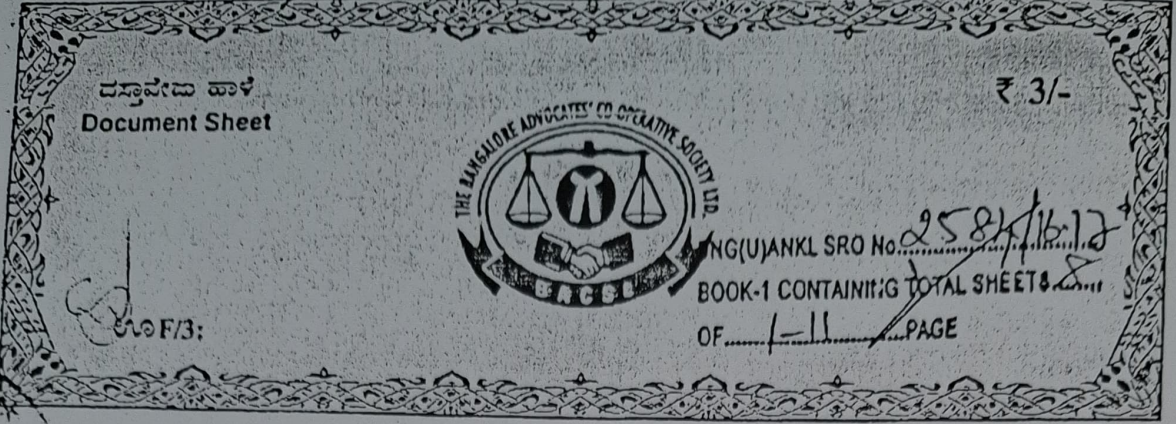


9 2584/16.17



SALE DEED

This Sale Deed is made and executed on this the Twenty Second day of July Two Thousand Sixteen (22.07.2016) by and between;

1. Sri. R.VENKATA REDDY @ VENKATA RAMA REDDY
 S/o Late Rama Reddy
 Aged about 70 years

2. SMT SHANTHA VENKATA REDDY
 W/o R.Venkata Reddy @ Venkatarama Reddy
 Aged about 60 years
 Both are residing at
 Presently residing at No.14034,
 Quarter, Horse Court, CT Cammel,
 IN 46032, USA.
 Permanently Residing at No.14,
 Kariyappa Road,
 Basavanagudi, Bangalore-560004.

3. Sri BHASKER REDDY
 S/o Sri R.Venkata Reddy @ Venkatarama Reddy
 Aged about 48 years
 Residing at 3605 Bellmore Dr.,
 Brownsburg, IN 46211
 USA

4. Smt SUMAN REDDY
 D/o Sri R.Venkata Reddy @ Venkatarama Reddy
 Aged 46 years
 Residing at 67 Kara Dr.
 North Andover, MA 01843
 USA

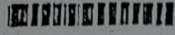
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Secretary

Swamy Vivekananda Social Education Society,
Chandapura Anand, 11, Banga prst 29

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BOOK-1 CONTAINING TOTAL SHEETS 8
OF 2/11 PAGE

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ಶ್ರೀ SWAMY VIVEKANANDA RURAL EDUCATIONAL SOCIETY (R) Rep by its Secretary N. Narayana Reddy S/o Late Nandi Reddy ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹರಿ ಮಾಹರಿ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ SWAMY VIVEKANANDA RURAL EDUCATIONAL SOCIETY (R) Rep by its Secretary N. Narayana Reddy S/o Late Nandi Reddy			

Swamy Vivekananda Rural Education Society
Chandapura, Anekal (T), Bangalore-59

H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

ಬರವಣಿಗೆಯಿಗಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	SWAMY VIVEKANANDA RURAL EDUCATIONAL SOCIETY (R) Rep by its Secretary N. Narayana Reddy S/o Late Nandi Reddy . (ಬರವಣಿಗೆಯಿಗಾಗಿ)			
2	R. Venkata Reddy & Venkatara Rama Reddy, Shantha Venkata Reddy, Bhisakar Reddy, Suman Reddy Rep by their GPA Holder N. Venkatesh Reddy S/o Late Nandi Reddy.			

Swamy Vivekananda Rural Education Society
Chandapura, Anekal (T), Bangalore-59

H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

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BOOK-1 CONTAINING TOTAL SHEETS. 8
OF 3-11 PAGE

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-2-

Represented by their GPA Holder

Sri N. Venkatesh Reddy

S/o Late Nagi Reddy

Aged about 56 years.

Residing at No. 1/108.

S. Muduganapalli Village & Post.

Hosur Taluk, Krishnagiri District.

Tamilnadu.

Pan No. AIVPV1967C

Hereinafter referred to as "VENDORS" (which term unless repugnant to the context, shall mean and include their legal representatives, successors, executors, administrators, nominees, agents, assigns) OF THE ONE PART, AND

SWAMY VIVEKANANDA RURAL
EDUCATIONAL SOCIETY®

Registered under Karnataka Societies Reg. Act

Having its registered office at

Chandapura, Attibele Hobli.

Anekal Taluk, Bangalore Urban District.

Represented by its Secretary

Sri N. Narayana Reddy

Aged about 69 years

S/o Late Nandi Reddy

Pan No. AAHTS4910J

Hereinafter referred to as "PURCHASER" (which term unless repugnant to the context, shall mean and include its legal representatives, successors, executors, administrators, nominees, agents, assigns) OF THE OTHER PART witness as follows.

N. Venkatesh Reddy

Secretary

Swamy Vivekananda Rural Educational Society
Chandapura, Attibele Hobli, Bangalore Urban District

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ENCLOSURE SHEET NO. 2584/16.17
BOOK-1 CONTAINS TOTAL SHEETS... 8
OF... 11... PAGE

ಕ್ರಮ ಪಟ್ಟಿ	ಹೆಸರು ಮತ್ತು ವಿವರ	ತಾ.
1	V. Srinivasa Reddy S/o Late Veera Reddy Lakshmisagara Village Attibale Hobli Anekal tq	V. Srinivasa Reddy
2	K.R. Nagaraja Reddy S/o N. Rama reddy Chandrapura Village Attibale Hobli Anekal tq	K.R.N. Reddy

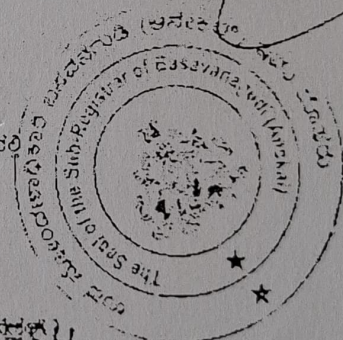
H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 20000/- has been paid thereon, Vide Book I, Agreement of Sale Deed No. ABL-1-00328-2016-17 dt 22/4/2016, Stored In CD No. ABLD268

H. M. VENKATESH
Senior Sub-Registrar


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ ANK-1-02584-2016-17 ಅಗ
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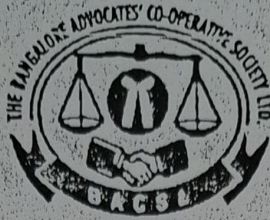
H. M. VENKATESH
Senior Sub-Registrar
ANEKAL



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BNG(U)ANKL SRD No. 2584/16/17
BOOK-1 CONTAINING TOTAL SHEETS... 2...
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WHEREAS the Vendors are the absolute owners of the agricultural property bearing Survey No. 31/1 measuring 1(One) Acre 26(Twenty Six) Guntas and the kharab land attached to the schedule property situated at Nemlur, Attibele Hobli, Anekal Taluk, Bangalore Urban District. The said property is more fully mentioned and described in the Schedule hereunder and hereinafter referred to as the 'SCHEDULE PROPERTY'.

WHEREAS the schedule property earlier belongs to Chowda Reddy S/o Kamanna Reddy. He and his wife Smt. Channamma died long back leaving behind Rama Reddy and Nanjunda Reddy as their legal heirs. They succeeded to the estate of Chowda Reddy S/o Kamanna Reddy. After the death of Chowda Reddy all the revenue documents of the Schedule Property were entered to the name of Rama Reddy who is the elder son of Chowda Reddy. The said Rama Reddy and his brother Nanjunda Reddy partitioned their ancestral properties including the schedule Property orally in the year of 1962. In the said partition the schedule property was fallen to the share of Rama Reddy, who is the father of first and grandfather of Second and Third vendors. Thereafter the first vendor acquired the schedule property through a family partition deed dated 28.07.1997 and as per the said family partition deed the khata of the schedule property transferred in the name of first vendor Sri R.Venkata Reddy under IHC No.2/1998-99 and MR 67/2014-15. Thus the vendors are in peaceful position and enjoyment of the schedule property. The vendors have got conversion of the schedule property from agriculture to non agriculture educational purpose from the office of The Deputy Commissioner, Bangalore District, Bangalore -560407 on 04-07-2016 in bearing No.ALN(A) (A)SR11/2016-17 and the purchaser paid the conversion charges of Rs.2,87,496/- (Two Lakhs Eighty Seven Thousand Four hundred and Ninety Six only) and pody charges of Rs.55/- on 30-06-2016 through Challan No.171 in SBM branch of Anekal.

WHEREAS the purchaser is running an educational institution in Chandapura. To expand the educational institution the purchaser was looking for a suitable property. The purchaser's Management committee members identified the schedule property to purchase which is suitable for their expansion. Accordingly the Management Committee of the purchaser was held on 18/04/2015 (Eighteenth April Two thousand fifteen) and passed a resolution and authorized its Secretary to purchase the schedule property from the owners.

[Handwritten signature]

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Shri R. Venkata Reddy, Secretary,
Chandapura, Bangalore - 560033

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THE BANGALORE ASSOCIATES' CO-OPERATIVE SOCIETY LTD
BNG(U)ANKL SRO No. 2584/K.17
BOOK-1 CONTAINING TOTAL SHEETS... 6...
OF 7... 11... PAGE

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WHEREAS the Vendors are paying the taxes in respect of the Schedule Property to the revenue Authorities. And the Vendors are in peaceful possession of the Schedule property. And whereas the Vendors to meet their family and legal necessities and to develop other properties offered to sell Schedule Property and the Purchaser has accepted, the offer of the Vendors, and has agreed to purchase the Schedule Property on certain terms and conditions mutually agreed upon.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. The sale price of the Schedule Property shall be Rs.2,00,00,000/- (Two Crores only) and the entire sale price of Rs.2,00,00,000/- (Two Crores only) by deducting the TDS of 1% that is Rs.2,00,000 (Two Lakhs only) has been paid in the following manner as per the directions of the vendors.
 1. By way of Cheque dated 08-02-2016 bearing No.701531 drawn on Canara Bank, Chandapura Branch, for a sum of Rs.10,000/- (Ten Thousand only) in the name of the vendors GPA Holder Sri N.Venkatesh Reddy and
 2. By way of Cheque dated 22-04-2016 bearing No.462307 drawn on Canara Bank, Chandapura Branch, for a sum of Rs.50,00,000/- (Fifty Lakhs only) in the name of the first vendor R.Venkata Reddy @ Venkatamma Reddy and
 3. By way of cheque dated 22-04-2016 bearing Cheque No.462308 drawn on Canara Bank Chandapura Branch for a sum of Rs.50,00,000/- (Fifty Lakhs Only) in favour of Smt. Shanta Venkata Reddy @ Shanta V.Reddy.
4. The purchaser has paid the Sale Price of Rs.60,00,000/- (Sixty Lakhs Only) to the first vendor on this day by way of Cheque dated 22-07-2016 bearing No.462315 drawn on Canara Bank, Chandapura, Ankal Taluk, in presence of the undersigned witness of and the vendors hereby duly accepted and acknowledge the receipt of the same.
5. The purchaser paid the balance Sale Price of Rs.37,90,000/- (Thirty Seven Lakhs Ninety Thousand Only) to the GPA Holder of the vendors by way of Cheque dated 22-07-2016 bearing No.462316 drawn on Canara Bank, Chandapura, Ankal Taluk, in presence the undersigned witness.

N. Venkatesh Reddy

N. Venkatesh Reddy

Secretary
Swamy S. Hanumanth Education Society
Chandapura, Ankal Taluk, Bangalore-96

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Thus the purchaser has paid the entire sale price of Rs.2,00,00,000 (Two Crores only) to the vendors and the vendors hereby duly accepts and acknowledges the same in presence of the undersigned witnesses for the receipt of the entire sale price of Rs.2,00,00,000/- (Rupees Two Crores only) from the purchaser in the aforesaid manner.

2. That having received the entire sale consideration amount by the Vendors, the Vendors hereby releases, grants, transfers and conveys into the purchaser by way of sale. The schedule property is free from all encumbrances, court attachments, litigations, maintenance charges, claims and demands whatsoever, together with all the rights of way, easements of necessity, water and water courses, privileges, appurtenances, advantages whatsoever pertaining to/belonging to the schedule property, who shall hold, possess use and enjoy all the right, title and interest, claims, belonged thereto TO HAVE AND TO HOLD the schedule property and every part thereof TO AND UNTO the Purchaser absolutely and forever.
3. The Vendors hereby covenants with the Purchaser that notwithstanding any act, deed or thing, hereto before done, excluded or knowingly suffered, he has full power and absolute authority and inalienable title to sell the schedule property and the schedule property are free from all encumbrances and obligations whatsoever and the Purchaser shall hereafter peacefully and actually, HOLD, POSSESS AND ENJOY, the schedule property without any claim or demand, disturbance or interruption whatsoever from the Vendors.
4. The Vendors has delivered all the original documents, which were in his custody, relating to the schedule property to the Purchaser and the Purchaser hereby duly acknowledges for having received the same.
5. The Vendors further covenants that he shall at the cost of the Purchaser do or execute or cause to be done or executed all such lawful and useful acts, deeds and things and

N. Venkatesh

N. Venkatesh
Secretary

Society Inhabitant's Purification Society
Channarayana, Anand Nagar, Bangalore-99

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BOOK-1 CONTAINING TOTAL SHEETS. 8
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execute deeds of further assurances, confirmation deeds, rectification deeds and other things whatsoever for further and more perfectly and more-fully conveying and assuring ownership and possession of the Schedule property and every part thereof in the manner aforesaid according to the true intent and meaning of this DEED OF SALE.

6. The Vendors further covenants with the Purchaser that in case the Purchaser is deprived of the whole or any part of the Schedule property hereby sold by reason of any defect found in the title of the Vendors or any encumbrances or any charge on the same, of which this sale is subject to the Vendors shall pay to the Purchaser the whole of the Sale Price or such part of it and shall bear the same proportion of the whole or such a part of the Schedule property as the case may be.
7. The Vendors covenants with the purchaser that the Vendors is the absolute owner of the Schedule property and the Vendors is fully seized and possessed of the right to sell the same in favour of the purchaser and further there are no acquisition or legal or departmental proceedings against the Schedule property, and she has not entered into any Agreement to sell the Schedule property or portion thereof with any person other than the Purchaser. The Vendors assures that apart from him, there are no other person interested in the Schedule property or portion thereof and the Vendors shall indemnify and keep indemnified the Purchaser may suffer consequent to the breach of the terms of this Sale.
8. The Vendors hereby assures and covenants with the Purchaser that there are no encumbrances, or any settlement, will, charge, lien, mortgages, attachments, maintenance charges, either by agreement, order or decree, pending or threatened legal proceedings or land acquisition proceedings or notifications of any kind or any other security or claims on the Schedule Property that may in any manner derogate from the full and absolute ownership of the Schedule Property.
9. The Vendors has this day signed and delivered to the Purchaser the requisite forms letters for transfer of the Katha of the Schedule property in favour of the purchaser and confirms that she has no objection for transfer of Katha of the Schedule property to the name of the purchaser.

(Signature)

(Signature)
Secretary

Swamy Vivekananda Rural Education Society
Chandapura, Anubol (T), Bangalore-99

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BOOK-1 CONTAINING TOTAL SHEETS.....
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10. The Vendors has paid the land tax and property taxes and other taxes and charges in respect of the Schedule property to the concerned authorities up-to the date of this sale and the purchaser shall pay the same hereinafter from this day and in case any taxes or charges are still due or unpaid in respect of the Schedule property, the same shall be paid by the Vendors.
11. The Vendor's assures the Purchaser that the title of the Vendors to the Schedule property is good and marketable and in case of any defect in the title or third party claims the Vendors agrees to indemnify and keep the purchaser indemnified from such claims and demands and accordingly offer indemnity.
12. The Vendors has this day delivered and put the Purchaser in actual, physical and vacant possession of the Schedule property and the Purchaser hereby duly acknowledges for having taken possession of the Schedule property.
13. The market value of the Schedule Property is Rs.2,00,00,000/- (Two Crores only).

SCHEDULE PROPERTY

All that piece and parcel of ^(non) Agricultural Land bearing Survey No. 31/1 measuring 1 (One) Acre 26 (Twenty Six) Guntas and Kharab land attached to this survey no.31/1 situated at Nerahur, Attibele Hobli, Anekal Taluk and bounded on the :

East by : Government Halla.
West by : Property belongs to Sri Sai Raghava Layout.
North by : Remaining property in the same survey number
Belongs to Srinivasa Reddy and Papa Reddy
South by : Property belongs to Hosamane Gulla Reddy & sons
And Sri Sai Raghava Layout

(Signature)

(Signature)

Secretary
Swamy Vivekananda Kural Education Society, 78
Dugganahalli, Bangalore-560022

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BNG(U)ANKL SRO No. 2584/147
BOOK-1 CONTAINING TOTAL SHEETS. 8
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IN WITNESS WHEREOF, the parties hereto have set their respective hands on this Agreement of Sale on the day, month and year first herein above written before the following witnesses:

WITNESSES

1. N. S. Prashanth

N. S. Prashanth MEMBER

1. N. S. Prashanth

VENDORS

2. Venkatesh B.N. Banahally

10. Secretary

Swamy Vivekananda Rural Education Society
PURCHASER
Chandapura, Anekal (T), Bangalore-99.

3. Ramesh
Ramesh

4. M. Ramesh Reddy
Chandapura

Drafted by
R. KENCHANNA

R. KENCHANNA
DWL No.: 9/09-10
Baigaranahalli, Anekal Tk
Bangalore- 562 197

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2316/16-17

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ENG (U) ABL.S.R/D.No 2316/16-17
Book-I containing Total Sheets-8...
Of 1-12 pages

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SALE DEED

This DEED OF SALE is made and executed on this Twenty-seventh day of July Two Thousand Sixteen (27/07/2016) at Chandapura, Anekal Taluk, Bangalore.

BY:

1. Sri. N. PAPA REDDY
Aged about 65 years
S/o. Late Nanjunda Reddy
Residing at Guddahatti Vilalge,
Anekal Taluk, Bangalore District.
2. Sri. G.N. SRINIVASA REDDY
Aged about 60 years
S/o. Late Nanjunda Reddy
Pan No.AMHPSS965R
3. Smt P.Premalatha
W/o G.N.Srinivasa Reddy
Aged about 48 years
4. Sri. S. BHARGAV
Aged about 19 years
S/o. G.N. Srinivasa Reddy

All are residing at
Guddahatti Village,
Attibele Hobli, Anekal Taluk,
Bangalore District.

Hereinafter referred to as the VENDER (which expression shall mean and include his heirs, legal representatives, administrators, assigns, etc., wherever the context so requires) of the FIRST PART,

N. Papa Reddy
Pr

Premalatha Reddy
Bhargav
Swamy Vivekananda Path Education Soc

Chandapura, Anekal (T), Bangalore-9a

XXXXXXXXXXXX

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ಶ್ರೀ Swamy Vivekananda Rural Educational Society (R) Rep by its Secretary Sri N. Narayana Reddy S/o Late Nandi Reddy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

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ಶ್ರೀ Swamy Vivekananda Rural Educational Society (R) Rep by its Secretary Sri N. Narayana Reddy S/o Late Nandi Reddy			 Secretary Swamy Vivekananda Rural Educational Society Chandapura, Anekal (T), Bangalore-56

ಅತ್ತಿಬೆಲೆ
 ಆನೇಕಲ್ ತಾಲ್ಲೂಕು







ಉಪ ನೋಂದಣಿ ಅಧಿಕಾರಿ
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ಬಲೆದುರಿಸಿಟ್ಟಿದ್ದಾಗಿ ಸಿಬ್ಬರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಹಿ
1	Swamy Vivekananda Rural Educational Society (R) Rep by its Secretary Sri N. Narayana Reddy S/o Late Nandi Reddy (ಬಲೆದುರಿಸುವವರು)			 Secretary Swamy Vivekananda Rural Educational Society Chandapura, Anekal (T), Bangalore-56
2	Sri N. Papa Reddy S/o Late Nanjunda reddy (ಬಲೆದುರಿಸುವವರು)			N. Papa Reddy

ಅತ್ತಿಬೆಲೆ
 ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

ಅತ್ತಿಬೆಲೆ
 ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

ಕ್ರ. ಸಂಖ್ಯೆ	ನಾಮ	ಚಿತ್ರ	ಹೆಚ್ಚುವರಿ ವಿವರ	ಹೆಸರು
3	Sri G.N. Srinivasa Reddy S/o Late Nonjunda Reddy (ಮರಣೋತ್ತರವರ)			ಗಂ
4	Smt P. Premalatha W/o G.N. Srinivasa Reddy (ಮರಣೋತ್ತರವರ)			Premalatha Reddy
5	Sri S. Bhargava S/o G.N. Srinivasa reddy (ಮರಣೋತ್ತರವರ)			Bhargava

BNG (U) ABL.S.R/D.No. 2316 / 16-17
 Book-1 Containing total Sheds: 8
 Of 4-12 pages.

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 ಅಧಿಕಾರಿ ಕಛೇರಿ

ಸುರಕ್ಷಿತವವರು

BLG (U) ABL.S.R/D No. 2316/16-17
Book-I Containing Intel Shows 8
Ch. 6-12 page


ಕ್ರಮ ಸಂಖ್ಯೆ	ನಿರತರ ಮತ್ತು ವಿವರ	ಚಿ.
1	R T Srinivasa Reddy S/o Late H Thimmalan reddy Ramasagara Village, Anekal Tq Bangalore Dist	H. H. H.
2	V. Srinivasa reddy S/o Veera Reddy Lakshmisagara Village, Anekal Tq Bangalore Dist	V. Srinivasa Reddy

ಉಪ ನಿರೀಕ್ಷಕರನ್ನು
ಅತ್ತಿಬಿಲ್,
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು.

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 20100/- has been paid thereon. Vide Agreement No ABL-I-00807/2015-16 Dt 11.05.2015.

ಉಪ ನಿರೀಕ್ಷಕರನ್ನು
ಅತ್ತಿಬಿಲ್.

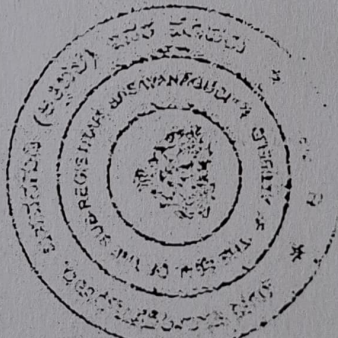
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು.



1 ನೇ ಪುಸ್ತಕದ ದೃಶ್ಯವೇಷು
ನಂಬರ ABL-I-02316-2016-17 ಆಗಿ
ಐ.ಡಿ. ನಂಬರ ABLD276 ನೇ ಸ್ಥಳಲ್ಲಿ
ದಿನಾಂಕ 28-07-2016 ರಂದು ನಿರೀಕ್ಷಾಯಿಸಲಾಗಿದೆ

28/07/16

ಉಪನಿರೀಕ್ಷಕರನ್ನು ಬಸವನಗುಡಿ (ಅತ್ತಿಬಿಲ್)



ಅತ್ತಿಬಿಲ್,
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು.

Designed and Developed by C-DAC, ACIS, Pune

₹ 3/-

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Document Sheet

BLG (U) ABL.S.W/D.No 2316/16-18
Book-1 Commencing Total Shows... 8
Of 5-12 pages.

೮೦೯/3:

The said Rama Reddy and his brother Nanjunda Reddy partitioned their ancestral properties including the schedule Property orally in the year of 1962. In the said partition the schedule property was fallen to the share of Nanjunda Reddy who is the father of first and second vendors and grandfather of third vendors. Thereafter on 08.03.1979 the first and second vendors and their father Late Nanjunda Reddy were jointly entered into partition in respect of schedule property and other properties of their family. In the said partition the schedule Property was fallen to the share of first and second vendors jointly. Thereafter all the concerned revenue documents of the schedule Property entered to the name of first and second vendors. The Mutation of the schedule property stands in the name of vendors No. 1 and 2 as per M.R H 67/2014-15.

- III. WHEREAS the first vendors wife and children namely Smt. Venkatarathnamma, Sridharan, P, P. Vanitha and P. Shashikumar executed a release deed in favour of first vendors relinquishing their right of ownership over the schedule property and another property. The said Release Deed is registered in the office of the Sub-registrar, Attibele as Document No. ABL-1-00280-2015-16, stored in CD No. ABLD 235 DATED 13.4.2015.
- IV. WHEREAS, the vendors Subsequently got it converted from Agricultural to non-agricultural Educational purpose as per the Official Memorandum dated 04.07.2016 bearing No ALN(A) (A)SR12/2016-17 issued by the Special Deputy Commissioner, Bangalore Urban District, Bangalore. The purchaser paid the conversion charges on 30/06/2016 for a sum of Rs.5,57,568/- and Pody Charges of Rs.55/- in Challan No.172 of SBM branch of Anekal
- V. WHEREAS, the vendors herein is in need of urgent funds to meet his family legal necessities and also to discharge his hand loans, has offered to sell the schedule property free from all encumbrances to the purchaser herein and the purchaser has agreed to purchase the same free from all encumbrances subject to the following terms and conditions:

N. Rama Reddy, *ಮುಖ್ಯ ಅಧಿಕಾರಿ*
 Swamy V. Venkataswami, *ಮುಖ್ಯ ಅಧಿಕಾರಿ*
 Swamy V. Venkataswami Legal Education Society
 Bangalore

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

₹ 3/-



BNG (U) ABL.S.K/D.No 2316/16
Book-I Containing Total Sheets 8
Of 7-12 page

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-4-

VI. WHEREAS the purchaser is running an educational institution in Chandapura. To expand the educational institution the purchaser was looking for a suitable property. The purchaser's Management committee members identified the schedule property to purchase which is suitable for their expansion. Accordingly the Management Committee of the purchaser was held on 18/04/2015 (Eighteenth April Two thousand fifteen) and passed a resolution and authorized its Secretary to purchase the schedule property from the owners.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. The sale price of the Schedule Property shall be Rs.4,00,00,000/- (Four Crores only) and the entire sale price of Rs.4,00,00,000/- (Four Crores only) by deducting the TDS of 1% that is Rs.4,00,000 (Four Lakhs only) has been paid in the following manner as per the directions of the vendors.
2. 1) By way of Cheque dated 15/04/2015 bearing No.668333 drawn on Canara Bank, Chandapura Branch, for a sum of Rs.10,000/- (Ten Thousand only) in favour of the second vendors Sri G.N.Srinivas Reddy and
3. 2) By way of cheque dated 11/05/2015 bearing Cheque No.669715 drawn on Canara Bank Chandapura Branch for a sum of Rs.2,09,90,000/- (Two Crores Nine Lakhs and Ninety Thousand Only) in favour of Sri G.N.Srinivas Reddy.
4. The purchaser has paid a sum of Rs.5,00,000/- (Five Lakhs only) on 13/07/2016 through RTGS to Sri G.N.Srinivas Reddy's Account bearing No.23991530000544 HDFC Bank, Tiptur Branch.
5. The purchaser has paid the balacial consideration of Rs.1,81,00,000/- (One Crore Eighty one lakhs only) to the vendors on this day by way of Cheque dated:27-07-2016 bearing No.462319 drawn on Canara Bank Chandapura, Anekal Taluk in presence of the undersigned witness of and the second vendors heraby duly accepted and acknowledge the receipt of the same.

TDS will pay within 7 Days

N. Paapa Reddy

[Signature]

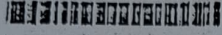
[Signature]

[Signature]

N. Narasimha
Secretary
Rural Education Society
Bangalore-99

N. Narasimha
[Signature]

ಶಾಖೆ (R) ಸಂಖ್ಯೆ 2316/16-17
Book-I Learning (for) ಶಿಕ್ಷಣ...
of 8-12-1957



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 Swamy Vivekananda Rural Educational Society (R) Rep by its Secretary Sri N.
Narayana Reddy S/o Late Nandi Reddy , ಇವರು 2240040.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ
ಕೊಡುವಾಗ ಪಾವತಿಸುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	40.00	Paid in Cash
ಡಾಕರ್ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	2040000.00	Canara Bank, Chandapura Circle, Bangalore, DD No 318665 Dt 26.07.2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ ಡಿ	200000.00	Canara Bank, Chandapura Circle, Bangalore, DD No 318663 Dt 26.07.2016
ಒಟ್ಟು :	2240040.00	

ಸ್ಥಳ : ಅತ್ತಿಬೆಲೆ

ದಿನಾಂಕ : 28/07/2016

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪ ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಅತ್ತಿಬೆಲೆ,
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು.

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

₹ 3/-



BLG (U) ABL.S.R/D.No 2316/16-17
Book-I Containing Total Sheets 8
Of 9-12 pages

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6. Thus the purchaser has paid the entire sale price of Rs.4,00,00,000/- (Four Crores only) to the vendors and the vendors hereby duly accepts and acknowledges in presence of the undersigned witnesses for the receipt of the entire sale price of Rs 4,00,00,000/- (Four Crores only) from the purchaser in the aforesaid manner.
7. That having received the entire sale consideration amount by the Vendors, the Vendors hereby releases, grants, transfers and conveys unto the purchaser by way of sale. The schedule property is free from all encumbrances, court attachments, litigations, maintenance charges, claims and demands whatsoever, together with all the rights of way, easements of necessity, water and water courses, privileges, appurtenances, advantages whatsoever pertaining to/belonging to the schedule property, who shall hold, possess use and enjoy all the right, title and interest, claims, belonged thereto TO HAVE AND TO HOLD the schedule property and every part thereof TO AND UNTO the Purchaser absolutely and forever.
8. The Vendors hereby covenants with the Purchaser that notwithstanding any act, deed or thing, hereto before done, excluded or knowingly suffered, he has full power and absolute authority and indefeasible title to sell the schedule property and the schedule property are free from all encumbrances and obligations whatsoever and the Purchaser shall hereafter peacefully and actually, HOLD, POSSES AND ENJOY, the schedule property without any claim or demand, disturbance or interruption whatsoever from the Vendors.
9. The Vendors has delivered all the original documents, which were in his custody, relating to the schedule property to the Purchaser and the Purchaser hereby duly acknowledges for having received the same.
10. The Vendors further covenants that he shall at the cost of the Purchaser do or execute or cause to be done or executed all such lawful and useful acts, deeds and things and execute deeds of further assurances, confirmation deeds, rectification deeds and other things whatsoever for further and more perfectly and more fully conveying and assuring ownership and possession of the Schedule property and every part thereof in the manner aforesaid according to the true intent and meaning of this DEED OF SALE

M. Pappa Reddy

Handwritten signature

Handwritten signature

Handwritten signature

Swamy Vivekananda Rural Education Society
Chandapura, Anasal (T), Bangalore-99

16

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

₹ 3/-



BNG (11) ABL.S.K/D.No. 2316/16
Book-1 Containing local Shows...
of 10-12 page

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-6-

11. The Vendors further covenants with the Purchaser that in case the Purchaser is deprived of the whole or any part of the Schedule property hereby sold by reason of any defect found in the title of the Vendors or any encumbrances or any charge on the same, of which this sale is subject to the Vendors shall pay to the Purchaser the whole of the Sale Price or such part of it and shall bear the same proportion of the whole or such a part of the Schedule property as the case may be.
12. The Vendors covenants with the purchaser that the Vendors is the absolute owner of the Schedule property and the Vendors is fully seized and possessed of the right to sell the same in favour of the purchaser and further there are no acquisition or legal or departmental proceedings against the Schedule property, and she has not entered into any Agreement to sell the Schedule property or portion thereof with any person other than the Purchaser. The Vendors assures that apart from him, there are no other person interested in the Schedule property or portion thereof and the Vendors shall indemnify and keep indemnified the Purchaser may suffer consequent to the breach of the terms of this Sale.
13. The Vendors hereby assures and covenants with the Purchaser that there are no encumbrances, or any settlement, will, charge, lien, mortgages, attachments, maintenance charges, either by agreement, order or decree, pending or threatened legal proceedings or land acquisition proceedings or notifications of any kind or any other security or claims on the Schedule Property that may in any manner derogate from the full and absolute ownership of the Schedule Property.
14. The Vendors has this day signed and delivered to the Purchaser the requisite forms/letters for transfer of the Khatia of the Schedule property in favour of the purchaser and confirm that she has no objection for transfer of Khatha of the Schedule property to the name of the purchaser.
15. The Vendors has paid the land tax and property taxes and other taxes and charges in respect of the Schedule property to the concerned authorities up to the date of this sale and the purchaser shall pay the same hereinafter from this day and in case any dues or charges are still due or unpaid in respect of the Schedule property, the same shall be paid by the Vendors

N. Partha Prathy
[Signature]

[Signature]

[Signature] 17

Swamy Vivekananda Rural Education Society
Cooperative, Ankol ITI, Bangalore



-8-

IN WITNESS WHEREOF, the parties hereto have set their respective hands on this Agreement of Sale on the day, month and year first herein above written before the following witnesses:

WITNESSES

1. *[Signature]*
R.T. Sreenivasa Reddy
S/o Late H. Shivalinga Reddy
Ramanagara, Ankal (Tal
B. H. Dist)
2. V. Srinivasa Reddy
S/o. Veera Reddy
Chandannur Ankal (T)
Bangalore Dist

1. N. Pata Reddy, *[Signature]*
2. *[Signature]*
3. *[Signature]*
4. *[Signature]*

VENDORS

[Signature]
Secretary

Shri V. Venkatesh Rural Education Society
Chandannur Ankal (T), Bangalore Dist.

PURCHASER

3/8

Drafted by:-

[Signature]

Shri V. Venkatesh Rural Education Society
Dist. No. 1/12-13
Hennagara gate,
Hobli Road B. H. Dist - 99



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ಗ್ರಾಮೀಣ ಅಭಿವೃದ್ಧಿ ಮತ್ತು ಪಂಚಾಯತ್ ರಾಜ್ ಇಲಾಖೆ
 ಸಮೂಹ - 9
 (ನಿಯಮ 28(1))

Panchayati Raj

GSC Code: PR0880000268162

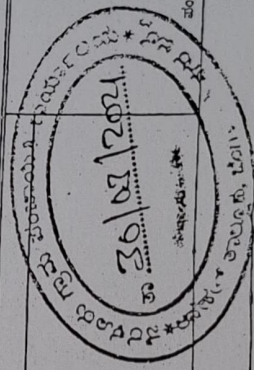
ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ : 8576100

ಗ್ರಾಮ : ನರಸೀಕೆರೆ

ಗ್ರಾಮ ಪಂಚಾಯತ್ : ನರಸೀಕೆರೆ

ಬ್ಲಾಕ್ : ಅರಸೀಕೆರೆ

ಸ್ಥಳೀಯ ಸಂಖ್ಯೆ 150200101500620345	ಸದರಿ ಸ್ಥಳೀಯ ಸಂಖ್ಯೆ (ಗ್ರಾ.ಪಂ.ದಾಖಲೆಗಳ ಪ್ರಕಾರ) 4808/31/1	ಸ್ಥಳೀಯ ವಾಗ್ವಿವರಣೆ ನಗರಾಭಿವೃದ್ಧಿ ಇಲಾಖೆಯ ಇತ್ತೀಚಿನ ಪ್ರಾಧಿಕಾರ / ನಗರ ಮತ್ತು ಗ್ರಾಮೀಣ ಯೋಜನೆ ಇಲಾಖೆಯ ಅನುಮೋದಿತ ಬಹುಮತ ಚಟುವಟಿಕೆ	ಸ್ಥಳೀಯ ಪ್ರಕಾರ ಸರ್ಕಾರಿ	ವಿವರಣೆ 6576.00	ಮೀಟರ್ (ಚ.ಮೀ.ನಲ್ಲಿ) ಕಟ್ಟಡ	ಅಳತೆ (ಮೀಟರ್ ನಲ್ಲಿ) ಉದ್ದ-ದೂರ ODD MEASUREMENT	ಇತರ ವಿವರಣೆ ODD MEASUREMENT	ಇತರ ವಿವರಣೆ 03 - 04/03/2021	ಇತರ ವಿವರಣೆ ಮ್ಯಾಟರ್ ಮತ್ತು ಸಂಖ್ಯೆ ಮತ್ತು ದಿನಾಂಕ
ಚಟುವಟಿಕೆ - ಉತ್ತರ		ಚಟುವಟಿಕೆ - ನರ್ವೆ		ಚಟುವಟಿಕೆ - ವಶೀಯ		ಚಟುವಟಿಕೆ - ದಕ್ಷಿಣ		ಇತರ ವಿವರಣೆ	
REMAINING PROPERTY IN SAME SY NO BELONGSTO SRINIVASA REDDY AND PAPA REDDY									
ನೋಂದಣಿ ಸಂಖ್ಯೆ 31/1/1	ಸ್ಥಳೀಯ ತರಹ ಮತ್ತು ವಿವರಣೆ(ಚ.ಮೀ.ನಲ್ಲಿ) ಇತರ-6576.00	ಸ್ಥಳೀಯ ಸ್ವಾಮ್ಯಾನ್ವಿತ ರೀತಿ ಇತರ-ಆದೇಶ	ಸ್ಥಳೀಯ ಸ್ವಾಮ್ಯಾನ್ವಿತ ರೀತಿ ಇತರ-ಆದೇಶ	ಸಂಪತ್ತಿನ ವಿವರಣೆ ಪಂಚಾಯತ್ ಆದೇಶ ALN/A/SR/12/2018-17 04/07/2016, ನಗರ ಮತ್ತು ಗ್ರಾಮೀಣ ಯೋಜನೆ ಇಲಾಖೆಯ ಅನುಮೋದಿತ ಬಹುಮತ ಚಟುವಟಿಕೆ AP/A/LAO/05/2018-19 28/08/2020, ನಗರ ಮತ್ತು, ಗ್ರಾಮೀಣ ಯೋಜನೆ ಇಲಾಖೆಯ ಅನುಮೋದಿತ ಬಹುಮತ ಚಟುವಟಿಕೆ AP/A/LAO/05/2018-19 28/08/2020, ನಗರ ಮತ್ತು, ಗ್ರಾಮೀಣ ಯೋಜನೆ ಇಲಾಖೆಯ ಅನುಮೋದಿತ ಬಹುಮತ ಚಟುವಟಿಕೆ AP/A/LAO/05/2018-19 28/08/2020		ಸ್ಥಳೀಯ ಉದ್ದೇಶ 450000.00		ಮಾನ್ಯತೆ ಸಂಖ್ಯೆ 200.00	
ಮಾನ್ಯತೆ ಸಂಖ್ಯೆ 1	ಮಾನ್ಯತೆ ಹೆಸರು SWAMY VIVEKANANDA RURAL EDUCATIONAL SOCIETY @ REPRESENTED BY ITS SECRETARY SRI N NARAYANA REDDY	ತಂದೆ / ತಾಯಿ / ಸಹೋದರರು S/o LATE NANDI REDDY	ವಿವರಣೆ REGISTERED OFFICE AT CHANDAPURA ATTIBELE HOBLI ANEKAL TALUK BANGALURU	ಸ್ಥಳೀಯ ಉದ್ದೇಶ 450000.00		ಮಾನ್ಯತೆ ಸಂಖ್ಯೆ 200.00		ಮಾನ್ಯತೆ ಸಂಖ್ಯೆ 44800.00	
ಪಟ್ಟಿಗಳು									
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ಮಾನ್ಯತೆ ದಿನಾಂಕ 30/03/2021	ಪ್ರಮಾಣ ಪತ್ರದ ದರ ರೂ.50.00	ರಚನೆ ನಂ 1356478	ಮಾನ್ಯತೆ ಸಂಖ್ಯೆ pdo_1502001015	ಮಾನ್ಯತೆ ಸಂಖ್ಯೆ ಗ್ರಾಮ ಪಂಚಾಯತ್ ಕಛೇರಿ, ನರಸೀಕೆರೆ		ಮಾನ್ಯತೆ ಸಂಖ್ಯೆ ಗ್ರಾಮ ಪಂಚಾಯತ್ ಕಛೇರಿ, ನರಸೀಕೆರೆ		ಮಾನ್ಯತೆ ಸಂಖ್ಯೆ ಗ್ರಾಮ ಪಂಚಾಯತ್ ಕಛೇರಿ, ನರಸೀಕೆರೆ	
ಮಾನ್ಯತೆ ಹೆಸರು : RAHMAN SHARIFF									
ಮಾನ್ಯತೆ ದಿನಾಂಕ : 30-03-2021 17:24									



ಮಾನ್ಯತೆ ಸಂಖ್ಯೆ 44800.00



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ಗ್ರಾಮೀಣ ಅಭಿವೃದ್ಧಿ ಮತ್ತು ಪಂಚಾಯತ್ ರಾಜ್ ಇಲಾಖೆ
 ನಮೂನೆ - 11ಎ
 (ಸಿಯಮ 30)

Panchayati Raj

GSC Code: PR08E0000247983

ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ : 8578111

ಗ್ರಾಮ ಪಂಚಾಯತಿ : ನರಳೂರು

ಬ್ಯಾಂಕ್ : ಲಕ್ಷ್ಮಣ

ಹೆಸರು : ಚಿಂತೇಂದ್ರ

ಸ್ಮಾರಕ ಸಂಖ್ಯೆ 150200101500620345	ಸದರಿ ಸ್ಮಾರಕ ಸಂಖ್ಯೆ (ಗ್ರಾ.ಪಂ.ದಾಖಲೆಗಳ ಪ್ರಕಾರ) 4808/31/1	ಸ್ಮಾರಕದ ವಿವರ ನಗರಾಭಿವೃದ್ಧಿ ಸಮಿತಿಯ ಸ್ಥಳೀಯ ಪ್ರಾಧಿಕಾರ / ಜನರ ಮತ್ತು ಗ್ರಾಮೀಣರ ಯೋಜನಾ ಆಧಾರಿಯ ಅನುಮೋದಿತ ಬಹುಮತ ನಿವೇಶನ	ಸ್ಮಾರಕದ ವಿವರ ಪ್ರಸಕ್ತ ವರ್ಷದ ಒಟ್ಟು ಬೇಡಿಕೆ ಒಂದಿನ ವರ್ಷಗಳ ಬೇಡಿಕೆ	ಸ್ಮಾರಕದ ವಿವರ ವಿಲಾಸ REGISTERED OFFICE AT CHANDAPURA ATTIBELE HOBLI ANEKAL TALUK BANGALURU	ವಿವರ ಮಾನ್ಯತೆಗಳಿಂದ ಬಾಕಿ ಮಾನ್ಯತೆಗಳಿಂದ ಬಾಕಿ
ಮಾನ್ಯತೆಗಳಿಂದ ಬಾಕಿ ವಿವರ 30/03/2021	ಮಾನ್ಯತೆಗಳಿಂದ ಬಾಕಿ ವಿವರ 1556478	ಮಾನ್ಯತೆಗಳಿಂದ ಬಾಕಿ ವಿವರ 1502001015	ಮಾನ್ಯತೆಗಳಿಂದ ಬಾಕಿ ವಿವರ ಪರಿಶೀಲಿಸಿ ಸ್ಥಳ ಗ್ರಾಮ ಪಂಚಾಯತಿ ಕಛೇರಿ, ನರಳೂರು	ಮಾನ್ಯತೆಗಳಿಂದ ಬಾಕಿ ವಿವರ ಮಾನ್ಯತೆಗಳಿಂದ ಬಾಕಿ	ಮಾನ್ಯತೆಗಳಿಂದ ಬಾಕಿ ವಿವರ ಮಾನ್ಯತೆಗಳಿಂದ ಬಾಕಿ



ಪಂಚಾಯತಿ ಅಭಿವೃದ್ಧಿ ಅಧಿಕಾರಿಯ ಒಪ್ಪಿಗೆ ಸಹಿ

