

ಈ ದಸ್ತಾವೇಜು... 2460/03-04

3

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any document



ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

**DEED OF SALE** executed at Bangalore this...~~Thirty~~...~~first~~...day of December month Two thousand three. by the **KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD** having its office at No.14/3, 1<sup>st</sup> Floor, Rastrothana Parishat Building, Nrupathunga Road, Bangalore- 560 001, represented by Sri Syed Iftekar Ahmed **..DEPUTY DEVELOPMENT OFFICER**-hereinafter called the First Party which term wherever it occurs in these presents shall mean and include its successors in interest and assigns **TO AND IN FAVOUR OF M/s.GUNNAM SUBBARAO INVESTMENTS PVT.LTD., #12/3, Dickenson Road, BANGALORE-560 042.**

represented by Mr.P.Kishore Officer-In-Charge, hereinafter called the Second Party which term wherever it occurs in these presents shall mean and include his/her/their, heirs, executors, administrators, legal representatives, successors and assigns.

**WHEREAS** by an agreement dated the Second day of September One thousand Nine Hundred and eighty seven made between the First Party of the one part and the Second Party of the other part, the First Party agreed to sell to this Second Party upon the performance and observance by the Second Party of the obligations and conditions contained in the said Agreement and the Second Party agreed to purchase, all that piece of land and premises known as plot No 6 "A" of Malur Industrial Area situated in sy.no 16 of Koorandahally village Kasaba Hobli Malur Taluk Kolar District containing by admeasurement 19775 sq.mtrs or thereabouts and more fully described in the Schedule hereunder written and delineated on the plan annexed hereto and thereon surrounded

For Gunnam Subbarao Investment Pvt. Ltd.

Officer in-charge  
G.P.A. Holder

DEPUTY DEVELOPMENT OFFICER 2/1  
KIADB 14/3, 1st Floor, R. T. Building  
N. T. Road, Bangalore-560 001






Print date & time: 28/1/2004 5:02:34PM

Document Number: 2460

Presented at 4:55:07PM on 28/1/2004 in the office of the Sub-Registrar, Malur  
alongwith fees paid as follows :




Sr. No.	Description	Rs .	P.
1	Registration Fee	3,130.00	
2	Service Charge	270.00	
3	Deficit Stamp Duty and/or Penalty	20.00	
	<b>Total:</b>	3,420.00	

by ಪಿ. ಕಿಶೋರ್ ಬಿನ್ ಪಿ. ಅನಂತಚಾರುಲು

Name	Photograph	Thumb-Impression	Signature
ಪಿ. ಕಿಶೋರ್ ಬಿನ್ ಪಿ. ಅನಂತಚಾರುಲು			

*[Signature]*  
Sub-Registrar  
ಮಾಲೂರು, ಕೋಲಾರ ಜಿಲ್ಲೆ.

Execution admitted by

Sr.No	Name	Photograph	Thumb-Impression	Signature
1	ಪಿ. ಕಿಶೋರ್ ಬಿನ್ ಪಿ. ಅನಂತಚಾರುಲು			

*[Signature]*  
Sub-Registrar  
ಮಾಲೂರು, ಕೋಲಾರ ಜಿಲ್ಲೆ.

I have satisfied myself as to the execution of the document by ಸೈಯದ್ ಇಬ್ರಿಹಾನ್ ಅಹಮದ್- ಡೆಪ್ಯೂಟಿ ಡೆವಲಪ್‌ಮೆಂಟ್ ಆಫೀಸರ್, ಕೆ.ಎ.ಡಿ.ಬಿ, ಬೆಂಗಳೂರು. who is exempted from personal appearance under sub-section(i) of Section 88 of the Indian Registration Act

*[Signature]*  
Sub-Registrar  
ಮಾಲೂರು, ಕೋಲಾರ ಜಿಲ್ಲೆ.



ವಿ. ಹಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ... 2460/03-04

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any document



ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

- 2 -

by a red colour boundry line together with the buildings and erections standing and being thereon AND TOGETHER with all rights, easements, privileges, advantages and appurtenances whatsoever pertaining to the said property EXCEPT AND RESERVING UNTO THE FIRST PARTY all mines and minerals in and under the said land or any part thereof.

WHEREAS the Second Party has fulfilled all the obligations and conditions of the said Agreement to the satisfaction of the First Party.

WHEREAS the plot of land bearing No 6 "A" of Malur Industrial Area morefully described in the schedule hereunder written belongs absolutely to the First Party and that the said property is not subject to any kind of encumbrance whatsoever and that the said property is subject to mortgage by the Second Party in favour of :

1) Karnataka State Financial Corporation.

under the permission granted by the First Party in letter No.

1) IADB/6679/2627/88-89 dated 17.05.1988.

in pursuance of the agreement dated 02.09.1987.

WHEREAS on such representations, the First Party have offered to sell and convey the schedule mentioned property to the Second Party for a sum of Rs 312725/-

(Rs Three Lakhs Twelve Thousand Seven Hundred and Twenty Five only.)

with encumbrances and whereas Second Party agreed to purchase the

Schedule property for a sum of Rs. 312725/- (Rupees Three Lakhs Twelve Thousand seven Hundred and Twentyfive only) with encumbrance.

For Gunnam Subbarao Investment Pvt. Ltd.

Officer in-charge  
G.P.A. Holder

Spd. Jeehar Ahmed 2/1  
DEPUTY DEVELOPMENT OFFICER  
KIADB 17/3 1st Floor, 1 P. En. Bldg.  
N. T. Road, Bangalore-560 001

## Identification

Sr.No	Name & Address	Signature
1	ಜಿ. ರಘುನಾಥ್ ಬಿನ್ ಲೇ. ಟಿ.ಎಸ್.ಗಂಗಾಧರ್, ಬೆಂಗಳೂರು-42	G. Raghunath
2	ಎ. ಪಿಳ್ಳಪ್ಪ ಬಿನ್ ಕೆ. ಅಬ್ಬಣ್ಣ, ದೊಡ್ಡಕೆಡತೂರು, ಮಾಲೂರು ತಾಲ್ಲೂಕು	A. Pillappa

28/1/04  
 Sub-Registrar  
 ಮಾಲೂರು, ಕೋಲಾರ ಜಿಲ್ಲೆ.

Registered as Document Number MLR-1-02460-2003-04 in CD No. MLRD2 of ಪುಸ್ತಕ - 1 on 28/1/2004



28/1/04  
 Sub-Registrar, Malur  
 ಮಾಲೂರು, ಕೋಲಾರ ಜಿಲ್ಲೆ.



3ನೇ ಹಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2460/0309

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.



- 3 -

WHEREAS the sum of Rs.198344/- (Rupees One lakh ninety eight thousand three hundred and forty four only) paid by the Second party as Initial Deposit/Occupancy Price/Premium, the sum of Rs. 2003/- (Rupees Two thousand and three only) paid as rent by the Second Party to the First Party and a sum of Rs.112378/- (Rupees One lakh twelve thousand three hundred and seventy eight only) paid towards the difference in cost by the Second Party to the First Party is adjusted towards the value of the property.

NOW THIS DEED OF SALE WITNESS that in consideration of the sum of Rs 312725/- ( Rupees Three lakhs twelve thousand seven hundred and twenty five only) paid in the aforesaid manner by the Second Party to the First Party, the First Party do hereby acknowledge, admit and release the Second Party there from and the First Party do hereby, convey, transfer and assign unto the Second Party, by way of absolute sale, all that piece and parcel of land together with the uperstructures thereon constructed by the Second Party in Plot No 6-A in Malur Industrial Area, Sy.No.16 of Korandahally village, Kasaba Hobli Malur Taluk Kolar District measuring about 19775 sqmtrs. and more particularly described in the schedule hereto, together with trees, hedges, water, water courses, and all the casements, privileges, advantages and appurtenances whatsoever pertaining to the said property and all the estate right, title and interest of the First Party in and upon the same or any part thereof To Have and To Hold the same unto the Second Party absolutely and forever and the Second Party shall and may

For Gunnam Subbarao Investment Pvt. Ltd.

Officer in-charge  
G.P.A. Holder

4ed *Shreehan Alamed*  
DEPUTY DEVELOPMENT OFFICER  
KIAOB 1/3, 1st Floor, E.P. Building  
N. T. Road, Bangalore-560 001

2/1



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department  
Certificate

Certificate under Section 10A of the Karnataka Stamp Act, 1957

Certified that a sum of Rs. 27,145.00 being the proper stamp duty has been remitted as follows :

Type	Amount ( in Rs. )	Description
ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ ಆಫ್ ರಶೀದಿ	27,145.00	ಆರ್. ನಂ 048307 ದಿನಾಂಕ 28/01/2004
Total :	27,145.00	

by Shri/Smt. ಪಿ. ಕಿಶೋರ್ ಬಿನ್ ಪಿ. ಅನಂತಚಾರುಲು residing at M/s. ಗುನ್ನಮ್ ಸುಬ್ಬರಾವ್ ಇನ್ವೆಸ್ಟ್‌ಮೆಂಟ್ಸ್ ಪ್ರೈವೇಟ್ ಲಿಮಿಟೆಡ್, ಬೆಂಗಳೂರು.

Place : Malur

Date : 28/1/2004

Empowered Officer  
28/1/2004  
ಮಾಲೂರು, ಕೋಲಾರ ಜಿಲ್ಲೆ



4 ನೇ ಹಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2460/03-04

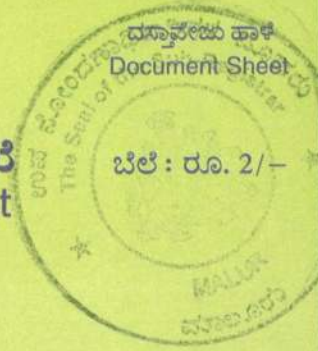
ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any document



ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

- 4 -

at all times hereafter peaceably and quietly possess and enjoy the schedule mentioned property without any lawful eviction, interruption, claim or demand whatsoever from or by the First Party or any one claiming from under or in trust for the First Party.

The Second Party shall pay to the First Party the Cess at any such rates as may be prescribed by the First Party from time to time for the maintenance of the Malur Industrial Area.

The Second Party shall obtain the prior approval of the Board for utilizing the balance land in addition to such approvals which may be obtained from the local authorities.

The Second Party shall get the blue prints of the additional construction or alterations of the existing building, if any, on the land herein sold, duly approved in writing by the Chief Development Officer of the Board or any other Officer authorized by him, before starting such additional constructions, or alterations.

The Second Party shall observe and conform to the byelaws, rules and regulations of the Municipality or any other body having authority in that behalf, relating any way to the land herein sold and any building thereon.

IN WITNESS WHEREOF THE KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD hath caused the DEPUTY DEVELOPMENT OFFICER, Karnataka Industrial Areas Development Board to set his/her/hand and affix the official seal hereto on their behalf and the purchaser hath set his and seal thereto the day and year first above written.

For Gunnam Subbarao Investment Pvt. Ltd.

Officer in-charge  
G.P.A. Holder

DEPUTY DEVELOPMENT OFFICER  
KIADB 14/3, 14 Floor, U.P. Building  
N. T. Road, Bangalore-560 001 2/1



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

- 5 -

### ( SCHEDULE )

( description of Land )

All that piece of land known as Plot No, 6 -A in Malur Industrial Area, situated in Sy.No.16 of Korandahally village Kasaba Hobli, Malur Taluk, Kolar district containing by admesurement 19775 sq.mtrs or thereabouts and bounded as follows, that is to say :-

	Boundaries	Dimensions
On or towards the North by	: KIADB Road No.1	67.00 Mtrs.
On or towards the South by	: Private (Forest) Land	89.00 Mtrs.
On or towards the East by	: Plot No. 6 -B	264.00 Mtrs.
On or towards the West by	: Plot No. 7 to 14	318.00 Mtrs.

For Gunnam Subbarao Investment Pvt. Ltd.

Officer in-charge  
G.P.A. Holder

DEPUTY DEVELOPMENT OFFICER  
KIADB 14/3, 1st Floor, K.P. Building  
N. T. Road, Bangalore-560 001



6 ನೀ ಹಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 24601

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

ಟೆಲಿ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

- 6 -

**SIGNED, SEALED AND DELIVERED**

By Sri. Syed Iftekhhar Ahmed,  
Deputy Development Officer

*Syed Iftekhhar Ahmed*  
DEPUTY DEVELOPMENT OFFICER 2/1  
KIADB 14/3, 1st Floor, K.P. Building  
N. T. Road, Bangalore-560 001

**The Karnataka Industrial Areas Development Board Bangalore, in the presence of :**

*G. K. Ramalingappa*  
1. Sri. G.K.Ramalingappa.  
Superintendent

*N. Chinnappa*  
2. Sri. N.Chinnappa.  
Asst. Cashier

**SIGNED, SEALED AND DELIVERED**

**For Gunnam Subbarao Investment Pvt. Ltd.**

By the above named and purchaser

Sri. P.Kishore,  
Officer-In-Charge  
GUNNAN SUBBARAO INVESTMENTS PVT.LTD., Bangalore.

*P. Kishore*  
X  
Officer in-charge  
G.P.A. Holder

In the presence of :

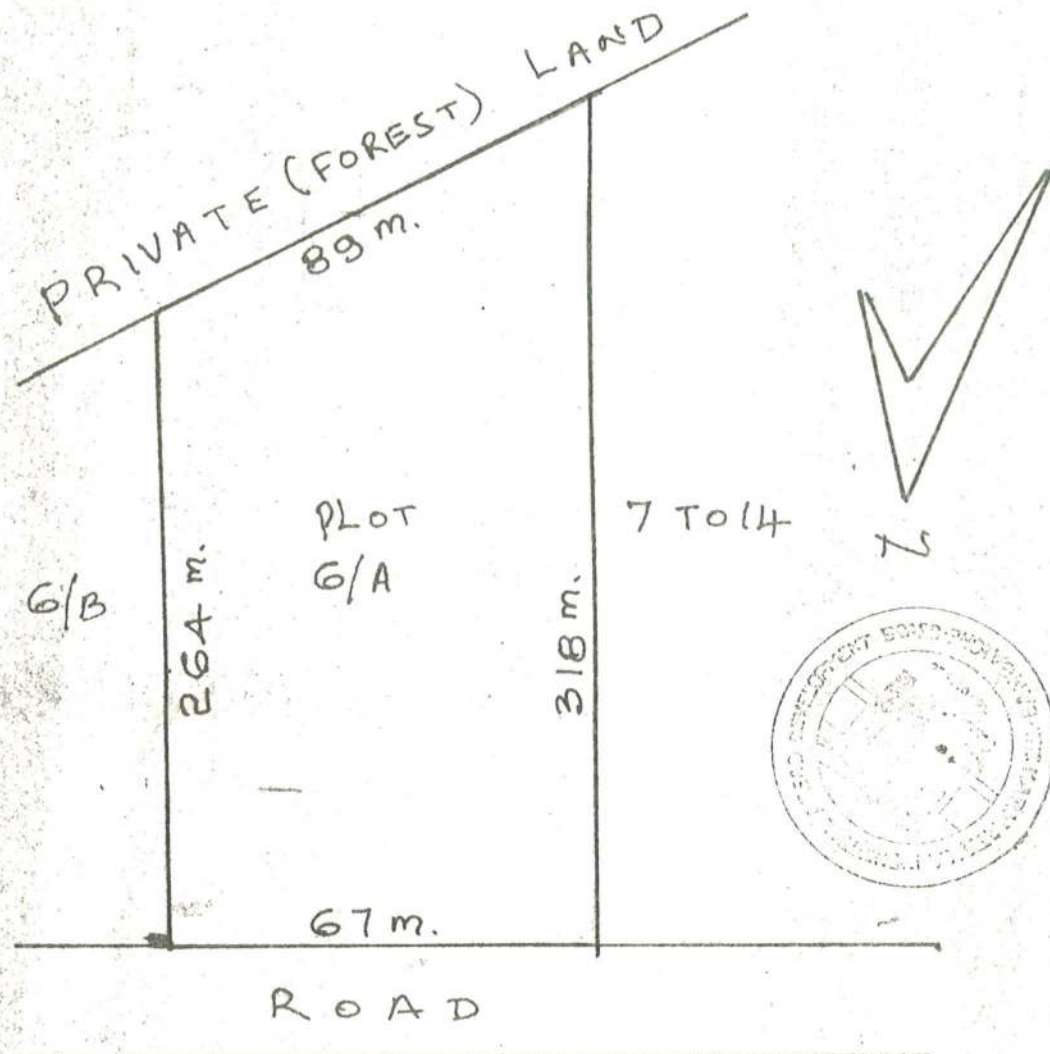
1. *G. RAGHUNATH*  
# 12/3, Dickenson Road  
Bangalore - 560042

*G. Raghunath*  
X

*310 K. Abhaya*

*(A. Pillay)*

86  
SKETCH SHOWING THE PLOT NO. 6/A  
AT MALUR INDUSTRIAL AREA, IN SY. NO.  
16 OF KOORANDAHALLY VILLAGE, KASABA  
HOBLI, MALUR TALUK.



*Spd. J. K. A. A. A.*  
DEPUTY DEVELOPMENT OFFICER 2/1  
A.O.B. 14/3, 1st Floor, K. P. Building  
N. T. Road, Bangalore 560 001