

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE IS MADE AND EXECUTED ON THIS THE _____ **DAY OF _____, TWO THOUSAND _____** (**__/__/20__**) AT BANGALORE.

BETWEEN:

1. **M/s. FERNS BUILDERS AND DEVELOPERS**, a Partnership Firm, constituted under the Indian Partnership Act 1932, presently having its office at No. 682, 'TIARA', Binnamangala, 1st Stage, 9th 'A' Main Road, Indiranagar 1st Stage, (Opposite: Oriental Bank of Commerce) Bangalore-560 038, duly represented by its Partner and Authorised Signatory, **Mr.AUSTIN ROACH**, S/o, late P.A.Roach, hereinafter referred to as the "**OWNER No. 1**", which term shall wherever the context so admits be deemed to include all its Partners for the time being constituted, their legal heirs, executors, administrators, legal representative, successors-in-title, successors-in-interest, nominees, attorney(s) holding power, permitted assigns and anybody claiming under or through it, of the **FIRST PART; (PAN No. AA AFF8650M)**

2. **Mr. AUSTIN ROACH**, aged about 63 years, son of late P.A. Roach, and residing at No. 5, Defence Colony, 1st Main Road, Indiranagar, Bangalore-560 038, hereinafter referred to as the "**OWNER No. 2**", which term, wherever the context so permits, shall mean and include his legal heirs, successors, executors, assigns, administrators, legal representatives, attorney(s) holding power, and anybody claiming under or through him of the **FIRST PART; (PAN No. ACWPR3876R)**

(The Owner No.1 and Owner No.2 are collectively referred to as OWNERS/VENDORS)

AND

M/S. RBD SHELTERS LLP, registered under the Limited Liability Partnership Act, 2008, bearing Identification Number AAB-6572 formerly known as M/S. RBD SHELTERS PRIVATE LIMITED, a Company having incorporated under the Indian Companies Act, 1956 with Corporate Identity No. U45202KA2006PTC038144, presently having its office at No. 682, 'TIARA', Binnamangala, 1st Stage, 9th 'A' Main Road, Indiranagar 1st Stage, (Opposite: Oriental Bank of Commerce) Bangalore-560 038, represented by its authorised Partner and

Draft Sale Deed

signatory, **Mrs. HILMA ROACH**, wife of Mr. Austin Roach, hereinafter referred to as **“DEVELOPER** or the **“SECOND PARTY”** which term shall wherever the context so admits be deemed to include its partners from time to time, their legal heirs, executors, administrators, successors-in-title, successors-in-interest, nominees, legal representatives, executors, administrators, assigns and/or any person/s claiming through or under it, of the **SECOND PART; (PAN No. AAPFR9036C)**

AND :

Mr. _____,
S/o. _____
Aged about _____ **years,**
(PAN No. _____)

Residing at _____,
_____,
_____,
_____,
Bangalore – 560 0__.

Hereinafter referred to as the **“PURCHASER/S”** (which expression shall wherever the context so requires or admits, mean and include all his/her/their legal heirs, successors, legal representatives, executors, administrators, permitted assigns and/or any person/s claiming through or under him/her/them) **OF THE OTHER PART:**

Hereinafter referred to as the **“PURCHASER/S”** (which expression shall wherever the context so requires or admits, mean and include all his/her/their legal heirs, successors, legal representatives, executors, administrators, permitted assigns and/or any person/s claiming through or under him/her/them) **OF THE OTHER PART:**

WITNESSETH:-

WHEREAS, M/s. Ferns Builders and Developers **“OWNER No. 1”**, is the absolute owner of all that pieces and parcels of converted lands bearing **Sy. No. 71**, measuring **01 Acre 17 Guntas**, **Sy. No. 89**, measuring **01 Acre** and **Sy. No. 90**, measuring **03 Acre 14 Guntas**, in all totally measuring **05 Acres 31 guntas**, converted for non-agricultural residential purpose vide order dated 26-08-2000, issued by Special Deputy Commissioner, Bangalore District, Bangalore, bearing **No. BDS/ALN/SR(SA)144:2000-2001**, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, Bangalore having acquired under **Sale Deed dated 16-06-2003** registered as Document **No. BNG(U)-BLR(S)/5354/2003-2004**, in the office of Sub-Registrar, Bangalore South Taluk, Bangalore. The said