ಕೆ.ಉ.ನೋ.ಯಲ್ಲಿ  
 ರಾಜಾಜಿವಗಢ, ಜಿಂಟಿಫಿಂಗ್

ಜೀ ಶ್ರುತಕದ 7/6... ದಾಖಲೆ ಸಂಖ್ಯೆ 5... ನೇ ಪುಟ 309  
 ಬೆಂಗಳೂರು, ರಾಜ್ಯಾಡಳಿತ







<p>ಈ ದಾಖಲೆಯು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ              ಕಡತ ಸಂಖ್ಯೆ 407 151 ಮುನ್ಸೂಚನೆ 2005              ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.</p>	<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ  <b>Government of Karnataka</b></p>	<p>ದಾಖಲೆಯ ಪುಟ              Document Sheet</p>
<p>ಕುಟುಂಬ</p>		<p>ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಶ ಇಲಾಖೆ  <b>Registration and Stamps Department</b></p>
<p>ಈ ಪುಟವನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದಾಗಿದೆ              This sheet can be used for any document</p>		
<p>ದಾಖಲೆಯನ್ನು ಪರಿಷ್ಕರಿಸಿದ ದಿನಾಂಕ              Date of execution</p>	<p>ಒಟ್ಟು ಮುದ್ರಾಂಶ ಶುಲ್ಕ ರೂ.              Total stamp duty paid Rs.</p>	<p>ಪುಟ : ರೂ. 2/-</p>

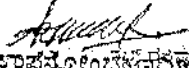
- II. WHEREAS the Purchaser/Developer, has approached the Land Owners and offered to develop the Schedule 'A' Property by constructing Multi-Storied Commercial Apartment Complex and in turn the Land Owners have accepted the offer made by the Purchaser/Developer and entered into a Joint Development Agreement with the Purchaser/Developer, under document Registered as No.4794/05-06 of Book I dated: 18-11-2005 in the Office of the Sub-Registrar, Rajajinagar, Bangalore.
- III. WHEREAS, the said M/s. Bheemaneni Builders (India) Pvt., Ltd., has changed its name to M/s. BBPIL INFRASTRUCTURE (INDIA) PVT., LTD., and is thus entitled to the benefits under the development agreement dated 18.11.2005 executed between the Owners and M/s. Bheemaneni Builders (India) Pvt., Ltd., and
- IV. WHEREAS acting on the said representations, and in terms of aforesaid Joint Development Agreement, the Purchaser/Developer, have agreed to develop the Schedule 'A' Property.
- V. WHEREAS the Purchaser/Developer, in terms of Joint Development Agreement, has constructed Multi-storied Commercial Apartment Complex, over SCHEDULE 'A' PROPERTY, as per Sanctioned Plan and License obtained from the Bangalore Mahanagara Palike, Bangalore.
- VI. WHEREAS the Purchaser/Developer, as per the terms and conditions of Joint Development Agreement, has constructed the Multi-Storied Commercial Apartment Complex over Schedule 'A' Property, morefully described in A-Schedule below, at their own cost
- VII. WHEREAS, as per Joint Development Agreement and in consideration, the Land Owners shall transfer 50% of undivided share in Schedule 'A' site to the Purchaser/Developer, proportionate to the Super Built Up Area constructed by the Purchaser/Developer.
- VIII. WHEREAS the Land Owners shall get 50% of total Super Built up area along with undivided 50% share in the Schedule 'A' site and like wise the Purchaser/Developer, shall get remaining 50% of total Super Built up area along with undivided 50% share in Schedule 'A' site,
- IX. WHEREAS, in lieu of the Purchaser/Developer, delivering 50% of Super Built Up Area, to the Land Owners, the Land Owners agree to transfer/convey the Purchaser/Developer, 50% of Undivided share in Schedule 'A' Site.

BBPIL INFRASTRUCTURE (INDIA) PVT. LTD.  
 CHIEF EXECUTIVE OFFICER  
 CHIEF EXECUTIVE OFFICER

ಬಾಣಾಜಿವಗಡ

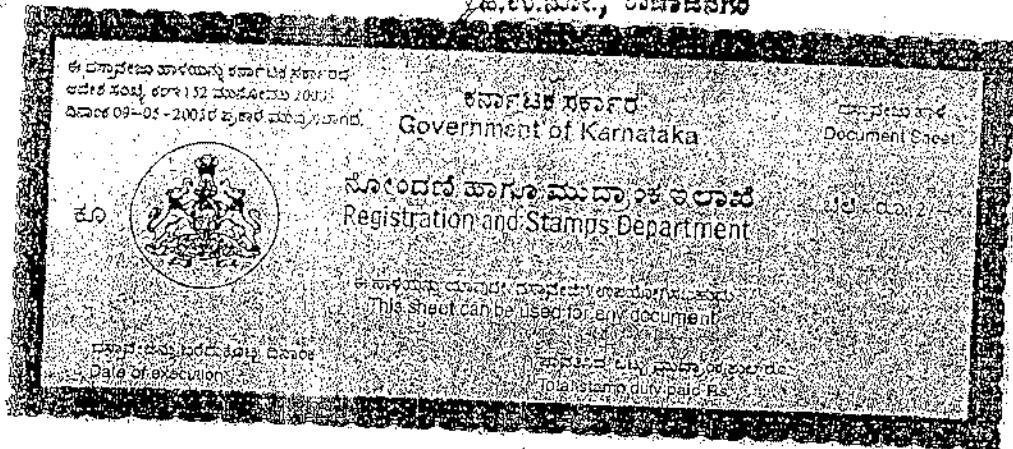
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಚಿತ್ರ	ಮುದ್ರಿತ ನೆಲೆ	ಹೆ
3	V. Sontash (ಅಧಿಕಾರಿ)			
4	Geelna Sugumachen tea by her GPA holder V. Shivaram (ಅಧಿಕಾರಿ)			

  
 ಅಧಿಕಾರಿಗಳಿಗೆ  
 ಬಾಣಾಜಿವಗಡ, ಬೆಂಗಳೂರು

18/11/2005 ದಿನಾಂಕದ 152 ಮೂಲಸಂಖ್ಯೆ 2005 ನೇ ಪುಟ

311

ಬಿ.ಬಿ.ಎಂ., ಲಾಂಚಿಂಗ್



X. WHEREAS the entire Schedule 'A' Site is belongs to the Land Owners and in lieu of the Purchaser/Developer, getting 50% of Super Built Up Area and 50% of Undivided share in Schedule 'A' Site, the Purchaser/Developer, has constructed the Multi-Storied Commercial Apartment Complex over aforesaid Schedule 'A' Site.

XI. NOW THIS DEED OF TRANSFER WITNESSETH AS FOLLOWS:-

1. That in pursuance of the foregoing and in consideration of 50% of Super Built Up Area as Owners Constructed Area, allotted to the Land Owners, in terms of Joint Development Agreement dated 18/11/2005, the Land Owners hereby alienate, convey and transfers by way of sale the 50% of undivided share, right, title, interest and ownership in Schedule 'A' Site, and 50% of Super Built Up Area, constructed over Schedule 'A' Property, morefully described in SCHEDULE 'B' hereunder and hereafter referred to as the SCHEDULE 'B' PROPERTY to the Purchaser/Developer, and discharges the Purchaser/Developer, of any further liability towards the consideration of this SALE and also in consideration of the covenants contained herein, the LAND OWNERS as Absolute Owners of the SCHEDULE 'B' PROPERTY, does hereby SELL, CONVEY, TRANSFER AND ASSIGN ABSOLUTE and FOR EVER UNTO and to the BONAFIDE USE OF THE Purchaser/Developer, THE SCHEDULE-B PROPERTY together with all the rights, liberties, privileges, benefits belonging to or usually held or attached to the SCHEDULE-B PROPERTY, TO HAVE, TO HOLD AND TO ENJOY THE SCHEDULE-B PROPERTY by the Purchaser/Developer, as the ABSOLUTE OWNER thereof from this day onwards, free from all encumbrances with no let or hindrance from the LAND OWNERS or their predecessors-in-title, immediate or remote or from any person's claiming through or under them or in trust for them or claiming any legal title thereto.
2. The Purchaser/Developer herein, confirms the 50% of Super Built Up area retained by the Land Owners as Owners Constructed Area, together with undivided 50% share in Schedule 'A' Site with proportionate rights over car parking space, as per Joint Development Agreement dated 18/11/2005, which is morefully described in SCHEDULE 'C' hereunder and hereafter referred to as the SCHEDULE 'C' PROPERTY.
3. And it is expressly understood between the Purchaser/Developer and the Land Owners that the consideration for the transfer of the SCHEDULE 'B' PROPERTY in favour of the Purchaser/Developer is only the proportionate 50% built up area in the building developed on the SCHEDULE 'A' PROPERTY attributable to the Land Owners which has been developed by the Purchaser/Developer at its cost.

*[Signatures]*  
B. BHATTIBASU  
Chairman & Managing Director  
BBMPL INFRASTRUCTURE (INDIA) PVT. LTD.

1ನೇ ಪುಸ್ತಕ 1916 ಪ್ರತಿ ಪ್ರತಿ 8 ನೇ ಪುಟ  
ಹಿ.ಉ.ನೋ., ರಾಜಾಜಿವಗರ

ನುಮಾನಪತ್ರ

ಕ್ರ. ಸಂಖ್ಯೆ	ಪಾಠ ಮತ್ತು ವಿವರ	ಹಿ
1	R Ravindra No 35/3, 6th Main, 13th Cross, Malleshwaram, Bangalore	
2	K. P. Kizhargara Satty No 9/5, 3rd Main, Attiguppe, Vijayanagar, Bangalore-40	

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ಉಪನಿರ್ದೇಶಕರು

ಉಪನಿರ್ದೇಶಕರು  
ರಾಜಾಜಿವಗರ, ಬೆಂಗಳೂರು


ರಾಜಾಜಿವಗರ, ಬೆಂಗಳೂರು

There is no difference between Original, Duplicate, Triplicate and Quadruplicate.

ಉಪನಿರ್ದೇಶಕರು  
ರಾಜಾಜಿವಗರ, ಬೆಂಗಳೂರು



1 ನೇ ಪುಸ್ತಕದ ಪ್ರತಿಗಳು  
ಸಂಖ್ಯೆ RIN-1-0710-2008-09 ಅಗ  
ಕ. ಪಿ. ಸಂಖ್ಯೆ RIN/D126 ನೇ ಪ್ರತಿಗಳು  
ದಿನಾಂಕ 17-09-2008 ರಂದು ಮೂಲಾಧಾರವಾಗಿದೆ



ಎ. ಜಿ. ಜೀವಸ್  
ಉಪನಿರ್ದೇಶಕರು

ರಾಜಾಜಿವಗರ, ಬೆಂಗಳೂರು

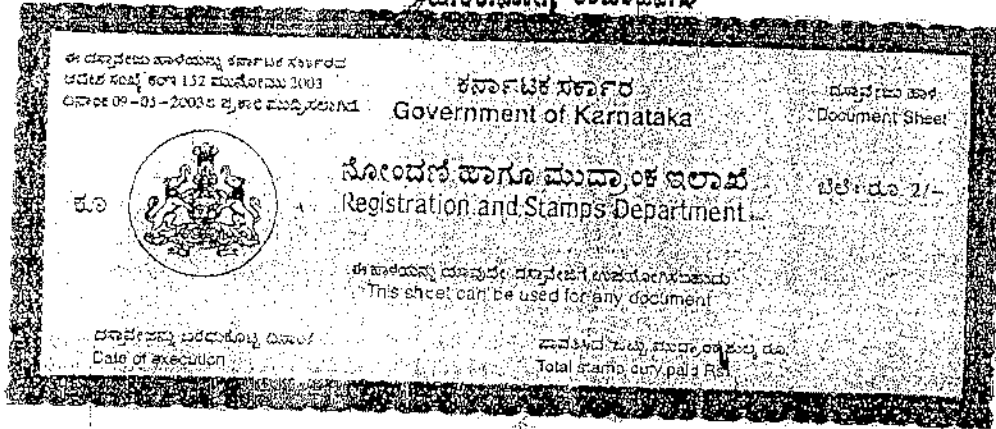




ಇದೇ ಪುಸ್ತಕದ ಪುಟ 10 ನೇ ಪುಟ

314

ಶಿ.ಉ.ನೋ. ಉಪಾಚಾರ



9. The Purchaser/Developer, shall be at liberty to pay the future tax, rate and duty in respect of the SCHEDULE-A PROPERTY in its name and enjoy the SCHEDULE-B PROPERTY and all the easements attached thereto and amenities provided there for as sole and absolute owner.
10. The LAND-OWNERS herein, have already put the Purchaser/Developer, in vacant and actual physical possession of SCHEDULE-B PROPERTY and the Purchaser/Developer, herein confirms having taken the vacant physical possession of the SCHEDULE -B PROPERTY from the LAND OWNERS.
11. The Purchaser/Developer, is fully entitled to alienate, transfer the SCHEDULE-B PROPERTY by way of sale, mortgage, lease, release, gift etc., to any person as its own and absolute Property. Likewise the Land Owners are at liberty to alienate, transfer the SCHEDULE-C PROPERTY by way of sale, mortgage, lease, release, gift etc., to any person as their own and absolute Property.
12. All common maintenance expenses like power, water, sump, over head tank, water pump and motor, staircase, general security, passenger lift, fire protection, common lavatories, other common facilities, etc., shall be shared between the Land Owners and Developer in the ratio of 50% : 50%.
13. The Property Tax, Corporation Municipal Taxes, Insurance of the building, Deposits to BESCOM and BWSSB and any other statutory levies etc., will be borne by the Land Owners and the Developers in their respective ratio of 50% : 50% once occupation taken over.
14. The Market value of SCHEDULE 'B' PROPERTY works out to Rs.3,04,00,000/= (Rupees Three Crores and Four Lakhs only) and accordingly a sum of Rs.25,53,600/= (Rupees Twenty Five Lakhs Fifty Three Thousand and Six Hundred only) has been paid towards Stamp Duty on this Deed by the Purchaser/Developer.
15. The Land Owners and the Purchaser/Developer or their respective transferees shall also be entitled to all amenities and use of common areas, facilities and ingress and egress and right of way at all material times.


*[Signature]*

*[Signature]*

*[Signature]*

**CHITRABU**  
Chairman & Managing Director

1ನೇ ಪ್ರಕಟಣೆ 17/6 ರಾಜಕುಮಾರ್ ರೋಡ್ 11 ನೇ ಕ್ರಮ 315  
 ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ

ಈ ದಸ್ತಾವೇಜು ಪಾಲಿಯು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ 153 ಮತ್ತು ಸಂಖ್ಯೆ 2003 ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು ಪಾಪ Document Sheet
	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಬಲ ಸಂಖ್ಯೆ 2/-
ಈ ಪಾಪವನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಲು ಸಾಧ್ಯವಿದೆ. This sheet can be used for any document.		
ದಸ್ತಾವೇಜಿನ ಅನುಷ್ಠಾನದ ದಿನಾಂಕ Date of execution	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ Total stamp duty paid Rs	

**SCHEDULE -A PROPERTY**

(Description of Site on which entire Commercial Apartment Complex was constructed)

All the piece and parcel of the Property bearing Old Municipal No.2/1, 2/2 and 2/5, now bearing clubbed Corporation No.2/2, situated at 80' feet, Road, Dr.Rajkumar Road, Prakashnagar, Rajajinagar, Bangalore. together with all rights appurtenance whatsoever whether underneath or above the surface and bounded on:

- East by Prakashnagar Road,
- West by Dr.Rajkumar Road,
- North by Esanje Venkatesh Property,
- South by Rock Line Venkatesh Property,

Measurement:

- Item No.1.  
Measuring East to West 106'-0" feet, North to South on the East side 50'-0" feet, on the West side 62'-0" feet,
- Item No.2.  
Measuring East to West 41'-0" feet, North to South on the East side 21'-0" feet, on the West side 30'-0" feet.


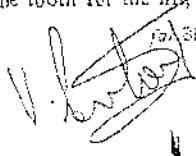
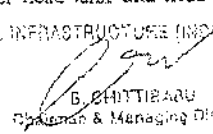
The whole Schedule "A" Property has been divided into two separate Blocks:

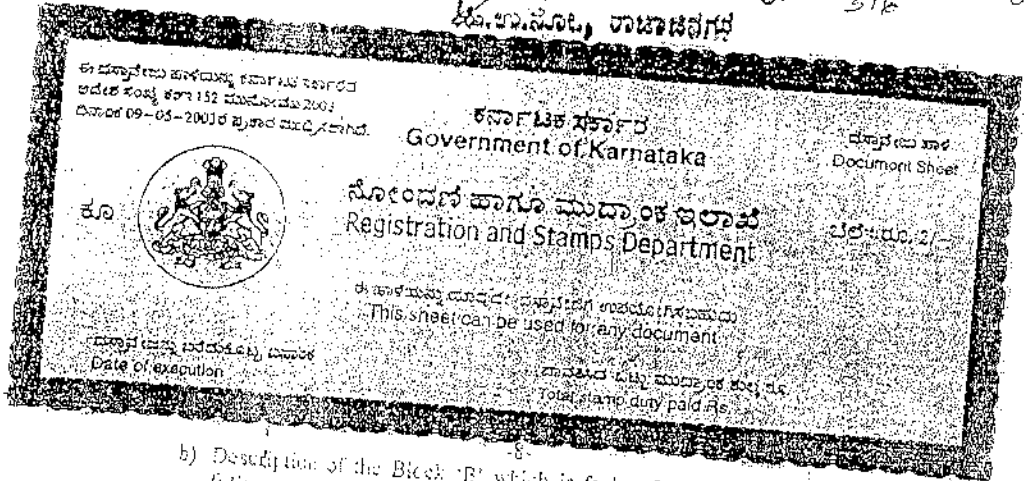
1. Facing Dr. Rajkumar Road called Block 'A'.
2. Facing Prakash Nagar Road called Block 'B'.

However the entire road exits for the vehicles, pedestrians are given from both sides of the Roads.

a) Description of the Block 'A' which is facing West i.e., Dr.Rajkumar Road as follows:-

- a. Basement 1 - for Car Parking.
- b. Basement 2
- c. Basement 3
- d. Ground Floor
- e. First Floor
- f. Second Floor
- g. Terrace- including machine room for the lift, over head tank and head room for the stair case.



  
 B. SHETTY  
 Chairman & Managing Director



- b) Description of the Block 'B' which is facing East i.e., Prakash Nagar Road as follows:
- a. Ground Floor for Parking
  - b. First Floor
  - c. Second Floor
  - d. Third Floor
  - e. Fourth Floor
  - f. Fifth Floor
  - g. Terrace - stair case, head room.

The Owners and the Developer have already mutually agreed that Schedule 'B' Property for the Developer and Schedule 'C' Property for the Land Owners.

**SCHEDULE 'B' PROPERTY**  
(Description of Property hereby conveyed to the Purchaser/Developer)

1. Conveyed to the Developer in Block 'A' constructed on Schedule 'A' Property, bearing Corporation No.2/2, situated at 80' feet Road, Dr. Raj Kumar Road, Rajajinagar, Prakashnagar, Bangalore. (facing Dr. Raikumar Road):

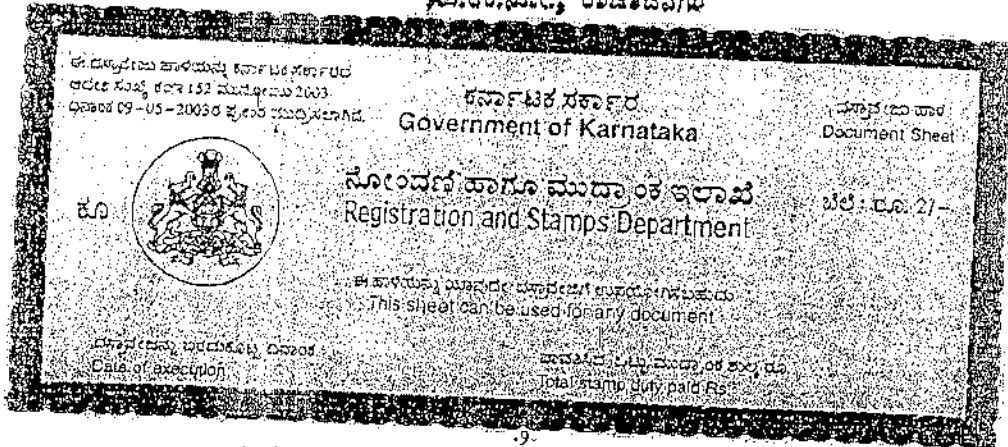
- 1. Entire Basement Floor- 1 having Built Up area of 2391.02 Sq. feet.
- 2. Entire Second Floor having Built Up area of 3200.07 Sq. feet.
- 3. A portion of area in Basement Floor- 2 which is on Eastern side of the Block 'A' having Built Up Area of:
 

East to West on North side	::	37'-08" feet,
East to West on South side	::	37'-08" feet.
North to South on East side	::	33'-03" feet,
North to South on West side	::	33'-03" feet.
In all measuring		1252.19 Sq.ft.

*(Signatures)*

S. CHITTBABU  
 Chairman & Managing Director  
 RAJAPL INFRASTRUCTURE (INDIA) PVT. LTD.

317  
K. S. Srinivas Sastry, Bangalore



4. Terrace rights of Block 'A' (rights over 50% of entire Terrace)

Terrace rights which is on Western side of Block 'A' measuring;

East to West side	::	36'-01" feet,
North to South side	::	43'-05" feet.

5. Rights to park 5 Cars in Basement 1.

11. Further Conveyed to the Developer in Block 'B' constructed on Schedule 'A' Property, bearing Corporation No.2/2, situated at 80' feet Road, Dr. Raj Kumar Road, Rajajinagar, Prakashnagar, Bangalore. (facing Prakash Nagar Road on East side);

1. 10 Rooms which was constructed in Block 'B' on Western side of the building Block 'B' measuring each floor (for five floors);

North to South	::	17'-06" feet,
East to West	::	15'-11" feet.

(in each floor of the total five floors)

2. Terrace rights in Block 'B' shall be 50% each, and share will be taken as Western side of Block 'B' measuring;

North to South	::	17'-06" feet,
East to West	::	15'-11" feet.

3. Parking area for Two Wheelers and Driveway for Four Wheelers to Basement 1 in Block 'A'.

4. Together with 50% of Undivided share, right, title, interest and ownership in Land comprised in Schedule-'A' Property.

General: All common areas like passages, corridors, staircase, lift, lobbies, ramps, shall be kept free and shared for the movement for both the parties.

ASPL INFRASTRUCTURE (INDIA) PVT. LTD  
D. CHITTIBABU  
Chairman & Managing Director

1ನೇ ಶುಲ್ಕ ಪಟ್ಟಿ 1/1 ನೇ ಶುಲ್ಕ 318  
 ಬಿ.ಉ.ನೋ.ಕೆ. ಉಚಿತವಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
 Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
 Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು  
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ  
 Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ  
 Total stamp duty paid Rs.

**SCHEDULE 'C' PROPERTY**

(Description of Property hereby retained by the Land Owners)

1. Retained by the Land Owner in Block 'A' Constructed on Schedule 'A' Property bearing Corporation No.2/2, situated at 80' feet Road, Dr. Raj Kumar Road, Rajalinganagar, Prakashnagar, Bangalore. (facing Dr. Raikumar Road).

1. Entire Floor of Ground Floor having Built Up area of 2632.12 Sq.feet,
2. Entire Floor of First Floor having Built Up Area of 3200.07
3. A Portion of area in Basement 2 which is on Western side of the Block 'A' having Built Up Area of:
 

North to South on East side	::	38'-05" feet.
North to South on West side	::	38'-05" feet.
East to West on North side	::	29'-09" feet.
East to West on South side	::	29'-09" feet.
in all measuring	::	1142.70 Sq.ft.,
4. Terrace rights of Block 'A' (rights over 50% of entire Terrace)  
 Terrace rights which is on Eastern side of Block A, measuring:
 

North to South side	::	44'-01" feet,
East to West side	::	37'-09" feet.
5. Rights to park 5 Cars in Basement 1.

ii. Further Retained by the Land Owner in Block 'B' Constructed on Schedule 'A' Property bearing Corporation No.2/2, 80 feet Road, Dr. Raj kumar Road, Rajalinganagar, Prakashnagar, Bangalore. (facing Prakash Nagar Road)

1. 10 Rooms which was constructed in Block 'B' on Eastern side of the building Block 'B' measuring each floor: (for five floors)
 

North to South	::	15'-02" feet
East to West	::	15'-11" feet.

for BEIPL INFRASTRUCTURE (INDIA) PVT. LTD.  
 B. CHITTEABU  
 Chief Officer & Managing Director

319  
ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
KARNATAKA GOVT

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Document Sheet

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಬೆಲೆ: ರೂ. 2/-

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಈ ಪತ್ರವನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು  
This sheet can be used for any document

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ  
Date of execution

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

-11-

2. Terrace rights in Block 'B' shall be 50% each, and share will be taken as Eastern side of Block 'B' measuring;

North to South	::	15'-02" feet
East to West	::	15'-11" feet.

- 3. Parking area for Two Wheelers and Driveway for Four Wheelers to Basement I in Block 'A'
- 4. Together with 50% of Undivided share, right, title, interest and ownership in Site Comprised in Schedule 'A' Property.

General: All common areas like passages, corridors, staircase, lift, lobbies, ramps, shall be kept free and shared for the movement for both the parties.

The Existence of Schedule 'B' Property (hereby conveyed in favour of the Purchaser/Developer) and Schedule 'C' Property (retained by the Land Owners) and common areas, in the Commercial Apartment Complex is clearly shown in the annexed Plan. The annexed Plan also part and parcel of this Deed.

*[Handwritten Signature]*

*[Handwritten Signature]*

*[Handwritten Signature]*

*[Handwritten Signature]*

for SRI LAKSHMI REALTY PRIVATE LIMITED  
SRI LAKSHMI REALTY  
Chairman & Managing Director

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ನಿಯಂತ್ರಣ ಮತ್ತು ಮುದ್ರಣ ಇಲಾಖೆ  
 under No. 157 of 1963  
 Government of Karnataka  
 ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಣ ಇಲಾಖೆ  
 Registration and Stamps Department  
 ದಸ್ತಾವೇಜು ಪಾತ್ರ  
 Document Sheet  
 ಪತ್ರ ಸಂ. 21/-  
 ಈ ದಸ್ತಾವೇಜು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾದುದು  
 This sheet can be used for any document  
 ದಸ್ತಾವೇಜು ಬರಹದ ದಿನಾಂಕ  
 Date of execution  
 ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಣ ಶುಲ್ಕ ರೂ.  
 Total stamp duty paid Rs.

In Witness whereof the Parties hereto have set their hands to this Deed of Conveyance on the day, the month and the year first above mentioned before the following witnesses;

WITNESSES:

*(Signature)*  
 K.P. ANANTANA SETTY  
 Attiguppe, Vijayanagara  
 Bangalore-560060

1. (V. SHIVARAM)
  2. (V. SANTHOSH)
  3. (GELTHA SUGUMARAN)  
 (represented by her duly appointed  
 Power of Attorney Holder: V. Shivram)
- LAND OWNERS

*(Signature)*  
 R. Ramesh  
 No. 35/16, 2nd floor,  
 C. N. S. Road, Malleshwara  
 Bangalore-560003

*(Signature)*  
 M/s. BHILL INFRASTRUCTURE  
 (INDIA) PVT LTD., REPRESENTED  
 BY ITS chairman & Managing  
 Director Sri. E. Chitti Babu.  
PURCHSER/DEVELOPER

This Deed is drafted by me:

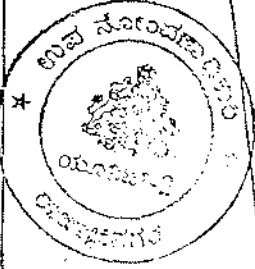
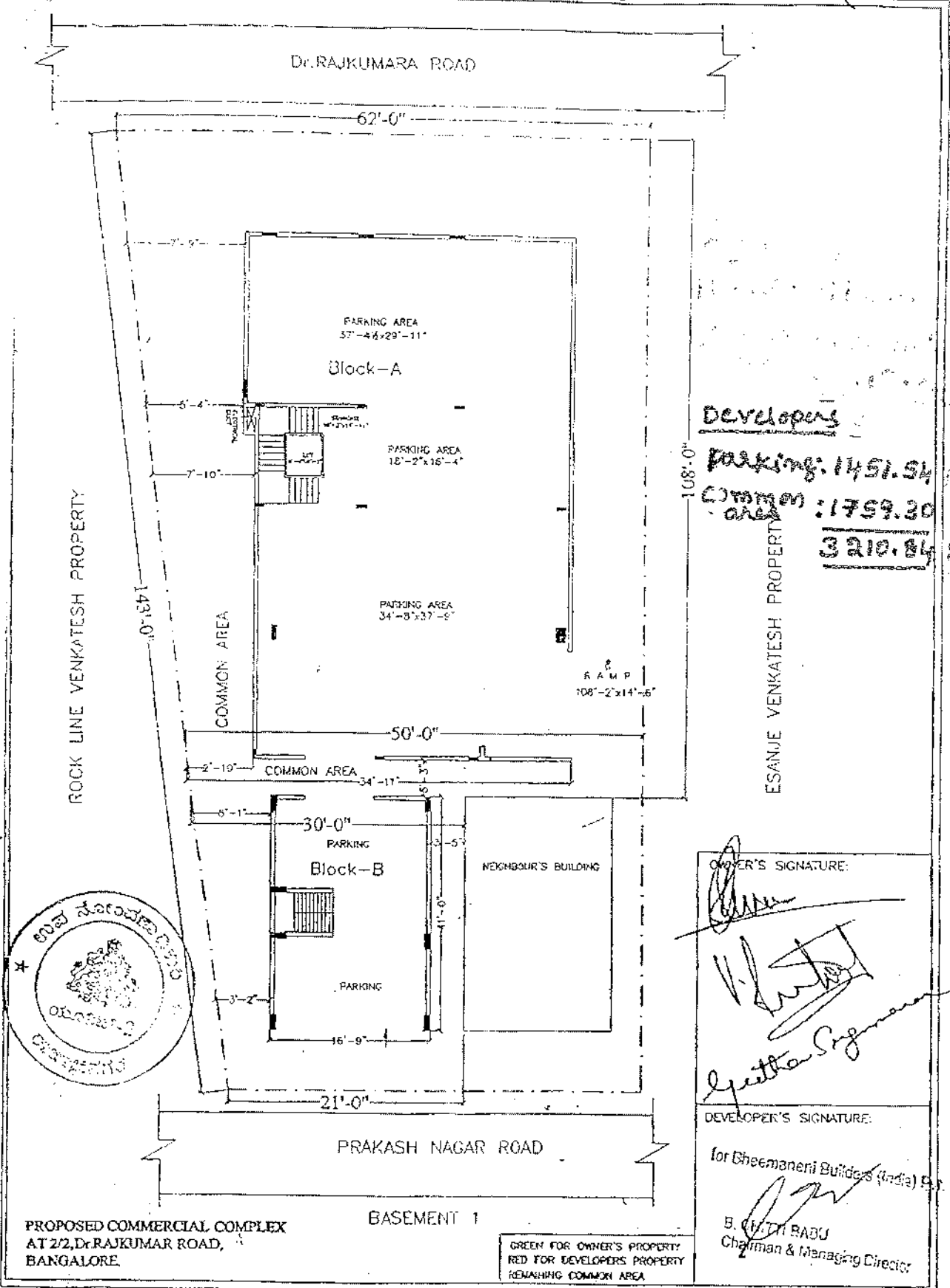
*(Signature)*

-(C. Srinivas)  
Advocate

8<sup>th</sup> Cross, Malleshwaram,  
Bangalore-560 003.



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 & ಉ.ನಂ. 022/2017



**Developers**  
 Parking: 1451.54  
 Common Area: 1759.30  
**3210.84** sq ft

OWNER'S SIGNATURE:  
*[Signature]*

*[Signature]*  
*[Signature]*

DEVELOPER'S SIGNATURE:  
 for Bheemaneni Builders (India) Pvt. Ltd.  
*[Signature]*  
 B. CHITRA RAJU  
 Chairman & Managing Director

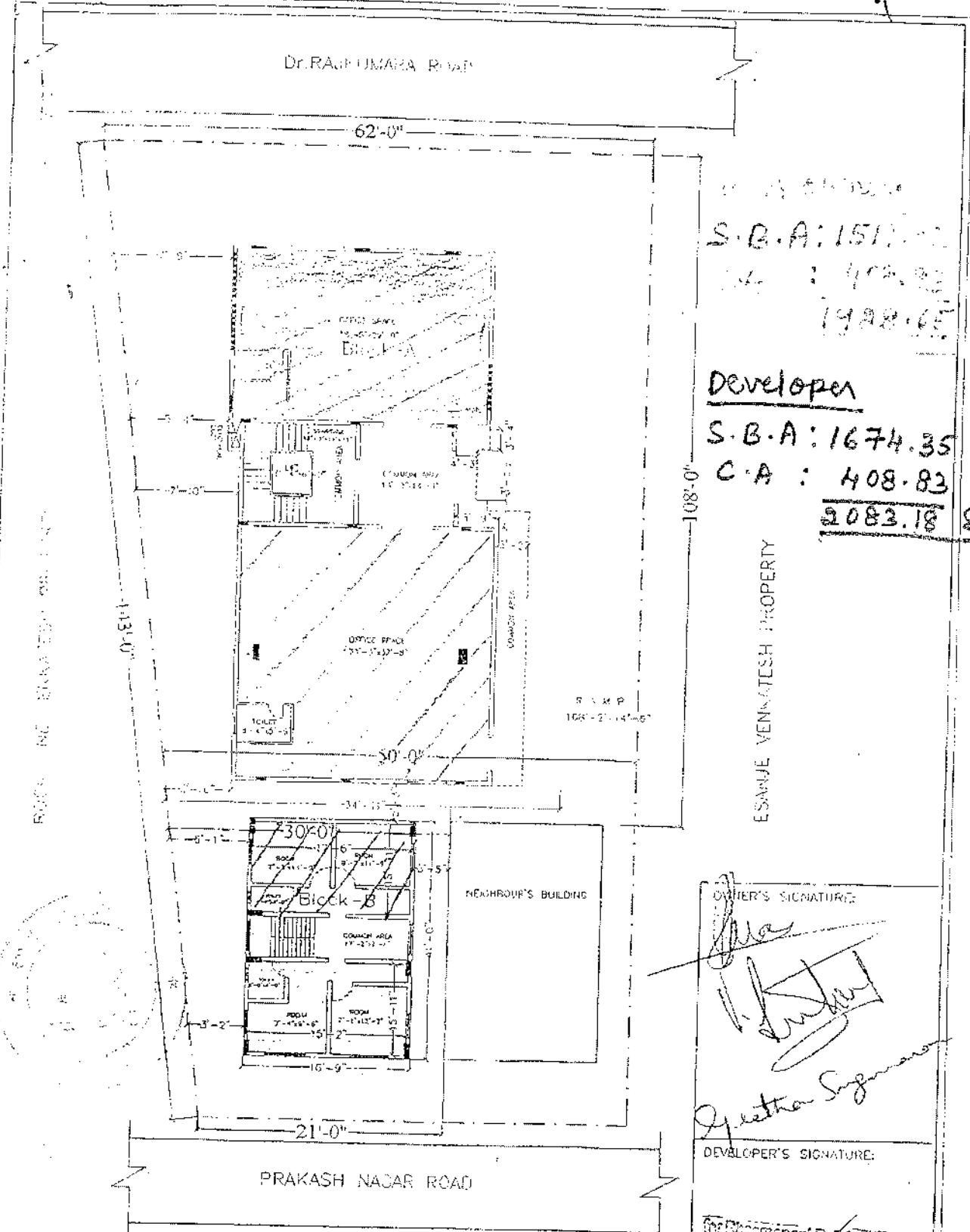
PROPOSED COMMERCIAL COMPLEX  
 AT 2/2, Dr. RAJKUMAR ROAD,  
 BANGALORE.

BASEMENT 1

GREEN FOR OWNER'S PROPERTY  
 RED FOR DEVELOPERS PROPERTY  
 REMAINING COMMON AREA

ನೋ. ಪ್ರಾ. ಕ್ರ. ಸಂ. 4794 ಸಂಖ್ಯೆ 17 ನಗರಪಾಲಿಕೆ  
 ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ

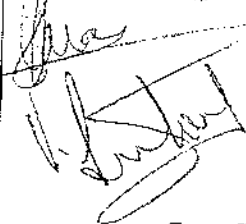
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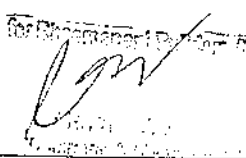


S.B.A: 1511.02  
 C.A: 408.83  
 1988.65 SH

Developer  
 S.B.A: 1674.35  
 C.A: 408.83  
2083.18 SH

ESANJJE VENKATESH PROPERTY

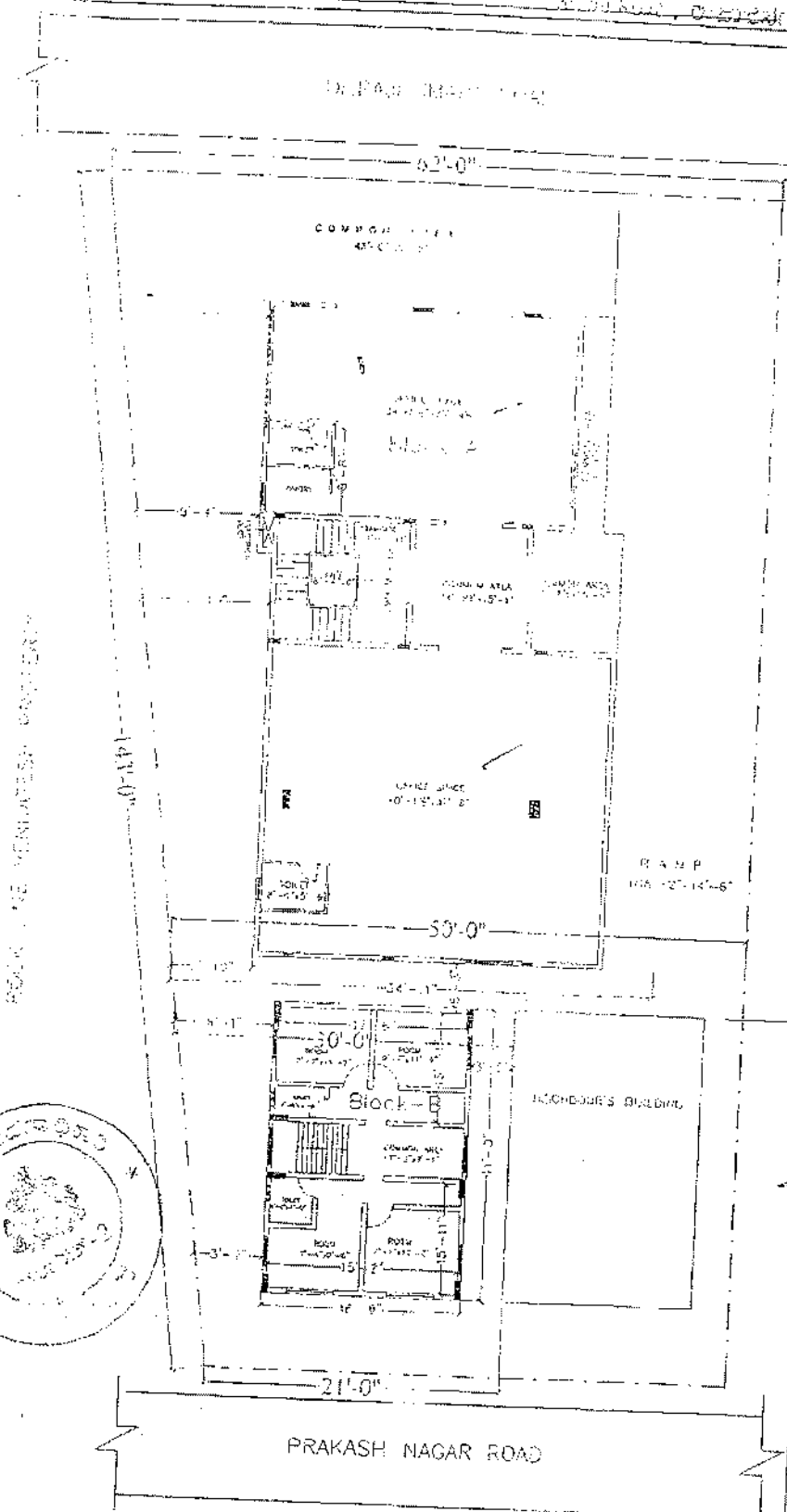
OWNER'S SIGNATURE:  


DEVELOPER'S SIGNATURE:  


PROPOSED COMMERCIAL COMPLEX  
 AT 2-2 D. RAJKUMAR ROAD,  
 BANGALORE

BASEMENT 2 Green: Owners Property  
 Red: Developer Property  
 Balance: Common area





897.90  
 15.10000  
 1.12.2018

Land

Developer

S.B.A: 2898.54  
 C.A: 987.27  
 3885.81 Sft

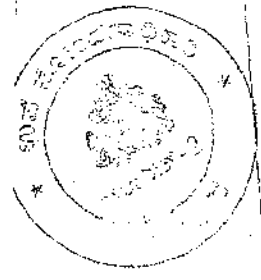
S:B:A  
 Super Builtup Area

C.A:  
 Common Area

OWNER'S SIGNATURE:

DEVELOPER'S SIGNATURE:

for Bheemaneni Builders (India) Pvt. Ltd.  
 B. CHITTHABU  
 Chairman & Managing Director



PROPOSED COMMERCIAL COMPLEX  
 AT 22, DE. RAJKUMAR ROAD,  
 BANGALORE.

EASEMENT

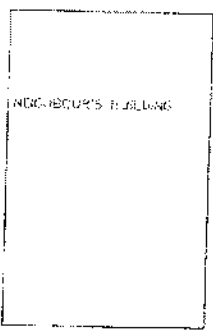
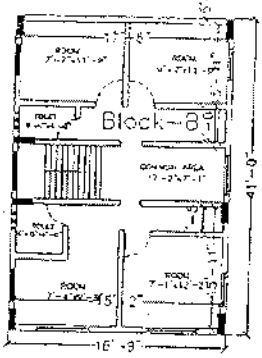
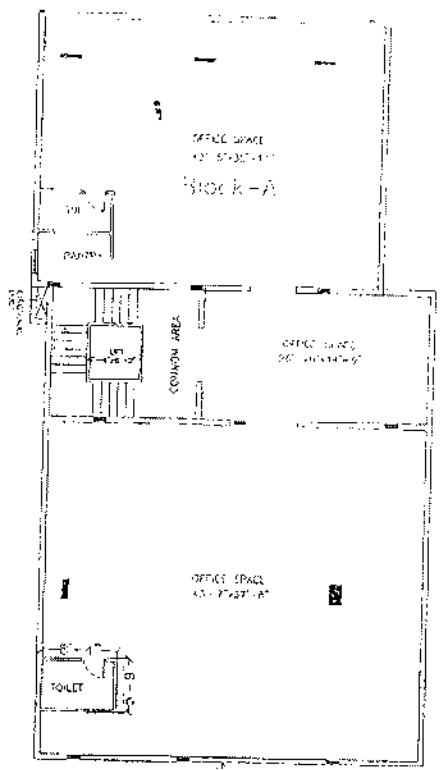
CREEN FOR OWNER'S PROPERTY  
 REQ FOR DEVELOPERS PROPERTY  
 REMAINING COMMON AREA



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 6. 01. 11. 2020

Dr RAJKUMARA ROAD

ROCK LINE VENKATESH PROPERTY



ROAD

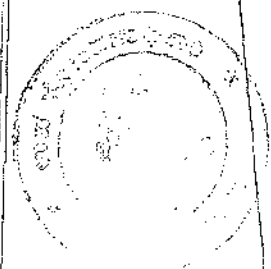
FIRST FLOOR

Land Area  
 S.B.A: 312.95  
 C.A: 190.37  
503.32

Developers

S.B.A: 312.95  
 C.A: 190.37  
503.32

ESANJE VENKATESH PROPERTY



OWNER'S SIGNATURE:

*[Handwritten Signature]*  
*[Handwritten Signature]*  
*[Handwritten Signature]*

DEVELOPER'S SIGNATURE:

for Bhoomanandi Office & (India)

*[Handwritten Signature]*  
 Chairman & Managing Director

PROPOSED COMMERCIAL COMPLEX  
 AT 2/2, Dr. RAJKUMAR ROAD,  
 BANGALORE.

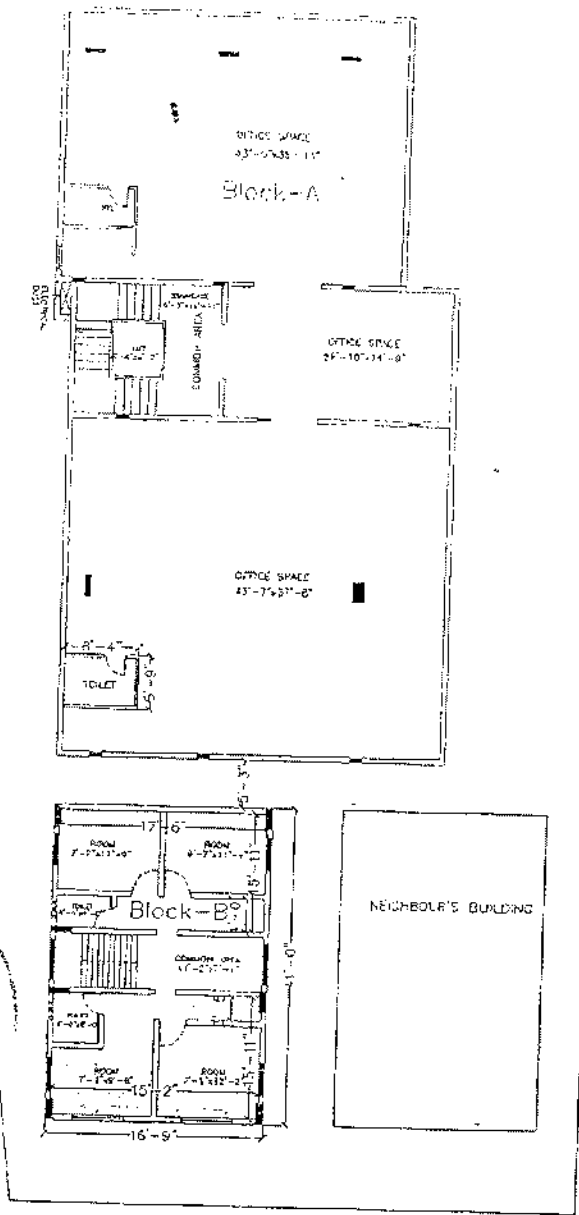
GREEN FOR OWNER'S PROPERTY  
 RED FOR DEVELOPERS PROPERTY  
 REMAINING COMMON AREA

1

ROCK LINE VENKATESH PROPERTY

ESANJE VENKATESH PROPERTY

Dr. RAJKUMARA ROAD



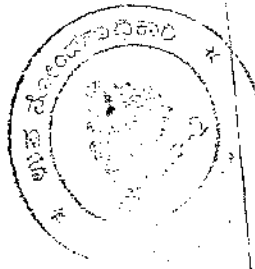
Handwritten notes in Kannada script, including the name 'S. B. A.' and other illegible text.

Developer

S. B. A. : 4146.59

C. A. : 190.37

4336.96 SH



OWNER'S SIGNATURE:  
 [Signature]

DEVELOPER'S SIGNATURE:  
 [Signature]  
 for Bheemaneni Builders And...  
 B. CHITTI BABU  
 Chairman & Managing Director

PROPOSED COMMERCIAL COMPLEX  
 AT 2/2, Dr. RAJKUMAR ROAD,  
 BANGALORE.

SECOND FLOOR

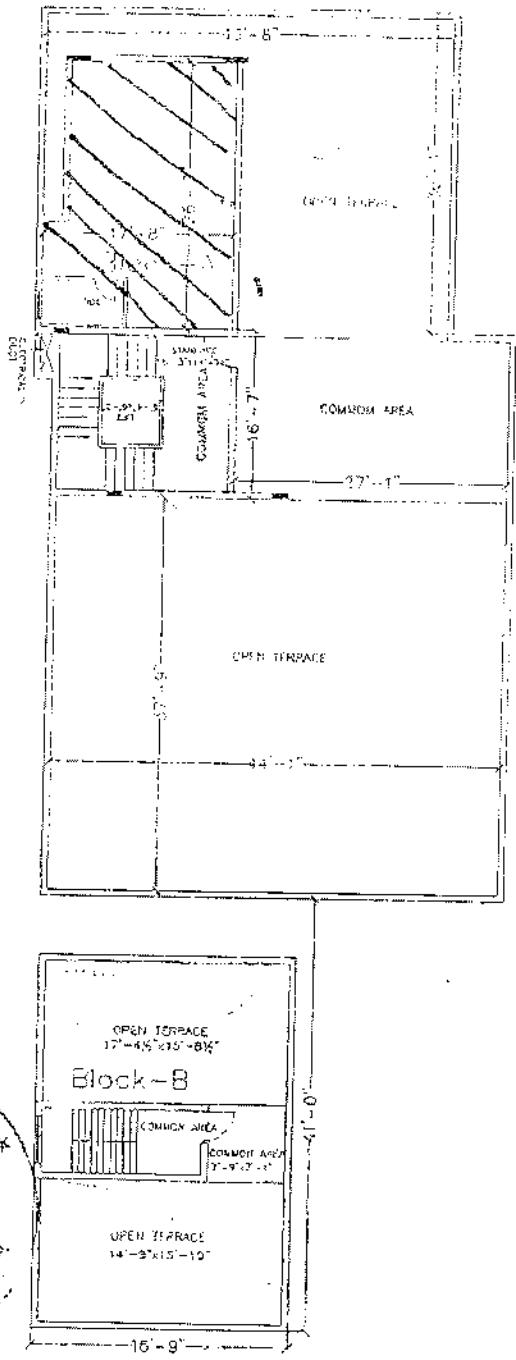
GREEN FOR OWNER'S PROPERTY  
 RED FOR DEVELOPER'S PROPERTY  
 REMAINING COMMON AREA

1

Dr. RAJKUMARA ROAD

ROCK LINE VENKATESH PROPERTY

ESANJE VENKATESH PROPERTY



Land Area

S. B. A : 352.94

Developers

S. B. A : 519.27

C. A : 258.74

778.0184

OWNER'S SIGNATURE:

*[Handwritten Signature]*  
*[Handwritten Signature]*  
*[Handwritten Signature]*

DEVELOPER'S SIGNATURE:

for Bheemaneni Builders (India) Pvt. Ltd.

*[Handwritten Signature]*  
 B. CHITTI BABU  
 Chairman & Managing Director

PROPOSED COMMERCIAL COMPLEX  
 AT 2/2, Dr. RAJKUMAR ROAD,  
 BANGALORE.

GREEN FOR OWNER'S PROPERTY  
 RED FOR DEVELOPERS PROPERTY  
 REMAINING COMMON AREA

TERRACE FLOOR