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ಬೆಂಗಳೂರು.

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE entered on the **First Day of January Two Thousand and Sixteen (01/01/2016)** at Bangalore.

BETWEEN:

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. Vasanthkumar,
- 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
2. **Sri. Y. M. NANJAPPA**, aged about 70 years, S/o. Late Sri. Muniyappa
- 2 (a) **SMT. RAJAMMA**, aged about 57 years, W/o. Sri. Y. M. Nanjappa
- 2 (b) **Smt. Y.N. BHAGYAMMA**, aged about 43 years, D/o. Sri. Y.M. Nanjappa
- 2 (c) **Smt. Y.N. SUJATHA**, aged about 41 years, D/o. Sri. Y.M. Nanjappa
- 2 (d) **Smt. Y.N. SHANTHA**, aged about 38 years, D/o. Sri. Y.M. Nanjappa
- 2 (e) **Smt. Y.N. JYOTHI**, aged about 36 years, D/o. Sri. Y.M. Nanjappa
- 2 (f) **Smt. Y.N. NALINI**, aged about 33 years, D/o. Sri. Y.M. Nanjappa

For MASTER VENTURES PVT. LTD.

Director

3. **Sri. Y. M. JAYANNA**, aged about 60 years, S/o. Late Sri. Muniyappa
3 (a) **SMT. JAYALAKSHMAMMA**, aged about 52 years, W/o. Sri. Y. M. Jayanna
3 (b) **Sri. Y.J. CHETHANKUMAR**, aged about 34 years, S/o. Sri.Y.M. Jayanna
3 (b)i **Kumar. Y.C. SAKETH**, aged about 5 years, S/o. Sri. Y.J. Chethankumar Party
at Sl. No. 3(b)i) being minor represented by his Natural Guardian and Father Sri. Y.J.
Chetankumar Party at Sl. No. 3(b).
3 (c) **Smt. Y.J. CHAITRA**, aged about 30 years, D/o. Sri. Y.M. Jayanna
4. **Sri. Y. M. RAMANNA**, aged about 55 years, S/o. Late Sri. Muniyappa
4 (a) **SMT. R. RATHNAMMA**, aged about 47 years, W/o. Sri. Y. M. Ramanna
4 (b) **Smt. Y.R. CHANDRAKALA**, aged about 26 years, D/o. Sri. Y.M. Ramanna
4 (c) **Smt. Y.R. RADHA**, aged about 23 years, D/o. Sri. Y.M. Ramanna
All above party at **Sl. No. 1 to 4(c)** are R/at. No.1303, 1st Main Road, Gandhinagar,
Yalahanka, Bangalore-560064.

5. **Smt. LAKSHMAMMA. K.**, aged about 55 years, D/o. Late Sri. Muniyappa
R/at. Sharada Colony, Sharda Road, Jalahalli, Bangalore.

All above represented by their General Power of Attorney holder **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**.

Hereinafter jointly called as the **"VENDORS"** [which expression shall wherever the context so requires or admits, mean and include their respective legal heirs, executors, successors-in-interest and administrators etc.,] of the **ONE PART**.

AND

M/s. MASTER VENTURES PVT. LTD., A Private Limited Company Registered under the provisions of the Companies Act, 2013, having its registered office at #19, 2nd Floor, Model House Street, S. Kariappa Road, Basavanagudi, Bangalore-560004. Represented by its Director, **Mr. H.T. SHANKAR**. Hereinafter referred to as the **"DEVELOPER"** [which expression shall whenever the context so requires or admits mean and include its administrators, executors and successors-in-interest] of the **SECOND PART**.

For MASTER VENTURES PVT. LTD.


Director



AND

Mr. K. H. Sinnur S/o. Late Sri. H. K. Sinnur Aged about 54 years, residing at Plot No. 13, Dhatunagar, Kanchanbagh(Post), Hyderabad-500058.
Pan card No. ACKPS1528B.

Hereinafter referred to as "**PURCHASER/S**" [which expression shall, wherever the context so requires or admits, mean and include his/her/their/its heirs, legal representatives, successors-in-interest, executors, administrators, agents, and permitted assigns and in the case of a partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the legal heirs, executors and administrators and permitted assigns of each of the partners and in the case of a company or a body corporate its successors and permitted assigns] of **OTHER PART**.

WITNESSES AS FOLLOWS:

I. WHEREAS, the Vendors 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), Yalahanka Hobli, Bangalore North Taluka Bangalore-64, totally ad-measuring 78798 Sq. Ft., which is more fully described in the Schedule 'A' hereunder and hereinafter referred to as "**Schedule A Property**".

II. 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. ALN (NAY) S.R/134/13-14, dated 17/02/2014, issued by office of the Deputy Commissioner, Bangalore District, Bangalore], bearing **BBMP Katha No.1186/Sy. No. 51/4 (with Serial No. 1186)**, situated at Shivanahalli Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore (hereinafter referred to as **Property 'A'**).

(b) Survey No. 51/5 ad-measuring **35 Guntas** or **38115 Sq. Ft.** duly converted from Agricultural to Non-agricultural residential purposes, vide official memorandum bearing No. ALN (NAY) S.R/135/13-14, dated 17/02/2014,

For **MASTER VENTURES PVT. LTD.**


Director

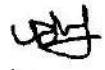


Annexure - 2
(Payment Schedule)

Sl.No	Particulars	Percentage (%)	Amount
1	On agreement including Booking form	20.806%	Rs.7,79,996 /-
2	On Completion of a Ground Floor Slab	20%	Rs.7,49,780 /-
3	On Completion of a Last Floor Slab	20%	Rs.7,49,780 /-
4	On Completion of a internal Plastering	14.194%	Rs. 5,32,119 /-
5	On Completion of a tiling & fixing of windows	20%	Rs.7,49,780 /-
6	On or Before Registration of sale deed	5%	Rs. 1,87,445 /-
Total Construction Cost		100%	Rs 37,48,900 /-

In witness whereof the parties hereto have set their respective hands and signed this Agreement on the day, month and year first hereinabove written.

Witnesses:

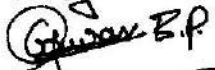
1. Signature: 

Name: Uday Hegde

Address: 35/5c, Transtree For MASTER VENTURES PVT. LTD.

@ Waterville,
Ramagondanahalli
Oppo. Sigma tech park
Bangalore - 560066.

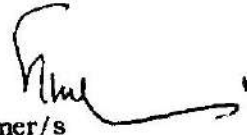

Developer
Director

2. Signature: 

Name: Gowran B.P.

Address: # 909 Ashok Nagar

4th cross BSK Ist stage
B'lore


Customer/s