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ನೇ ಪುಟ 3945 ದಾಖಲೆ ಮಾಡಿದ ಪುಟ  
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ಇ.ನೀ. ಗಾಂಧಿ ನಗರ (ಹೆಬ್ಬಾಳ), ಬೆಂಗಳೂರು

₹ 3945/-

**DEED OF ABSOLUTE SALE**

This Deed of Sale is executed on Fourteenth day of December, 2021 (14.12.2021) at Bangalore.

**BETWEEN:**

**M/s Varalakshmi Enterprises LLP,**  
Constituted under the Limited Liability Partnership Act, 2008, incorporated vide Registration No.AAA-1965 dated 05.08.2010 having its registered office at 25/1, Skip House, Museum Road, Bangalore 560025, Represented by its Partner **Mr. Chakka Srinivasa Rao** as authorised by their resolution dated 06.08.2021. PAN: AAIFV2358Q.

(hereinafter individually referred to as "**VENDOR**" which expression shall, wherever the context so requires or admits, mean and include its partners from time to time and their respective heirs, executors and assigns) of the **One Part;**

**IN FAVOUR:**

**M/s Goyal Hariyana Enterprises,**  
Constituted under the Partnership Act 1932, having registered Office at 206, Barton Centre, 84 M G Road, Bangalore- 560001, Represented by its Partner, M/s. Goyal & Co. Constructions Private Limited, represented by its Authorised Signatory and Director **Mr. Tanmay Agrawal** authorised by resolution dated 16.11.2021. PAN: AAWFG0073B.

(hereinafter referred to as the "**PURCHASER**", which expression shall, wherever the context so requires or admits, mean and include its partners from time to time and their respective heirs, executors and assigns) of the **Other Part;**

The Vendor and Purchaser are collectively referred to '**Parties**' and individually as '**Party**' where the context requires.

**WHEREAS:**

The Vendor represents to the Purchaser as under:

- A. All that piece and parcel of agricultural land bearing Survey No.16, situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North (Additional) Taluk, measuring in all about 7 Acres, there being no kharab, is hereafter referred to as the "**Survey No. 16**";

For VARALAKSHMI ENTERPRISES LLP

*Ch. Srinivasa Rao*  
Authorised Signatory / **PARTNER**

For GOYAL HARIYANA ENTERPRISES

*Tanmay*  
Partner / Authorised Signatory



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8 **FURTHER ASSURANCES**

The Vendor undertake to execute such applications, deeds, affidavits, undertakings and other document/s and to do or cause to do at all times, all acts, deeds and things as may be required by the Purchaser, at the cost of the Purchaser, to (a) transfer of the khata and other utilities in relation to the Schedule Property in favour of the Purchaser; and (b) more fully and perfectly assure the Purchaser, title to the Schedule Property.

9 **COSTS**

- (a) Each Party shall pay the costs and expenses incurred by it in connection with the entering into and completion of this Sale Deed.
- (b) Stamp duty and registration fee on this Sale Deed in respect of the Schedule Property shall be borne by the Purchaser.

**SCHEDULE**

All that piece and parcel of commercial land being the portion of Municipal No. 8/16/2, Ward No. 5-Jakkur, Thirumenahalli Bangalore (i.e. portion of Survey No. 16, situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North (Additional) Taluk), measuring about 6 Acres 32 Guntas and bounded as under:

|       |  |
|-------|--|
| East  | Road formed in same Survey No. 16 and thereafter Survey No. 17 |
| West  | Land bearing Survey No.1 & Gramatana land                      |
| North | Land bearing Survey No.14 & 15                                 |
| South | Land bearing Survey No.25                                      |

For VARALAKSHMI ENTERPRISES LLP

*Ch. Srinivasa Rao*  
Authorised Signatory / PARTNER

For GOYAL HARIYANA ENTERPRISES

*Tanuj*  
Partner / Authorised Signatory