

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

₹ 3/-



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SSD 4

THIS DOCUMENT CONSISTS OF PAGES

19.20

1ST PAGE OF DOCUMENT NO. SSD 4 19-20

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ABSOLUTE SALE DEED

THIS ABSOLUTE SALE DEED is made and executed on this 07th day of NOVEMBER, TWO THOUSAND and NINETEEN (07.11.2019) at Bangalore by and between:

Sri. C.S. VENUGOPAL

Aged about 42 years,
S/o. Late. T. Srinivas,
Residing at No.435, 15th Cross,
2nd Block, V.P. Nagar, Begur,
BANGALORE – 560 068.
PAN NO. ADIPV2155L

Hereinafter called the “**VENDOR/S**” (which term unless repugnant to the context shall mean and include their heirs, administrators, legal representatives, executors and assigns) of the **ONE PART**.

IN FAVOUR OF:-

SRI. MAHENDRAN. S.

Aged about 43 years,
S/o. Sri. G. Suruli,
Residing at No. 776, Mahalingeswara Layout,
Adugodi Post, Bangalore – 560 030.
PAN No. ALPPM3540B

Hereinafter called the “**PURCHASER/S**” (which term unless repugnant to the context shall mean and include their heirs, administrators, legal representatives, executors and assigns) of the **OTHER PART**.

[Signature]

[Signature]



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದಿಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Mahendran S. S/o G. Suruli , ಇವರು 373400.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ
ಪಾವತಿಸಿರುವದನ್ನು ದೃಢಿಕರಿಸಲಾಗಿದೆ

ಪತ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವರ್ಣ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	8550.00	DD No 508066 Rs.8550/- dated 07/Nov/2019 drawn on IDBI BANK, THE BHARAT COOPERATIVE BANK LIMITED.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	32500.00	DD No 777333 Rs.32500/- dated 05/Nov/2019 drawn on Citi BANK,BANGALORE.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	850.00	DD No 508068 Rs.850/- dated 07/Nov/2019 drawn on IDBI BANK, THE BHARAT COOPERATIVE BANK LIMITED.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	331500.00	DD No 777332 Rs.331500/- dated 05/Nov/2019 drawn on Citi BANK,BANGALORE.
ಒಟ್ಟು :	373400	

ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ : 07/11/2019

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುತ್ತ ಅಧಿಕಾರಿ

(ಬೆಂಗಳೂರು)
ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾರ್ಶ್ವ ಭಾಗ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.



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WHEREAS the vendor/s are the sole and absolute owner/s of the immoveable property bearing Residential Site No. 12, Block-I, BBMP Katha No. 66/66/381/1, (Larger Extent) formed in converted Sy.No.381/1, (an extent of 30 Guntas duly converted by the Deputy Commissioner, Bangalore District, in the order No. B.DIS.ALN.SR(SB)14/2010-11, Dated 31.05.2010), situated at Begur Village, Begur Hobli, Bangalore South Taluk, Bangalore, Presently comes under jurisdiction of Bruhath Bengaluru Mahanagara Palike Limits, measuring East to West 24 Feet, North to South 29 Feet, in all measuring 696 Sq.Ft., more-fully and particularly described in the Schedule hereunder and hereinafter referred to as the "**SCHEDULE PROPERTY**" and the same is vendor/s self acquired property, acquired through a registered sale Deed dated 16.10.2018, vide document No. BGR-1-05187/2018-19 of Book-I, stored on CD No. BGRD338, registered in the Office of the Sub-registrar, Jayanagar (Begur), Bangalore Urban District and having purchased the same from Sri. A. Ravi & Smt. Bhagya. V.

Whereas Sri. A. Ravi & Smt. Bhagya. V have acquired the schedule property through a registered sale Deed dated 05.07.2013, vide document No.BGR-1-03167/2013-14 of Book-I, stored in CD No. BGRD218, registered in the Office of the Sub-registrar, Begur, Bangalore Urban District and having purchased the same from Sri. Sahaya Raj @ Sagaya Raju S/o. Sri. Anthony Swamy.

Whereas Sri. Sahaya Raj @ Sagaya Raju has acquired the schedule property through a registered sale deed dated 21.02.2011, vide document No.BGR-1-06727/2010-11 of Book-I, stored in CD No. BGRD71, registered in the Office of the Sub-registrar, Begur, Bangalore Urban District and having purchased the same from Sri. A. Francis S/o. Late. Arogyaswamy.

Whereas Sri. A. Francis has acquired the large extent of Sy. No. 381/1, measuring 0-30 Guntas, through a registered Sale Deed, vide document No.BGR-1-04802/2010-11 of Book-I, stored in CD No. BGRD60, dated 06.12.2010, registered in the Office of the Sub-registrar, Begur, Bangalore Urban District.

Print Date & Time : 07-11-2019 03:49:29 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5524

ಬೇಗೂರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಿಕಾರಿ ಜಯನಗರ ರಸ್ತೆ ಕೆರಿಯಲ್ಲಿ ದಿನಾಂಕ 07-11-2019 ರಂದು 03:39:10 PM ಗಂಟೆಗೆ ಈ ತಿಳಿಗೆ ವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	65000.00
2	ನೋಂದಣಿ ಶುಲ್ಕ	1700.00
3	ಸೇವಾ ಶುಲ್ಕ	420.00
	ಒಟ್ಟು:	67120.00

ಶ್ರೀ Mahendran S. S/o G. Suruli ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹಿಂಬಿಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Mahendran S. S/o G. Suruli			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ನೆಬ್ ರಡಿಸ್‌ರ
ಹೀರಿಯ ಉಪನೋಂದಣಿಕಾರಿ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಿಂಬಿಟಿನ ಗುರುತು	ಸಹಿ
1	Mahendran S. S/o G. Suruli . (ಬರೆದುಕೊಂಡವರು)			
2	C.S. Venugopal S/o Late I. Srinivas . (ಬರೆದುಕೊಂಡವರು)			

ನೆಬ್ ರಡಿಸ್‌ರ
ಹೀರಿಯ ಉಪನೋಂದಣಿಕಾರಿ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.



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Whereas the Sy.No.381/1, has been converted into Non Agricultural Residential Purpose in accordance with law by virtue of the order of Bangalore District, Vide order No.B.DIS.ALN.SR(SB)14/2010-11, Dated 31.05.2010 by the Deputy Commissioner, Bangalore.

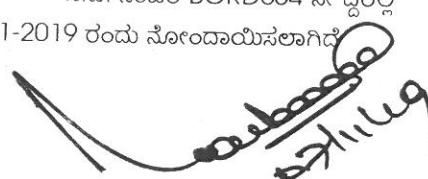
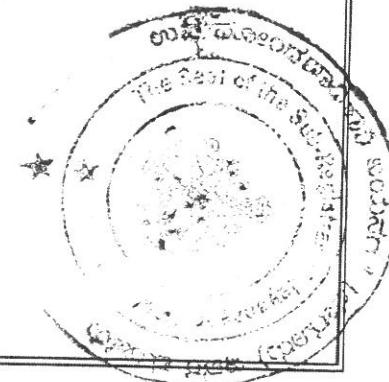
Whereas the VENDOR/S herein became the absolute owner/s of the schedule property and the Katha and other records of the Schedule Property stands in the name of the VENDOR/S in the records of concerned authorities and the VENDOR/S has been paying the taxes thereof regularly to the said office and the VENDOR/S are herein in peaceful possession and enjoyment of the same and it is free from all kinds of encumbrances.

Whereas, the VENDOR/S for want of funds to meet their legal necessities and other family commitments and to discharge hand loans and debts have duly offered and agreed to sell the schedule property i.e., immovable property bearing Residential Site No. 12, Block-I, BBMP Katha No. 66/66/381/1, (Large Extent) formed in converted Sy.No.381/1, (an extent of 30 Guntas duly converted by the Deputy Commissioner, Bangalore District, in the order No. B.DIS.ALN.SR(SB)14/2010-11, Dated 31.05.2010), situated at "Al Cross" Vishwapriya Layout Extension, Begur Village, Begur Hobli, Bangalore South Taluk, Bangalore, Presently comes under jurisdiction of Bruhat Bengaluru Mahanagara Palike Limits, measuring East to West 24 Feet, North to South 29 Feet, in all measuring 696 Sq.Ft., along with 2760 square feet of RCC roofed house thereon., to the PURCHASER/S for a valuable consideration of the sum of Rs.66,67,000/- (Rupees Sixty Six Lakhs Sixty Seven Thousand Only) free from all encumbrances and the PURCHASER/S have accepted the offer of the VENDOR/S and agreed to purchase the Schedule Property for the said sale consideration.

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸೆ	ಸಹಿ
1	J. Bhaskar VP Nagar, Begur, B'lore	
2	Vijay VP Nagar, Begur, B'lore	

ಹಿರಿಯ ಉಪನೋಂದುಂಡಳಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು, ಮೆಂಟ್‌ಲೂರು ನಗರ ಜ್ಞಾನ

 1 ನೇ ಪ್ರಸ್ತರದ ದಸ್ತಾವೇಜು ನಂಬರ್ BGR-1-05524-2019-20 ಅಗ ಸಿ.ಡಿ. ನಂಬರ್ BGRD564 ನೇ ದೃಶ್ಯ ದಿನಾಂಕ 07-11-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ 	
ಉಪನೋಂದುಂದಳಾಧಿಕಾರಿ ಜಯನಗರ (ಬೆಂಗಳೂರು) ಕೆ.ವಿ. ರವೀಕುಮಾರ್ ಹಿರಿಯ ಉಪನೋಂದುಂದಳಾಧಿಕಾರಿ ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ.	



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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

In pursuance of the said deed and in consideration of a sum of **Rs.66,67,000/- (Rupees Sixty Six Lakhs Sixty Seven Thousand Only)** paid by the purchaser/s to the vendor/s by way of Following manner :-

- a) **Rs.3,00,000/- (Rupees Three Lakhs Only)** paid By way Of Cheque Bearing No.872807, Dated :22.09.2019,
- b) **Rs.2,00,000/- (Rupees Two Lakhs Only)** paid By way Of Cheque Bearing No. 872808, Dated :06.10.2019,
- c) **Rs.330/- (Rupees Three Hundred and Thirty Only)** paid By way Of Cash
- d) **Rs.6,76,634/- (Rupees Six Lakhs Seventy Six Thousand Six Hundred and Thirty Four Only)** paid By way Of Cheque Bearing No. 872829, Dated : 05.11.2019, above said all three Cheque's are drawn on CITI Bank, Bangalore.
- e) **Rs.54,23,366/- (Rupees Fifty Four Lakhs Twenty Three Thousand Three Hundred and Sixty Six Only)** By way of Banker's Cheque No.133210, dated 31.10.2019, drawn in the name of Vendor/s, drawn on ICICI Bank, Bangalore, issued by ICICI Bank Ltd., Mumbai Branch, being the housing loan proceeds sanctioned to the purchaser/s, at the request and authorization and paid on this day to the vendor/s at the time of registration of this sale deed before the witnesses herein, being the full value of the schedule property. The receipt of which sum, the VENDOR/S have hereby acknowledged in full and final settlement of this sale transaction.

Whereas the vendor/s herein has paid a sum of (1%) One Percent **Rs.66,670/- (Rupees Sixty Six Thousand Six Hundred and Seventy Only)** towards the tax deducted at source (TDS) from the entire sale consideration stipulated in



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this sale deed, due and payable under section 194-1A of the Income Tax Act 1961 and the rules made there under. Further the purchaser/s herein remitted the above TDS amount to the account of the vendor to his PAN Number. **ADIPV2155L**, vide E-Tax Acknowledgement No.AG6177360, Challan No.07825, BSR code 0011352, through Internet Banking, State Bank of India, (Internet Collection Center) Gandhinagar Branch, Bangalore on dated 06.11.2019.

The receipt of which sum the VENDOR/S do hereby admits, acknowledges and acquits the PURCHASER/S from any further payments, thereof, the VENDOR/S do hereby grants, conveys, sells, transfers, assigns, assures, unto the PURCHASER/S the property described in the schedule property hereunder written, together with its here deters, easements, privileges, advantages, liberties, ways, water sources, passages and all the estate, right, title and or interest property claim and demand appurtenances whatsoever appertaining thereto or any portion thereof, TO HAVE AND TO HOLD the schedule property mentioned property, unto and to the use of the PURCHASER/S absolutely and forever free from all kinds of encumbrance with full powers.

The receipt of which sum of said amount the VENDOR/S hereby acknowledges, admits and confirms the full and final settlement, the VENDOR/S hereby convey, transfer, sell and assign all that piece and parcel of the Schedule Property unto and to the use of the PURCHASER/S with all estate, right, title, interest, claim, share, demand etc, of the VENDOR/S into or upon the same to have, to hold and to enjoy the same by the PURCHASER/S absolutely and forever.

The VENDOR/S have the day handed over the vacant and clear possession of the Schedule Property to the PURCHASER/S and also delivered relevant original/Photo copies of documents of the schedule property to the use of the PURCHASER/S.



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THE VENDOR/S DO HEREBY COVENANT WITH THE PURCHASER/S AS FOLLOWS:-

1. That the PURCHASER/S shall be entitled to quietly enter upon and to hold possess build upon and enjoy the property hereby conveyed as the absolute owner and receive all rents, income and profit there from without any interference or disturbance from the VENDOR/S or their predecessors-in-title or any legal title thereto.
2. That the title of the VENDOR/S to the said property hereby conveyed is good, marketable and subsisting and they has the power, to convey the same and there is no impediment for this sale under any law, decree or contract and that none else has any right, title, interest, share therein and that the sale hereby effected is for legal necessity and for benefit of the family of the VENDOR/S.
3. That the VENDOR/S are having clear right, title and interest to sell the schedule property to the PURCHASER/S and except the VENDOR/S no other person/s have or had any kind of right, title, interest, claim, share, demand, etc, over the same.
4. The VENDOR/S hereby assure the PURCHASER/S that there is no previous defect in the title of the schedule property, if any defect, found in future title the VENDOR/S is hereby agreed to rectify the same at their own cost and risk early, the time is to be accepted by the PURCHASER/S.
5. That the PURCHASER/S shall here afterwards and at all times peacefully and quietly hold, own, possess and enjoy the schedule property by way of absolute sale without any let or hindrance from or by the VENDOR/S or any person/s whomsoever.
6. That the VENDOR/S hereby assures the PURCHASER/S that the schedule property is free from lien, charge, court attachments, minor claims, maintenance claims, family rights, mortgages, etc and if any disputes or litigations arises, in future they shall set right the same by the VENDOR/S at their own cost and risk and further that the VENDOR/S indemnifies the



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PURCHASER/S against all or any losses, damages, costs, charges, etc, which the PURCHASER/S may incur, sustain or legally compelled to pay in consequence of any claim put forward by any person/s over the schedule property or in the event of breach of covenants herein by the VENDOR/S or for the reason of any arrears of taxes or encumbrances or defect-in-title, etc.

7. That upon the request and cost of the PURCHASER/S, the VENDOR/S shall do, execute and perform all lawful acts, deeds and things that are necessary to transfer clear title of the schedule property more-perfectly in favour of the PURCHASER/S.

8. That the VENDOR/S has no objection for the PURCHASER/S to pay the future taxes to the concerned Office and transfer the Katha/KEB/BWSSB of the schedule property in their favour and they can enjoy the schedule property as they likes by way of sale, gift, mortgage or by way of conveyance.

SCHEDULE PROPERTY

All that Piece and parcel of immovable property bearing Residential Site No. 12, Block-I, BBMP Katha No. 66/66/381/1, (Larger Extent) formed in converted Sy.No.381/1, (an extent of 30 Guntas duly converted by the Deputy Commissioner, Bangalore District, in the order No. B.DIS.ALN.SR(SB)14/2010-11, Dated 31.05.2010), situated at "A1 Cross" Vishwapriya Layout Extension, Begur Village, Begur Hobli, Bangalore South Taluk, Bangalore, Presently comes under jurisdiction of Bruhat Bengaluru Mahanagara Palike Limits, measuring East to West 24 Feet, North to South 29 Feet, in all measuring 696 Sq.Ft., together with all rights, appurtenances, whatsoever whether underneath or above the surface and bounded on:



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East by : Site No. 12A belongs to Kuriyan Abraham;

West by : Road;

North by : Site No. 11 belongs to Sahaya Raj @ Sagaya Raju;

South by : Road;

Along with Stilt Floor Parking, Ground Floor measuring 690 Sq.Ft, First Floor measuring 690 Sq.Ft, Second Floor measuring 690 Sq.Ft, & Third Floor measuring 690 Sq.Ft, Constructed with RCC roofed house built in thereon constructed with Cement and Bricks, Doors and Windows are made out with jungle Wood with vitrified Flooring and with all civic amenities in the Schedule Property.

In witness whereof the VENDOR/S and the PURCHASER/S have affixed their signatures to this Deed of Absolute Sale on the day, month and year first above written in presence of the witnesses attesting hereunder.

WITNESSES:-

1. J. Bhattaskar

J. BHATTASKAR

V.P.NAGAR, BEGUR

2. BSP

Vijay

V.P. Nagar, Begur

Bangalore - 56
68

.....

VENDOR/S

hankishore

PURCHASER/S

DRAFTED BY:-

N.V. NANDA KISHORE

Document Writer

D.W. License No. 0013/2011-12

1496, Canara Bank Building
Begur, Bangalore - 560 068