



SALE DEED

THIS DEED OF SALE IS MADE AND EXECUTED ON THIS TENTH DAY OF JULY 2018 (10/07/2018) AT BANGALORE;

: BY:

- 1 Sri. Y.M. GOPALAPPA, aged about 77 years, S/o. Late. Sri. Muniyappa,
- 1(a) SMT. PARVATHAMMA, Aged about 67 years, W/o. Sri. Y.M. Gopalappa,
- 1(b) Sri. Y.G. MURTHY, aged about 50 years, S/o. Sri. Y.M. Gopalappa
- 1(b) i) Smt. Y. M. SNEHA alias GEETHA, aged about 29 years, D/o. Sri. Y. G. Murthy, 1(b)ii) Smt. Y. M. SOUMYA, aged about 25 years, D/o. Sri. Y. G. Murthy
- 1(b)iii) Mr. Y. M. SANJAY GOWDA, aged about 19 years, S/o. Sri. Y. G. Murthy
- 1(c) Sri. Y.G. VASANTHKUMAR, aged about 46 years, S/o. Sri. Y.M. Gopalappa, 1(c)i) Kumar. MONISH Y.V., aged about 14 years, S/o. Sri. Y. G. Vasanthakumar, 1(c)ii) Kumar. ATEESH Y.V., aged about 5 years, S/o. Sri. Y.G. Vasanthkumar, Party at Sl. No. 1(c)i) and 1(c)ii) being minors represented by their Natural Guardian and Father Sri. Y.G. Vasanthkumar Party at Sl. No. 1(c). 1(d) Sri. Y.G. RAVIKUMAR, aged about 41 years, S/o. Sri. Y.M. Gopalappa,
- 1(d)i) Kumar. TARUN, aged about 7 years, S/o. Mr. Y.G. Ravikumar, Party at Sl. No. 1(d)i) being minor represented by his Natural Guardian and Father Sri. Y.G. Ravikumar party at Sl. No. 1(d). 1(e) Smt. Y.G. SUMITRA, aged about 36 years, D/o. Sri.Y.M. Gopalappa, 1(f) Smt. Y.G. MANJULA, aged about 34 years, D/o. Sri.Y.M. Gopalappa,

For MASTER VENTURES PVT. LTD


Director



M. K. Suresh . Page | 1

BNG (U) YLNK / 3323 / 2018-2019

2-30



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ವ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ವ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Mr. K H Sinnur, S/o Late. H K Sinnur ಇವರು 230900.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	210280.00	DD No 845477, Dtd.10/07/2018 Drwan on Vijaya Bank, Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	20620.00	DD No 845478, Dtd.10/07/2018 Drwan on Vijaya Bank, Bangalore
ಒಟ್ಟು :	230900.00	

ಸ್ಥಳ : ಯಲಹಾಂಕ

ದಿನಾಂಕ : 10/07/2018

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
ಯಲಹಾಂಕ, ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC, ACTIS Pune.

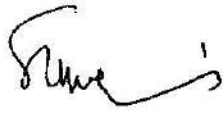
Print Date & Time : 10-07-2018 01:18:03 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3323

ಯಾಲಹಾಂಕ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 10-07-2018 ರಂದು 11:07:22 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

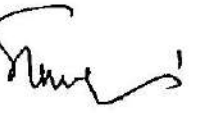
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	41230.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಶುಲ್ಕ	1050.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	42320.00

ಶ್ರೀ Mr. K H Sinnur, S/o. Late. H K Sinnur ಇವರಿಂದ ಹಾಜರಿ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಹಿರಿ
ಶ್ರೀ Mr. K H Sinnur, S/o. Late. H K Sinnur			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಾಲಹಾಂಕ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಹಿರಿ
1	Mr. K H Sinnur, S/o. Late. H K Sinnur (ಬರೆಸಿಕೊಂಡವರು)			
2	Mrs. Malathi K Sinnur, W/o. K H Sinnur (ಬರೆಸಿಕೊಂಡವರು)			M. K. Sinnur

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಾಲಹಾಂಕ, ಬೆಂಗಳೂರು.

AND

M/S. MASTER VENTURES PRIVATE LIMITED, A Private Limited Company registered under the provision of the Companies Act, 2013, having its registered office at No. #19, 2nd Floor, Model House Street, S. Kariappa Road, Basavanagudi, Bangalore-560004. Represented by its Director, **MR. H. T. SHANKAR** rep by his SPA holder Mr Uday Hegde.

Hereinafter referred to as **"BUILDER"**

(Which expression wherever it so requires shall mean and include all its successors and assigns etc.,) **OF THE SECOND PART;**

IN FAVOUR OF

1. MR. K.H. SINNUR,

Son of Late Sri. H. K. Sinnur,

Aged about 56 years.

2. MRS. MALATHI K. SINNUR

Wife of Mr. K.H. Sinnur

Aged about 50 years.

Both are residing at House No. 8-9-13, Plot No. 13, Dhatunagar, Kanchanbagh (Post), Hyderabad-500058.

Herein after referred to as **"Purchasers"**

(Which expression wherever it so requires, shall mean and include all their respective heirs, legal representatives, administrators, executors and assigns etc.,) **OF THE THIRD PART.**

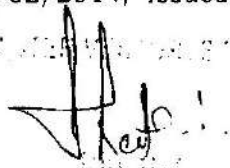
WITNESSETH:

WHEREAS the Sellers are lawful and absolute owners in possession and in enjoyment of their respective shares in all that piece and parcel of property bearing Bruhat Bangalore Mahanagara Palike (BBMP) Katha No. 1186/Sy. No. 51/4, situated at Shivanahalli (Presently BBMP Ward No. 1), Yelahanka Hobli, Bangalore North Taluka Bangalore-64, totally ad-measuring 78798 Sq. Ft., which is morefully described in the Schedule 'A' hereunder and hereinafter referred to as **"Schedule A Property"**.

WHEREAS the Schedule A Property was earlier comprising of

- (a) Survey No. 51/4 ad-measuring 37 Guntas or **40,293 Sq. Ft.** duly converted from Agricultural to Non-agricultural residential purposes, vide official memorandum bearing No.AL.N(NAY)S.R/134/13-14, dated 17/02/2014, issued by office of the Deputy Commissioner, Bangalore

For M/S. MASTER VENTURES PRIVATE LIMITED





M. K. Sinnur