

Scanned

ಈ ದಾಖಲೆಯು 10 ಪುಟಗಳಿಂದ
7 ಪುಟಗಳ 5000 ರೂ. ಮೊತ್ತದ
ಮೇಲೆ ನಂಬರಿನಲ್ಲಿ ನೀಡಲಾಗಿದೆ

2-5000
0506

SALE DEED

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

Smt. **LAKSHMAMMA,**

aged about 52 yrs, wife of Sri. Guruappa,
residing at Dodahallur Village, Kasaba Hobli,
Hoskote Taluk, Bangalore Rural District, Karnataka,

hereinafter called the "**VENDORS**" (which expression wherever it so requires shall mean and include their 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.**



7 ದಿನ ಪುಸ್ತಕ 5000 ರೂ. ಮಾರಾಟಗೊಂಡಿದೆ 2 ದಿನ ಪುಸ್ತಕ



Print Date & Time : 08-02-2006 04:12:29 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-5576

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಹೊಸಕೋಟೆ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-02-2006 ರಂದು 04:04:37 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	5500.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	270.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	140.00
4	ಇತರೆ	40.00
	ಒಟ್ಟು :	5950.00

ಶ್ರೀ ಶಾರಧ ಎಸ್ ರಾವ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಶಾರಧ ಎಸ್ ರಾವ್			Sharada S. Rao

Sharada S. Rao
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಶಾರಧ ಎಸ್ ರಾವ್ . (ಬರೆಸಿಕೊಂಡವರು)			Sharada S. Rao
2	ಲಕ್ಷ್ಮಮ್ಮ . (ಬರೆದುಕೊಡುವವರು)			

5000
ನೀತಿ ಸಂಪತ್ತಿನ 5000 ರೂ.ಗಳಿಗೆ ಮಾರಾಟವಾಗಿದೆ. 3 ನೇ ಪುಟ

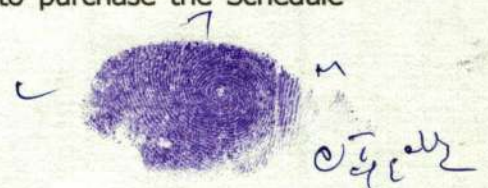


WHEREAS the Vendor abovenamed is the full and absolute owner by title and in actual possession and enjoyment of the agricultural property bearing Survey No. 9/1, situated in Elachanayakanapura Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Karnataka State, admeasuring 1 acres and 30 guntas, more fully described in the Schedule hereunder and hereinafter called **the "SCHEDULE PROPERTY"** for the sake of convenience.




WHEREAS the Vendor Mrs Lakshamma abovenamed purchased the property morefully described in the Schedule hereunder from her husband Guruappa in terms of a registered Sale Deed dated the 8th day of November, 1971 registered as Document No. 2753/1971-72 in Book No. I, Volume 1315, Page Nos. 1 to 2 in the office of the Sub-Registrar, Hoskote, and the Vendor has paid taxes uptodate.

WHEREAS the Vendor is the sole and absolute owner of the Schedule Property having acquired the same out of her self acquired funds without any joint family nucleus and has the power to sell the same and her only son G. Venkatesh aged about 32 years has signed as the consenting witness.

WHEREAS the Vendor has offered to sell the Schedule Property to the Purchaser for a sum of Rs. 5,25,000/- (Rupees Five Lakhs Twenty Five Thousand Only) free from all encumbrances and the Purchaser abovenamed has agreed to purchase the Schedule Property for the said sum free from all encumbrances.



7 ನೇ ಪುಟದ 5000 ನೇ ದಾಖಲೆಯೇನು. 4 ನೇ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	ವೆಂಕಟೇಶ್ (ಬಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			ಯೋಗೇಶ್
4	ಶಾಂತಮ್ಮ (ಬಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್

5000
5

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

1. In consideration of the sum of Rs. 5,25,000/- (Rupees Five Lakhs Twenty Five Thousand Only) paid by the Purchaser to the Vendor as under :-

Date	Bank	Draft No.	Amount (Rs.)
07.02.06	State Bank of Hyderabad, Austin Town, Bangalore.	357333,	5,25,000

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 the agricultural property bearing Survey No. 9/1, situated in Elachanayakanapura Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Karnataka State, admeasuring 1 acres and 30 guntas more fully described in the Schedule hereunder.

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

- (a) 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.
- (b) 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 her.

7
03/02/06

5000 6

ಗುರ್ತಿಸಲ್ಪಡುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಅನಿತ ಬೆಂಗಳೂರು	Anita
2	ರಾಜಣ್ಣ ಕುರುಬರಹಳ್ಳಿ ಹೊಸಕೋಟೆ ತಾ	Rajanna

AKHAI

ಸಹಿ ರಜಿಸ್ತಾರ

the amount 5000 the amount the amount

7

- (c) 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.
- (d) 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 her 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.

7
C
H
03/02



Government of Karnataka
Department of Registration and Stamps
(From - 1A)
(See Rule 3A)

Form of Communication under rule 3A of Karnataka Stamp
 (Prevention of under valuation of Instrument) Rules 1977.
Communication of Value

Print Date/Time :Wednesday, February 08, 2006 4:16:39 PM
 Office of the Sub-Registrar : Hosakote

Date :08-Feb-2006

This endorsement is issued in respect of the Document presented relating to the property mentioned below:

- (1) In opinion of the undersigned the estimated market value of the property is Rs. 525000.00 and Consideration Amount is Rs.525000.00 accordingly it is informed to pay Stamp Duty Rs. 47460.00 and Registration fee Rs.5250.00
- (2) If you are willing to pay Stamp duty and Registration fee on the estimated market value as informed above affirm item No. 1 shown below and affix signature.
- (3) If you are not willing to pay stamp duty Registration fee as mentioned above the Document will be kept pending without completing Registration and the matter will be referred to the Deputy Commissioner (Detection of under valuation) for determination of market value of the property under section 45A of the Karnataka Stamp Act.

Land Mark :

Description of Property :

ಸರ್ವೆ ನಂ 9/1, ಯಳ್ಳಚನಾಯಕನಪುರ ಕಸಬಾ ಹೋ ಹೊಸಕೋಟೆ ತಾ
 1 ಎಕರೆ 0.30 ಗುಂಟೆ

Schedules :

Schedule A: ಸರ್ವೆ ನಂ 9/1, ಯಳ್ಳಚನಾಯಕನಪುರ ಕಸಬಾ ಹೋ ಹೊಸಕೋಟೆ ತಾ
 1 ಎಕರೆ 0.30 ಗುಂಟೆ

Signature of the Sub-Registrar

AFFIRMATION OF THE PRESENTANT

- (1) I agree with the valuation informed above accordingly I am prepared to pay Stamp duty and Registration Fee. The document may be registered or
- (2) I do not agree with the valuation informed above. The document may be kept pending and matter may be referred to Deputy Commissioner under Section 45A of the Karnataka Stamp Act, 1957 for determination of market value.
- (3) I withdraw my document from registration

Signature of Presentant.

Name :ಶಾರಧ ಎಸ್ ರಾವ್

5

1ನೇ ಪುಟದ ...2006ರ. ನೇ ದಾಖಲೆನಂ.9... ನೇ ಪುಟ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಶಾರಧ ಎಸ್ ರಾವ್ , ಇವರು 47460.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	47460.00	ಡಿ ಡಿ ನಂ 22224, ದಿ:7-02-06, ಎಸ್ ಬಿ ಎಂ ಹೊಸಕೋಟೆ
ಒಟ್ಟು :	47460.00	

ಸ್ಥಳ : ಹೊಸಕೋಟೆ

ದಿನಾಂಕ : 08/02/2006

A. Khan

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಹೊಸಕೋಟೆ)

ಗುರಿಸಲ್ಪಡುವವರು

5000
ಈ ಪುಸ್ತಕದ ನೇ ದಸ್ತಾವೇಜಿನ ನೇ ಪುಟ

9/1

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಅನಿತ ಬೆಂಗಳೂರು	
2	ರಾಜಣ್ಣ ಕುರುಬರಹಳ್ಳಿ ಹೊಸಕೋಟೆ ತಾ	

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ HSK-1-05000-2005-06 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ HSKD53 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 08-02-2006 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

A. Khan

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಹೊಸಕೋಟೆ)



