



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

Signature

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ABSOLUTE SALE DEED

This **DEED OF ABSOLUTE SALE** is made and executed on this the **Eleventh day of August, Two Thousand Sixteen (11.08.2016)** at Bangalore.

BY:

Sri V.N. MANJUNATH,
Aged About 52 years,
S/o late Narayanappa,
Residing at No.140/5,
18th Main, J.P.Nagar, 5th Phase, Bangalore 560 078.
PAN : AJOPM 8433C

Hereinafter called the "**VENDOR**" of the ONE PART.

IN FAVOUR OF:

Sri YOGESH. R
Aged about 27 years,
Son of Sri Ramakrishnaiah
Residing at No.248/5, 6th Cross,
Venkatapura, Koramangala 1st Block
Bangalore-560 034.
PAN :

Hereinafter called the "**PURCHASER**" of the OTHER PART:

WHEREAS, the terms "**VENDOR**" and "**PURCHASER**" shall mean and include his/their legal heirs, executors, administrators, legal representative and assigns of the both parties.

Signature

Signature



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Yogesh.R , ಇವರು 181995.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನೆಗೆದು ರೂಪ	20.00	Paid in Cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	165725.00	DD No 038184, Dated 11/8/2016, Issued by HDFC Bank, Blore
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	16250.00	DD No 375149, Dated 11/8/2016, Issued by Karnataka Bank Ltd, Blore
ಒಟ್ಟು :	181995.00	

ಸ್ಥಳ : ಜಯನಗರ

ದಿನಾಂಕ : 11/08/2016


Senior Sub-Registrar
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
(ಜಯನಗರ)



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WITNESSETH AS FOLLOWS

WHEREAS, the Vendor is the absolute owner of the Vacant Site **No.50/7**, BBMP Khatha **No.601/5/50/7/463/103**, formed in residentially converted land bearing old Sy. No.58, New Sy. No.103 of **Gollahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, Measuring East to West 30 feet, North to South 40 feet totally measuring in all 1350 square feet, which is more fully described in the SCHEDULE hereunder and hereinafter referred to as the '**SCHEDULE PROPERTY**'.

WHEREAS, the schedule property is the self acquired property of the vendor herein, was got by virtue of Release Deed executed by his mother and other persons bearing Document No.JPN-1-09830/2013-14 dated 03.01.2014, in CD No.JPND248 registered in the Office of the Sub-Registrar J.P.Nagar, Bangalore. The total measurement of the larger property is 4 Acers 18 Guntas (Four Acres Eighteen Guntas) duly converted for Non-Agricultural Residential purpose by the Special Deputy Commissioner, Bangalore District vide order bearing No. BDS/ALN/SR/(S) 143/2005-06 dated 08.11.2005, property now coming under the jurisdiction of the BBMP. The entire property Khatha assigned by the BBMP is 5/463/103.

WHEREAS, originally this property was granted to one Sri Bachappa. The said Bachappa sold the property measuring 4 Acers 18 Guntas to Byanna S/o Ramanna by virtue of the registered Sale Deed Document No.2071/1945-46, dated 31.10.1945, in Book-1, Vol. 787, at pages 153-155, Registered in the Office of the Sub-Registrar, Bangalore Taluk. After purchase of the property the revenue record were changed in Baiyanna's name by virtue of MR.No.3/45-46. Baiyanna S/o late Ramanna died. After his demise, his only son Muniyappa's name was entered in the revenue records by virtue of IHC - 22/86-87. Muniyappa also died leaving behind his wife Lakshmiddevamma and son Lokesh. Their names were entered by IHC -



Print Date & Time : 11-08-2016 04:50:16 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3897

ಜಯನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 11-08-2016 ರಂದು 04:37:09 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	32495.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	420.00
	ಒಟ್ಟು :	32915.00

ಶ್ರೀ Yogesh.R ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Yogesh.R			

Senior Sub-Registrar
Jayanagar, Bangalore City

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Yogesh.R . (ಬರೆದುಕೊಂಡವರು)			
2	V.N.MANJUNATH . (ಬರೆದುಕೊಂಡವರು)			

Senior Sub-Registrar
Jayanagar, Bangalore City



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11/89-90, the RTC and all the other documents were standing in their names at relevant times.

WHEREAS, Lakshmiddevamma and her son Lokesh sold the property to Sri R. Sriram, S/o N. Ramaswamy by registered Sale Deed Document No.8521/91-92 Registered in Book 1, Vol.486, at pages 82-86 registered on 11.03.1992. Sri R. Sriram S/o N. Ramaswamy's name was entered in the Revenue records. All the documents are standing in his name bearing MR No.3/1992-93. After purchase of the property he approached District Commissioner for the Change of land use for the purpose of Residential. The Special Deputy Commissioner, Bangalore District vide order bearing No. BDS/ALN/SR/(S) - 143/2005-06 dated 08.11.2005 converted the property to non agricultural residential purpose.

Whereas, Sri R. Sriram S/o N. Ramaswamy later on sold the entire converted property to Smt. Gowramma, W/o Late Narayanappa by virtue of registered Sale Deed Document No. KEN-1-10444-2006-07, in CD No.KEND300 dated 20.06.2006. After purchase, the property comes within the jurisdiction of BBMP. The said Smt. Gowramma approached the BBMP for issue of the Khatha in her name, and Khatha was transferred in her name. Thereafter, the present Vendor has formed a residential layout and the schedule property is one among them and the Vendor has the right on the property by virtue of the above Release Deed and at present the Khatha of the schedule property is standing in the name of the Vendor herein.

WHEREAS, the Vendor intends to sell to the PURCHASER with respect to the schedule property and now, the Vendor is in need of funds due to his family and legal necessities, the Vendor intends to sell the Schedule property to the PURCHASER for The sale price fixed and settled at **Rs.32,49,450/- (Rupees Thirty Two Lakhs Forty Nine Thousand Four Hundred and Fifty only)**. free from all kinds of encumbrances, charges, claims and demands of whatsoever.

ಗುರುತಿಸುವವರು

BNG(U)JNR 3897/2016-2617/BK Page 6-11

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Hanumanthegowda Adugodi, Blore	Hanumanthegowda
2	Devaraj Kengeri, Blore	Devaraj

Senior Sub-Registrar
Jayanagar, Bangalore City

 1 ನೇ ಪ್ರಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ JAY-1-03897-2016-17 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ JAYD265 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 11-08-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  Senior Sub-Registrar Jayanagar, Bangalore City (ಜಯನಗರ)	
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And the PURCHASER herein agrees to purchase the schedule property for the said sale consideration **Rs.32,49,450/- (Rupees Thirty Two Lakhs Forty Nine Thousand Four Hundred and Fifty only)**, which is free from all encumbrances.

NOW THIS DEED OF ABSOLUTE SALE WITNESS AS FOLLOWS:-

WHEREAS, the PURCHASER has paid the entire sale consideration amount in the following manner;

A] The PURCHASER/S have on this day paid **Rs.25,000/- (Rupees Twenty Five Thousand Only)** as ADVANCE to the Vendor by way of Cheque baring **No.122193**, dated: 01.07.2016, drawn on YES Bank, Bangalore,

B] The PURCHASER/S have on this day paid **Rs.7,87,363/- (Rupees Seven Lakhs Eighty Seven Thousand Three Hundred and Sixty Three Only)** to the Vendor by way of **RTGS** bearing **No. YESBR52016072700004463-RR077727071600**, dated: 27.07.2016, through YES Bank, Bangalore,

C] The PURCHASER/S have on this day paid **Rs.24,37,087/- (Rupees Twenty Four Lakhs Thirty Seven Thousand and Eighty Seven only)** is paid by way of Cheque baring No. 137618, dated 11.08.2016, drawn on HDFC Bank, Kasturba Road Branch, Bangalore, which is being loan amount sanctioned by LIC HFL. and the Vendor acknowledges the receipt of the same before the following attesting witnesses.

Thus the VENDOR herein acknowledges the receipts of the full sale consideration.

The VENDOR has this day sold the schedule property to the PURCHASER herein to have and to hold the same absolutely and forever with all right, title, interest, thereon free from all encumbrances, charges, claims, court decree, litigations, injunction, etc. The VENDOR do hereby convey, sell, set

(Signature)

(Signature)



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over, realize, relinquish and hand over the Schedule Property to the PURCHASER to be held as absolute owner henceforth.

The PURCHASER is entitled to alienate or convey the Schedule Property by way of sale, mortgage, gift, lease release, etc., to any persons/s without any objections hereinafter.

WHEREAS, the PURCHASER is at liberty to get the transfer of the Khatha of the Schedule Property to his name from the VENDOR in the records of the concerned authorities, and shall pay all future taxes, cess etc., from the date of registration.

THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS:-

1. The VENDOR hereby conveys by way of absolute sale all his right, easement, appurtenants thereto and privileges whatever attached to the Schedule Property absolutely in favour of the PURCHASER and the PURCHASER hereby acknowledge the same.
2. The VENDOR hereby assures the PURCHASER that the Schedule Property is free from all encumbrance or any claims whatsoever and the VENDOR further covenants with the PURCHASER that there are no claims against the VENDOR or any persons claiming through or under the VENDOR and the VENDOR hereby indemnify and undertakes to keep indemnified the PURCHASER against any such claims or charge that may arise as on the date of the sale.
3. That the VENDOR further covenants with the PURCHASER that he has absolute and marketable title over the Schedule Property and no persons or any persons claiming through or under the VENDOR or other persons have any right or interest over the Schedule Property.



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4. That the VENDOR further undertakes to indemnify the PURCHASER that in the event of any defect found with respect to the title to the property, the VENDOR undertakes to make the loss that may arise to the PURCHASER, at the cost of the VENDOR herein.
5. That the VENDOR further indemnifies the PURCHASER against any suits or claims or any liens claimed by any persons whatsoever prior to the date of sale and undertakes to make good any loss or damage that may be caused to the PURCHASER. In that event the VENDOR shall rectify or make good the title at his own costs.
6. That the VENDOR further covenants with the PURCHASER that the Schedule Property is free from any court attachments or any lien or liability towards any financial institution of whatsoever nature and there are no hindrance or claims or right detrimental to the title to the property in favour of the PURCHASER.
7. That the VENDOR hereby assures the PURCHASER of quiet and peaceful possession and enjoyment of the Schedule Property without any interference or disturbance or any let or hindrance from any person claiming through or under VENDOR herein or his successors in interest or assigns, heirs.
8. The VENDOR declares that the Schedule Property has not been sold to anyone else nor is there any other subsisting agreement to sell in respect of the Schedule Property with anyone else.
9. That the VENDOR further assures the PURCHASER that the Schedule Property is free from all encumbrances, claims attachments, acquisitions proceedings by any public agency /authority, except for the absolute sale in favour of the PURCHASER herein and VENDOR hereby undertakes to keep indemnified the PURCHASER in this behalf.



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10. The VENDOR has handed over all the originals documents relating to the Schedule Property along with physical possession of the Schedule Property to the PURCHASER on this day.

SCHEDULE PROPERTY

All that piece and parcel of **Residential Vacant Site No.50/7, BBMP Khatha No.601/5/50/7/463/103**, formed in Converted Old Sy No.58, New Sy. No.103 of Gollahalli Village, Uttarahalli Hobli, Bangalore South Taluk, converted the property to non-agricultural residential purpose vide order bearing No. B.Dis.ALN.SR (S)-143/2005-06 dated 08.11.2005 of the Special Deputy Commissioner, Bangalore District, now coming under the jurisdiction of Bruhat Bangalore Mahanagara Palike, Bangalore (Ward No.196-Anjanapura).

Measuring :

East to West : **13.72 Mtrs or 45 Feet**
North to South : **9.14 Mtrs or 30 Feet**

Totally measuring in all **125.40 Sq. Mtrs or 1350 square feet.**

And Bounded as follows:-

EAST BY : **Site No. 49/5,**
WEST BY : **Road,**
NORTH BY : **Site No.50/6 and**
SOUTH BY : **Private Property.**



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The Fair Market Value of the Schedule Property **Rs.32,49,450/- (Rupees Thirty Two Lakhs Forty Nine Thousand Four Hundred and Fifty only)**. Stamp duty and registration fees should be paid by the Purchaser.

IN WITNESS WHEREOF, the **VENDOR** and the **PURCHASER** have affixed their signatures to this Deed of Absolute Sale on the day, month and year first above mentioned.

Witnesses:

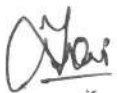

(V.N. MANJUNATH)
VENDOR


1. 
M. Devraj
Ramahalli
Kuyeri halli B-74

2. 
Hanumanth E Gowda
No, 03 B Block police QR
Aduyodi BLR-560030

Drafted By:

YOGESH. R




(YOGESH. R)
PURCHASER