

2867 / 11-12

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ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಡೆಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಲ್ಯಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಚ ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಚನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಬಾಬತ್ತಿನಿದಿ ಒಟ್ಟು ಮುದ್ರಾ ಮೊತ್ತ 2/-
Total stamp duty paid Rs 2/-

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this 8th day of August Two Thousand Eleven (08-08-2011) at Jigani between:

Mr.KUPPA ANANTHA RAMAMOHAN,
S/o Late Sri.Kuppa Rama Murthy,
Aged about 43 years,
Residing at No.185,
Jigani.

Hereinafter called the "**VENDOR**" (Which expression, shall mean and include his heirs, executors, administrators, legal representatives, successors in interest or assignees) of the ONE PART:

SMT.VENKATAMMA GONDI,
S/o Mr.Venkatapathi Gondi,
Residing at No.8-350(3),
Opp: Airport, Prashanthi Gram,
Puttaparthi, Anantapur Dist,
Andhra Pradesh.

Hereinafter called the "**PURCHASER**" (Which expression, shall mean and include his heirs, executors, administrators, representatives, successors in interest or assignees) of the OTHER PART.

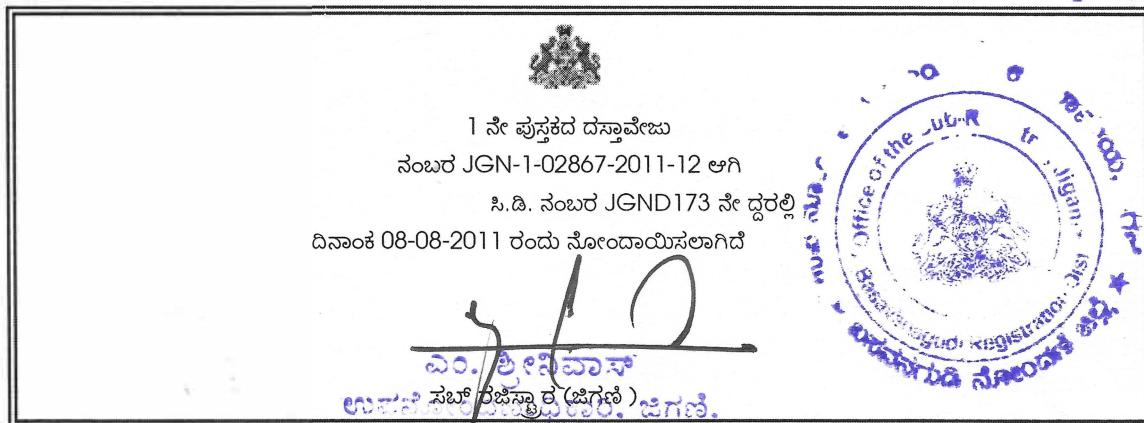
ಗುರುತಿಸುವವರು

B.N.G.(U) J.I.C. S.L. No. 2.867/11-02
BOOK / Consists of 6 pages.....
Total 6 - 10 Pages M

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	K M Sathish No. 307-SE, Nisarga Layout, Harapanahalli, Bannerghatta Post, Bangalore-83	K.M Sathish
2	Prakash Kallubalu village, Jigani Hobli, Anekal Taluk	PR

ಉಪನೇತ್ರಣಾದಿಕಾರಿ, ಜಿಗಳ.
ಸಬೋರ್ಡ್ ರಿಜಿಸ್ಟ್ರಾರ್
ಒಪ್ಪುರುಫ್ಟಾಟ್, ಅನೆಕಲ್ ತಾಲ್ಲೂಕ್.
ಬೆಂಗಳೂರು (ನಗರ) ಜಿಲ್ಲೆ

೨೮ AUG 2011



Designed and Developed by C-DAC, ACTS, Pune.

ಉಪನೇತ್ರಣಾದಿಕಾರಿ, ಸಬೋರ್ಡ್ ರಿಜಿಸ್ಟ್ರಾರ್ (ಜಿಗಳ್), ಜಿಗಳ್.
ಉಪನೇತ್ರಣಾದಿಕಾರಿ, ಸಬೋರ್ಡ್ ರಿಜಿಸ್ಟ್ರಾರ್ (ಜಿಗಳ್), ಜಿಗಳ್.

೨೮ AUG 2011

ಈ ದಸ್ತಾವೇಚ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅದೇಶ ಸಂಖ್ಯೆ ಕಂಜ್ 152 ಮುನ್ಹೆಯೊಮ್ಮೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಚ ಹಾಳೆ
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ದಸ್ತಾವೇಚನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬಿಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚ ಲಿಂಕ್‌ಹೆಡ್ ವಿಳಿಸಬಹುದು. ನೋಂದಣಿ ಒಳಗೊಂಡಿದೆ.
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ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮತ್ತು ಟೆಕ್ಸ್
Total stamp duty paid Rs. ೩೫. ನೋ. ೧೫೬೭

WITNESSETH AS FOLLOWS:

WHEREAS the Vendor is the absolute owner in Possession and enjoyment of immovable property bearing **Sy No.163** Measuring : 10.4 acres of land, approved by Government of Karnataka, Anekal Taluk, Bangalore Urban District, now comes within the administrative jurisdiction of Panchayath, and which is more fully described in the schedule hereunder.

Whereas the Vendor got the schedule property having been seen self acquired property through an allotment by Sri.V.LAKSHMINARAYAN, his duly appointed General Power of Attorney holder Mr.Mohan Kumar.Y has executed and registered a Sale Deed in the name of the vendor which is registered as document No.ANK-1-33335/2006-07, of Book I, Stored in CD No.ANKD195, dated : 22/03/2007, Registered in the office of the Sub-Registrar, Anekal.

And Rectification Deed executed by Sri.V.Lakshminarayan, his duly appointed General Power of Attorney holder Mr.SHASHI.S.PATIL, which is Registered as document No.JGN-1-02059/2011-12, of Book I, Stored in CD No.JGND166, Dated : 14/07/2011, Registered in the office of the Sub-Registrar, Jigani.

Whereas the Vendor desires to sell the schedule property to the purchaser for a sum of **Rs.6,00,000/- (Rupees Six Lakhs Only)**.

B.M.G/U.H.C.R.L.No 2867/11-12

Total..... 8 - 10 Pages



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾತ್ಮಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾತ್ಮಕ ಕಾಲ್ಯಾಂಚ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Venkatamma Gondi d/o Venkatapathi Gondi , ಇವರು 40900.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾತ್ಮಕ ಶೈಲ್ಪಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	100.00	Paid in Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	40800.00	DD No. 000684, dt. 08/08/2011 drawn on IDBI Bank, Bannerghatta Branch, Bangalore
ಒಟ್ಟು:	40900.00	

ಸ್ಥಳ : ಜಿಗಳೆ

ದಿನಾಂಕ : 08/08/2011

ಉಪ-ನಾಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪನಾಂದಣಿ ಕಾರ್ಯಾಲಯ, ಬೆಂಗಳೂರು.
(ಜಿಗಳೆ)
ಬಸ್ಕೆರುವುಟ್ಟು, ಅನೇಕಲ್ಲು ತಾಲ್ಲೂಕು.
ಚೆಂಗಳೂರು (ನಗರ) ಜಲ್ಲೆ

೩೮ AUG 2011

Designed and Developed by C- DAC ACTS Pune.

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಹೆಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಚ ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ, ಒಂತಿ ಇಲಾಖೆ
Registration and Stamps Department

ಬಿಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚ ಅಥವಾ ವೆಚ್ಚಿನ ಮುದ್ರೆ ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿ
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.....2.8.6 ರೂ. 2/-

ದಸ್ತಾವೇಚನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾ ಕ್ರಮ
Total stamp duty paid Rs.

20. ಮೇ. 2011

The Purchaser has agreed to purchase the Schedule Property for the above said sale consideration and has paid the full Sale Consideration amount of **Rs. 6,00,000/- (Rupees Six Lakhs Only)** by way of Demand Draft bearing No.008694, Dated : 08/08/2011, drawn on ICICI Bank, Bannerghatta Road, Bangalore to the Vendor before the following witnesses.

Thus the Vendor has received the full sale consideration and acknowledges the receipt of the same.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. The receipt of which the Vendor hereby duly acknowledge IN CONSIDERATION of the Purchaser has paid the entire sale consideration as aforesaid, the receipt of which the Vendor does hereby acknowledge in full and final settlement and acquires the Purchaser from making any further payments. the vendor as beneficial owner, DOES HEREBY GRANT, TRANSFER, BY WAY OF SALE, CONVEY, AND ASSIGN, unto and in favour of the Purchaser in respect of the schedule property and every part thereof along with all rights, title and interest therein, together with all benefits, advantages, licenses, concessions, hereditaments, easement rights, equities, claims and demands attached to belonging to and reputed to belong to the schedule property TO HOLD, TO POSSESS AND TO ENJOY THE SAME free from all encumbrances for ever hereinafter.

2. The Vendor have this day handed over vacant possession of the schedule property along with the original documents pertaining to the schedule property, the Vendor further undertake that he shall not any manner of right, title and interest in the schedule property from the date of this Deed.

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಹೋಮು 2003
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುಖ್ಯಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಚು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಿಲೆ : ರೂ. 2/-

ಕೆ. ನೋಂದಣಿ... 6... ಕಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿ
ಕೆ. ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚಿಗೆ ಅಳವಡಿಸಬಹುದು ಇಲ್ಲ. ಇಲ್ಲಿ ನೋಂದಣಿ... 7... 16.
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ದಸ್ತಾವೇಚನ್ನು ಬರೆದುಕೊಟ್ಟಿ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೊತ್ತ ರೂ. 12.
Total stamp duty paid Rs. 12. 00. ನೋ. 1. 16.

3. The Vendor hereby declare and covenant with the Purchaser that he is the absolute owner of the Schedule Property and have a legally valid and marketable title thereto and there fore a right to convey and sell the Schedule property to the Purchaser herein in terms of this deed. The vendor further declare that they have not done any acts, deeds or things which are likely to curtail, restrict or prejudice his right to convey or prevent him from conveying the Schedule Property or any part thereof in terms of deed.

4. The Vendor hereby declares that the Schedule Property is free from all encumbrances, lien, charge, lease, mortgage, court or other attachments, minors' claims, third party claims, or any other proceedings of an adverse nature. The Vendor has paid the taxes and other levies on the Schedule Property up to date and further taxes and levies in respect of the schedule property are payable by the Purchaser.

5. The Vendor hereby declare and undertake to do or cause to be done all acts, deeds and things which are reasonably and legally required to be done at the instance of the Purchaser for more fully and perfectly assuring the title of the Purchaser to the Schedule Property and the Purchaser shall bear the incidental expenses to be incurred thereof. The Vendor further undertake to assist the Purchaser in getting the katha transferred in the name of Purchaser.

6. The vendor hereby indemnify and undertake to keep the Purchaser fully harmless against any cost or claims, loss or liability, action or proceedings which may arise at any further time against the Purchaser or their successors-in-title by reason of any defect in the title or lack of title on the part of the Vendor or for violation of any of the declaration herein.

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಉದ್ದೇಶ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಿಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ನೀಡಲಾಗುತ್ತದೆ..... 6..... ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿ
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ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಕ್ಷमತೆ..... 28.6.2003 ಮುದ್ರಾ ವೇಚು ತಿ. 10.4
Total stamp duty paid Rs. 1/- 12

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

7. The Purchaser shall be the absolute owner of the Schedule property and shall hold, possess, enjoy, build upon, dispose or other deal with the Schedule Property as they deem it and exercise all the attendant rights of ownership of the Schedule Property by getting the katha and relevant records transferred in their name.

8. The stamp duty, registration charges and other incidentals have been borne by the Purchaser.

9. The VENDOR has this day delivered vacant possession of the scheduled Property to the PURCHASER and the PURCHASER hereby acknowledges of having been put in vacant possession of the schedule property by the VENDOR.

SCHEDULE PROPERTY

All that piece and parcel of the converted residential immovable converted property bearing **Sy No.163**, Measuring : 10.4 acres of inherited property, approved by Government of Karnat

Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, now comes within the administrative jurisdiction of Panchayath, Bangalore Dist.

MEASURING: 10.4 acres of land

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುದ್ರಾ ಸಲಾಗದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಚ ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಓ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ದಸ್ತಾವೇಚ ಇಲಾಖೆಯಾದ್ದು... ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿ
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ದಸ್ತಾವೇಚ ನ್ಯೂ ಬರೆದುಕೊಟ್ಟಿ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಬಟ್ಟೆ ಮುದ್ರಾ ಶುಲ್ಕ ಕ್ಷಮೆ
Total stamp duty paid Rs.

ಉ. ನೇಮಣಿ ಗ್ರಹಿ

BOUNDRIES:

East by : Road,
West by : Sy No 165,
North by : Road,
South by : Sy No. 153.

Duly converted for residential site vide orders No.ALN/SR(A)8/1995-96,
Dated: 06-09-1995 and No.ALN.SR(A)21/1995-96, Dated: 4-09-1995,
issued by the Assistant Commissioner, Jigani, Government of
Karnataka.

IN WITNESS WHEREOF the Vendor and the Purchaser have affixed their
respective signatures to this Deed at Bangalore on this day, Month and
year in the presence of the witnesses.

WITNESSES :

1. [C. M. Pathish
307 (E)
Nisarga Layout,
B - 53.]

2. A. R.
Kallubalee Village
Anekal T.O

VENDOR

PURCHASER

-:Drafted by:-

K. S. YATHIRAJ
D.W.L. 7 / 2009 - 10
KOPPA Village Jigani, Bangalore
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