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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 :

Sri. **GURUPPA,**

aged about 55 yrs, son of Sri. Dhobi Dodanna,
residing at Dodahallur Village, 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 Sri 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.**

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Print Date & Time : 08-02-2006 04:25:38 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-5578

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಹೊಸಕೋಟೆ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-02-2006 ರಂದು 04:16:37 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	5500.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	270.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	20.00
4	ಇತರೆ	40.00
	ಒಟ್ಟು :	5830.00

ಶ್ರೀ ಶಾರಧ ಎಸ್ ರಾವ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

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

Khali
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಶಾರಧ ಎಸ್ ರಾವ್ . (ಬರೆದುಕೊಂಡವರು)			Sharada S. Rao
2	ಗುರಪ್ಪ (ಬರೆದುಕೊಡುವವರು)			ಗುರಪ್ಪ

5003 ನೇ ದಾಖಲೆದಿನ 3 ನೇ ಭಾಗ

WHEREAS the Vendors 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, Mr Guruppa abovenamed purchased the property morefully described in the Schedule hereunder from one Krishnappa Son of Muniappa in terms of a registered Sale Deed dated the 7th day of November, 1969 registered as Document No. 2553/1969-70 in Book No. I, Volume 1261, Page Nos. 11 to 12 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 his self acquired funds without any joint family nucleus and has the power to sell the same and his 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.

ನೋಂದಾಯಿಸಿದ

ನೀ ಪುಸ್ತಕದ 5003 ನೀ ಮಾನ್ಯರಾದ 4 ನೀ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	ವೆಂಕಟೇಶ್ . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			ಕೆ.ಎ.ಎಸ್
4	ಶಾಂತಮ್ಮ . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			

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**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 Name	Draft No.	Amount (Rs.)
07.02.06	State Bank of Hyderabad, Austin Town, Bangalore.	357332,	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 him.

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ಗುರಿಸಲ್ಪಡುವವರು

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

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(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 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.

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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 ವಸ್ 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 222240, ದಿ: 7-02-06, ಎಸ್ ಬಿ ಎಂ ಹೊಸಕೋಟೆ
ಒಟ್ಟು :	47460.00	

ಸ್ಥಳ : ಹೊಸಕೋಟೆ

ದಿನಾಂಕ : 08/02/2006

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಹೊಸಕೋಟೆ)

SCHEDULE

Agricultural land in Survey No. 9/1, situated in Elachanayakanapura Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District Karnataka State, admeasuring 1 acres and 30 guntas and bounded by :

- East : Boundary of Sundar Singh's Land
West : Late Shankarappa's property
North : Remaining portion of Same Survey No. belonging to Lakshamma
South : L. Sriram's Land

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

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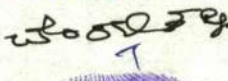

VENDOR

Sharada S. Rao

PURCHASER

CONSENTING WITNESS:

WITNESSES:

1.  s/o ಸುಬ್ಬ
ಶ್ರೀ ಬಿಜಯ
ಶ್ರೀ.ಲ.ಎ
2.  ಸುಬ್ಬ
s/o ಸುಬ್ಬ
ಶ್ರೀ ಬಿಜಯ
ಶ್ರೀ.ಲ.ಎ

WITNESSES

1. A. G.
8 K. M. Nagar
Chandrasekhar
Bangalore.
2. B. N. Venkatesh
H. Cross

 Drafted by:

SUNITA & SURI

Advocates

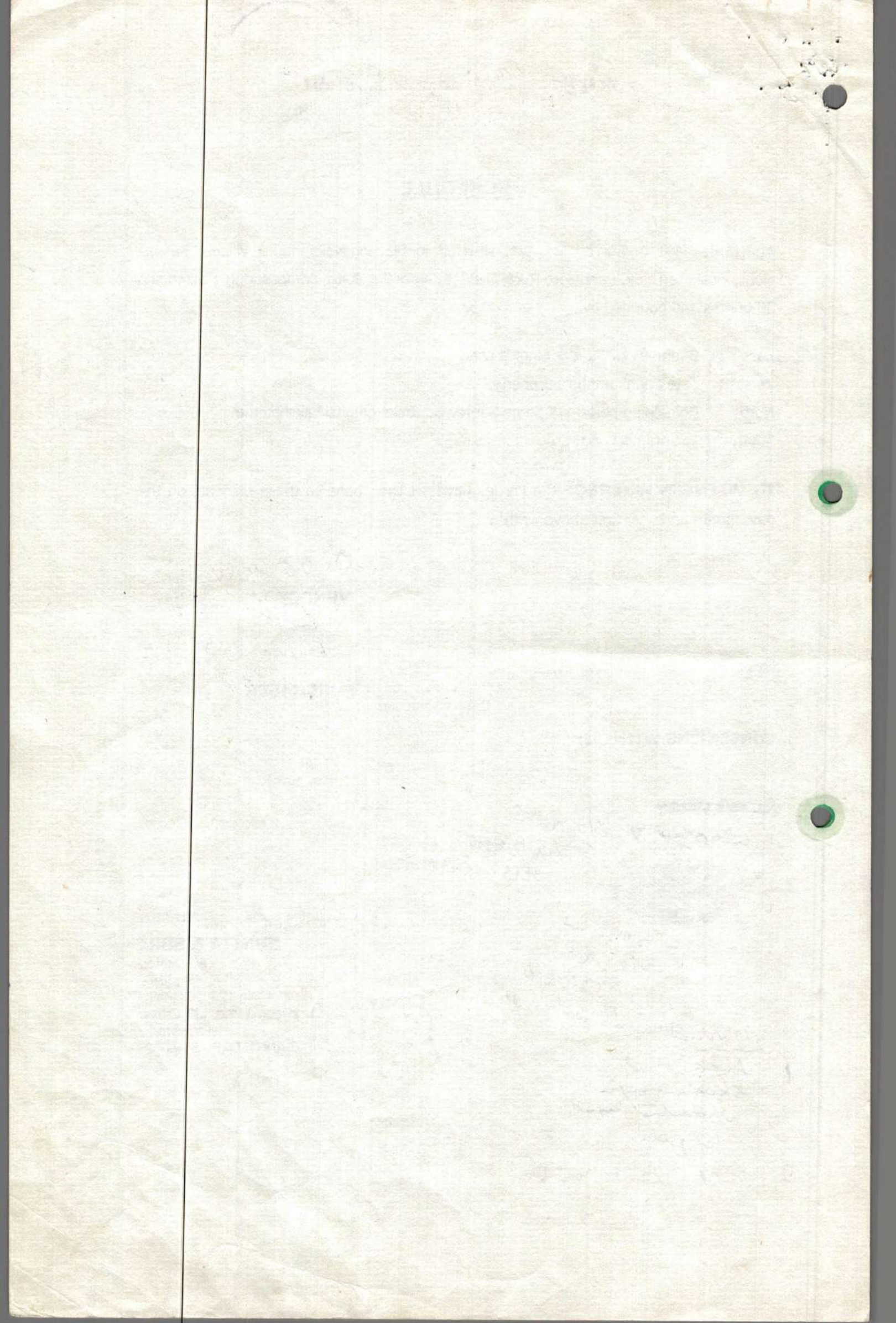
"Swathi",

No.123, 6th Main,

Between 12th & 13th Cross,

Malleswaram,

BANGALORE - 560 003.



ನೀವು 5003 ನೀಡುತ್ತೀರಿ 10 ನೀವು

ಗುಣಿಸಲ್ಪಡುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಅಧಿಕ ಬೆಂಗಳೂರು	
2	ರಾಜ್ಯ ಕುಲಕರ್ಣಿ ಹೊಸಕೋಟೆ ತಾ	

ಸಹಿ ರಚಿಸಿದ



1 ನೇ ಪುಟದ ರಚನೆಯು
ನಂಬರ್ HSK-1-05003-2005-06 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ HSKD53 ನೇ ಪುಟದಲ್ಲಿ
ದಿನಾಂಕ 08-02-2006 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

(Signature)
ಸಹಿ ರಚಿಸಿದ (ಹೊಸಕೋಟೆ)



