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SALE DEED

THIS SALE DEED OF IMMOVABLE PROPERTY is made and executed on this the 8<sup>th</sup> day of February, Two Thousand and Six (2006) at Bangalore by :

Sri. SUNDAR SINGH,  
aged about 50 yrs, son of Sri. Muniraj Singh,  
residing at Kamwarpet, Kasaba Hobli,  
Hoskote Taluk, Bangalore Rural District, Karnataka State,

hereinafter called the "VENDOR" (which expression wherever it so requires shall mean and include his heirs, legal representatives, administrators, executors and assigns) of the ONE PART;

IN FAVOUR OF

Smt. SHARADA S. RAO,  
aged about 70 years, wife of Late Shri V.N Subba Rao,  
residing at F- 10/1, Vijay Kiran Apartments,  
32, Victoria Road, BANGALORE - 560 042,

hereinafter called the "PURCHASER" (which expression wherever it so requires shall mean and include her heirs, legal representatives, administrators, executors and assigns) of the OTHER PART.

*Sundar Singh*

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Print Date & Time : 08-02-2005 05:50:10 PM

ರೇಷನ್ ಕಾರ್ಡ್ : P-5581

ಸರ್ಕಾರಿ ರೇಷನ್ ಕಾರ್ಡ್ ಹೊಸಕೋಟೆ ರವರ ಕಾರ್ಡ್ ದಿನಾಂಕ 08-02-2005 ರಂದು 04:43:07 PM ಗಳಿಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫಲಿತಾಂಶವಿದೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊದಲಿನ ಶುಲ್ಕ	840.00
2	ಸ್ಟಾಫ್ ರೀಡ್ ಫೀ	270.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	35.00
4	ಇತರೆ	40.00
	ಒಟ್ಟು :	1185.00

ಶ್ರೀಮತಿ ಶಾರಧಿ ಎಸ್ ರಾವ್ ಇವರಿಂದ ಹಾಣೆ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ವೋಟ	ಹೆಚ್ಚುವರಿ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ ಶಾರಧಿ ಎಸ್ ರಾವ್			Shardha S. Rao

*Shardha S. Rao*  
ಸರ್ಕಾರಿ ರೇಷನ್ ಕಾರ್ಡ್

ಮರಣೋತ್ತರಾಧಿಕಾರಿ ಒಪ್ಪಂದಪತ್ರ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವೋಟ	ಹೆಚ್ಚುವರಿ ಗುರುತು	ಸಹಿ
1	ಶಾರಧಿ ಎಸ್ ರಾವ್ . (ಬದುಕಿರುವವರು)			Shardha S. Rao
2	ಸುಂದರ್ ಲಾಲ್ . (ಬದುಕಿರುವವರು)			Sunder Lal

*Shardha S. Rao*  
ಆರೋಗ್ಯ-ಮಾಹಿತಿಗಾಗಿ  
ಹೊಸಕೋಟೆ.

WHEREAS the Vendor abovenamed is the full and absolute owner by title and in actual possession and enjoyment of the portion of agricultural property admeasuring 2 acres 20 guntas bearing Old Survey No. 129, New Survey No. 129/1 situated in Doddhullur Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Karnataka State.

WHEREAS the Vendor abovenamed had jointly purchased along with one H.J. Chikkashammana, the agricultural property admeasuring 5 acres bearing Old Survey No. 78, New Survey No. 129 situated in Doddhullur Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Karnataka State, from one P. Rajamma and P. Saroja in terms of a Sale Deed dated the 08.02.1991, registered as Document No. 2378/ 1990-91 Book No. I, Volume 1870, Page nos. 1-4 in the office of the Sub-Registrar, Hoskote.

WHEREAS on the death of the said H.J. Chikkashammana, his wife Smt. Jayamma and his son Sri H.C. Shamugham being his only legal heirs made an oral Partition Palupatti with the Vendor herein Sri Sundar Singh on 01.04.04 wherein the agricultural property admeasuring 5 acres bearing Old Survey No. 78, New Survey No. 129 situated in Doddhullur Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Karnataka State was equally divided between them and the Vendor's share being agricultural property admeasuring 2 acres 20 guntas bearing Old Survey No. 129, New Survey No. 129/1 situated in Doddhullur Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Karnataka State and the Vendor has since been in actual possession and enjoyment of the property.

Sundar Singh

ಸೆಟ್ಟಿ ರವಿಸ್ವಾಮಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿವರ	ಜನಿ
1	ಅನಿತ ಬಾರ್ಗಿಸರು	Anita
2	ರಾಜಪ್ಪ ಮಾನ್ಯರಾಜ್ಕು ಮೊದಲನೇ ತಂ	Rajappa

ಪೂರ್ವ ರವಿಶಾಸ್ತ್ರಿ

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WHEREAS the Vendor being desirous of selling a portion of agricultural property admeasuring 10.5 guntas bearing Old Survey No. 129, New Survey No. 129/1 situated in Doddhullur Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Karnataka State more fully described in the Schedule hereunder and hereinafter called the "SCHEDULE PROPERTY" for the sake of convenience and as detailed in the plan attached herewith and shall be read as part and parcel of this Deed and the Vendor has paid taxes upto date.

WHEREAS the Vendor has offered to sell the Schedule Property to the Purchaser for a sum of Rs. 82,500 /- (Rupees Eighty Two Thousand Five Hundred Only) free from all encumbrances and the Purchaser abovenamed has agreed to purchase the Schedule Property for the said sum free from all encumbrances.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :-

1. In consideration of the sum of Rs. 82,500 /- (Rupees Eighty Two Thousand Five Hundred Only) paid by the Purchaser to the Vendor as under :-

Date	Bank Name	Draft No.	Amount (Rs.)
07.02.06	Canara Bank, Chandra Layout, Bangalore.	664616,	82,500

*[Signature]*

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಸೋಂಕಿನ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ


1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಸ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ ಬಾಲಗೌರಿ ಎಸ್ ರಾವ್ , ಇವರು 8320.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಕುಳ್ಳಿಬಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು  
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	8320.00	ಡಿ ಡಿ ನಂ 018373, ದಿ: 07-02-06, ಕೆನರಾ ಬ್ಯಾಂಕ್ ಹೊಸಕೋಟೆ
ಒಟ್ಟು :	8320.00	

ಸ್ಥಳ : ಹೊಸಕೋಟೆ

ದಿನಾಂಕ : 08/02/2006

  
ಉಪ-ಸೋಂಕಿನ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ  
(ಹೊಸಕೋಟೆ)

Designed and Developed by C- DAC ACIS Pune.

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The receipt of which the Vendor hereby acknowledges as having received, the Vendor doth hereby grant, convey, transfer and sell unto the Purchaser free from all encumbrances and claims portion of the agricultural property admeasuring 10.5 guntas bearing Old Survey No. 129, New Survey No. 129/1 situated in Doddhullur Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Karnataka State more fully described in the Schedule hereunder.

2. The Vendor hereby declares and covenants with the Purchaser as follows :-

- (a) The Vendor is the sole and absolute owner of the Schedule Property having acquired it out of his self acquired funds without any joint family nucleus.
- (b) There are no encumbrances of any nature whatsoever on the Schedule Property and that the Vendor has the absolute right to execute this Sale Deed.
- (c) The Schedule Property hereby sold shall be held and enjoyed by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through or under him.
- (d) The Vendor shall indemnify the Purchaser for any loss or injury that she, the Purchaser may suffer by reason of any defect in title or by reason of any claim being made by anybody whosoever to the Schedule Property.

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The Vendor shall do or cause to be done all such acts, deeds, or things

- (e) The Vendor shall do or cause to be done all such acts, deeds, or things the Purchaser may reasonably require, however at the cost of the Purchaser, for more perfectly assuring the title to the Schedule Property hereby conveyed.
3. The Vendor hereby declares that all the taxes, and other rates and outgoings payable in respect of the Schedule Property upto the date of this Sale Deed have been duly and fully paid by the Vendor and the Vendor undertakes that if any aforesaid taxes remain unpaid, the Vendor shall discharge the same from and out of his own funds.
4. The Vendor has this day delivered physical vacant possession of the Schedule Property to the Purchaser.
5. The Vendor has already handed over to the Purchaser all the original title deeds of the Schedule Property including the anterior title deeds.

*Handwritten signature*



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 129/1

### SCHEDULE

All that piece and Portion of agricultural property admeasuring 10.5 guntas bearing Old Survey No. 129, New Survey No. 129/1 situated in Doddhullur Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Karnataka State, and bounded by :

- East : Remaining Portion of Survey No. 129/1 belonging to the Vendor.  
 West : Lands belonging to Gurappa, Sriramappa and Muniappa.  
 North : Remaining Portion of Survey No. 129/1 belonging to the Vendor  
 South : Main Hosakote Sidalgatha Road.

as detailed in the plan attached herewith.

IN WITNESS WHEREOF the Parties have set their hand to these presents on the day, month and year first above written.

*Ambedkar Singh*

VENDOR

S. Basimiah  
 Busi Automobiles  
 near Middle School  
 Hoskote

*Sharda S. Rao*  
 PURCHASER

#### WITNESSES :

1. *Sanjay Singh*  
*Basu Auto works*  
*near Middle School*  
*Hoskote*
2. *Indira Singh*  
*Basu Auto works*  
*near Middle School*  
*Hoskote*

*Ambedkar Singh* Drafted by:  
**SUNITA & SURI**  
 Advocates  
 "Swathi",  
 No.123, 6<sup>th</sup> Main,  
 Between 12<sup>th</sup> & 13<sup>th</sup> Cross,  
 Malleswaram,  
 BANGALORE - 560 003.

1 ನೇ ಪುಸ್ತಕದ 5010 ನೇ ಪುಟದ 10 ನೇ ಪುಟ

ಗುಣಿಸಲ್ಪಡುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಲನಿತ ಬೆಂಗಳೂರು	7
2	ರಾಜಶ್ವಾ ಕುರುಬರಹಳ್ಳಿ ಹೊಸಹೋಟೆ ತಾ	

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
 ನಂಬರ HSK-1-05010-2005-06 ಆಗಿ  
 ಸಿ.ಡಿ. ನಂಬರ HSKD53 ನೇ ಪುಟದಲ್ಲಿ  
 ದಿನಾಂಕ 10-02-2006 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಹೊಸಹೋಟೆ)

*[Signature]* 13/2/06