

I 532/10-11

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

SALE DEED

ಈ ದಸ್ತಾವೇಜು13..... ಪುಟಗಳನ್ನೊಳಗೊಂಡಿದೆ

ಈ ಪುಟದS32..... ನೇ ನಂಬರಿನನೇ ಪುಟ

This SALE DEED is made and executed on this the 5th day of May in the year Two
Thousand Ten at Bangalore.

BY

1. **MR. MUNIYAPPA**
Son of Chikkamunishamappa
Aged about 82 years
2. **MR.B.M.KRISHNAPPA**
Son of Muniyappa
Aged about 44 years
3. **MRS.PADMA**
Wife of B.M.Krishnappa
Aged about 32 years
4. **MASTER. RAMESH**
Son of B.M.Krishnappa
Aged about 9 years
minor represented by his
natural guardian mother Padma
5. **MR.RAGHAVENDRA**
Son of B.M.Krishnappa
Aged about 17 years
minor represented by his
natural guardian mother Padma
6. **MRS. JAYALAKSHMAMMA**
Daughter of Muniyappa
Aged about 40 years

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1 ಈ ಪುಸ್ತಕದ S32 ನೇ ದಸ್ತಾವೇಜಿನ 2 ನೇ ಪುಟ 1




Print Date & Time : 06-05-2010 02:35:31 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 532

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಹೊಸಕೋಟೆ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 06-05-2010 ರಂದು 02:27:17 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	27000.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	390.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	100.00
4	ಇತರೆ	40.00
	ಒಟ್ಟು :	27530.00







ಶ್ರೀ ಟೋನಿ ತಂಗರಾಜ ಬಿನ್ ಮಾನಿಕ್ ರಾಜ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಟೋನಿ ತಂಗರಾಜ ಬಿನ್ ಮಾನಿಕ್ ರಾಜ್			



ಅಧಿ-ನೋಂದಣಾಧಿಕಾರಿ
ಹೊಸಕೋಟೆ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಟೋನಿ ತಂಗರಾಜ ಬಿನ್ ಮಾನಿಕ್ ರಾಜ್ (ಬರೆದುಕೊಂಡವರು)			
2	ಮುನಿಯಪ್ಪ, ಬಿ. ಎಂ.ಕೃಷ್ಣಪ್ಪ, ಪದ್ಮಾತನಗಾಗಿ ಮತ್ತು ಮೈನರ್ ಮಗನ ಪರವಾಗಿಯೂ ಸಹಾ, ರಾಘವೇಂದ್ರ, ಜಯಲಕ್ಷ್ಮಿ, ಕಲಾವತಿ ಇವರುಗಳ ಪರವಾಗಿ ಜಿ ಪಿಎ ಹೋಲ್ಡರ್ ಆಗಿ ಟೋನಿ ತಂಗರಾಜ್ (ಬರೆದುಕೊಂಡವರು)			



ಅಧಿ-ನೋಂದಣಾಧಿಕಾರಿ
ಹೊಸಕೋಟೆ

7. **MRS. KALAVATHI**
Daughter of Muniyappa
Aged about 32 years
All above residing at Bodanahosahalli Village,
Anugondanahalli Hobli,
Bangalore Rural District.

Vendors No.1 to 7 are represented by their
General Power of Attorney holder
Mr.Tony Thangraj
Son of Manik Raja,
Aged about 46 years,
Residing at 10-1-520, Marian Villa, East Marredpally,
Secundarabad

(vide General Power of Attorney dated 13/08/2007 and
registered as document No.HSK-4-00247/2007-08, stored in
C.D.No.HSKD95 in the office of Sub-registrar, Hoskote,
Bangalore),

hereinafter referred to as the "**VENDORS**" [which expression
shall mean and include their respective legal heirs,
administrators, executors, beneficiaries,
successors/successor-in-title and / or legal representatives] of
the **ONE PART**.

TOGETHER WITH

Mr. R. MANJUNATH
Son of late Ramkrishnappa
Aged about 36 years,
Residing at Garudacharpalya,
Whitefield Road,
Bangalore,

hereinafter referred to as the "**AGREEMENT HOLDER**"
[which expression shall mean and include his legal heirs,
administrators, executors, beneficiaries,
successors/successor-in-title and / or legal representatives] of
the **SECOND PART**.

IN FAVOUR OF

Mr. TONY THANGARAJ
Son of Manik Raj
Aged about 46 years,

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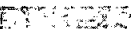


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and confirming
party.

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I have been thinking about you since we last met.

Residing at 10-1-520,
East Marredpally,
Secunderabad,

PAN No AHIPM9277A

hereinafter referred to as the "PURCHASER" [which
expression shall mean and include his legal heirs,
administrators, executors, beneficiaries,
successors/successor-in-title and / or legal representatives] of
the **OTHER PART**

RECITALS

WHEREAS:

I. The Vendors represents that all that piece and parcel of the agricultural land totally ad-measuring 20 Acres and 19 Guntas in Survey No.257 of Samathanahalli Village, Anogondanahalli Hobli, Hoskote Taluk, Bangalore Rural District hereinafter referred to as "**Larger Property**" was earlier owned by joint family comprising of Ramakka [wife of late Chikkasiddappa,] and her brother-in-laws Muniyappa [Vendor No. 1 herein and son of late Chikkamunishamappa] and Munishamappa, Ramaiah [sons of late Kakappa]. The said Chikkamunishamappa and kakappa were brothers and Chikkasiddappa was son of Chikkamunishamappa.

II. Subsequently, since the aforesaid joint family was not willing to live jointly, they along with their children partitioned the Larger Property along with other joint family properties belonging to them as per panchayath partition dated 06/03/1993.

III. As per the aforesaid panchayath partition, Vendor No.2 [B.M. Krishnappa] got to his share an extent of 2 Acres 6 ½ Guntas in Larger Property. The Larger Property was later bifurcated/phoded into 10 parts as Survey No.257/1 to 257/10 and the name of Vendor No.2 is mutated in the revenue records of Samathanahalli Village Panchayath to the extent of 19 guntas in Survey No.257/7 and 6 ½ guntas in Survey No. 257/10 as per Mutation register bearing No.52/2003-04 and since then he is in peaceful possession and enjoyment of the same and has been regularly paying taxes thereof.

IV. The Vendor No.1 is the father and Vendor No.3 to 6 are wife, children respectively of Vendor No.2 and in the aforesaid manner the Vendors have become

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ಗುರುತಿರುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಆರ್ ಚಂದ್ರಶೇಖರ್ ಬಿನ್ ರಾಮಸ್ವಾಮಿ ರೆಡ್ಡಿ ಭೋದನಹೊಸಹಳ್ಳಿ ಹೊಸಕೋಟೆ ತಾ	R. 250222
2	ಅನಂದಾಚಾರಿ ಬಿನ್ ಚಿಕ್ಕರಾಮಚಾರಿ ಭೋದನಹೊಸಹಳ್ಳಿ ಹೊಸಕೋಟೆ ತಾ	ಹಿ.ಕೆ. ಪ್ರಾಜಾಪಾಂ

Swamy
ಸಾ-ನೋಂದಣಾಧಿಕಾರಿ
ಹೊಸಕೋಟೆ

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 191250/- has been paid thereon. Doc. no. BLC 247 dt 13/08/2007.

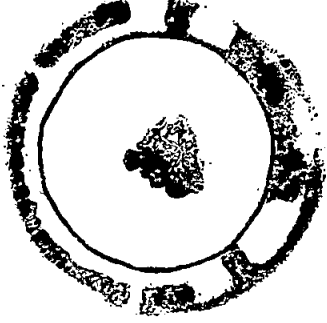
Swamy
ಸಾ-ನೋಂದಣಾಧಿಕಾರಿ
ಹೊಸಕೋಟೆ



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ HSK-1-00532-2010-11 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ HSKD148 ನೇ ದೃಢೀಕರಣ
ದಿನಾಂಕ 06-05-2010 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

Swamy
06/05/10

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಹೊಸಕೋಟೆ) ಹೊಸಕೋಟೆ



ಹೊಸಕೋಟೆ

absolute owners of 19 guntas in Survey No.257/7 and 6 ½ guntas in Survey No. 257/10.

V. In pursuance of Agreement for sale 13/08/2007, registered as document No.HSK-1-02534/2007-08, Book I, recorded in C.D.No.HSKD95 in the office of the Sub-registrar, Hoskote ['AOS'] read with Rectification Deed dated 05/05/2010 registered as document No. HSK-1-00510/10-11, Book I, stored in C.D. No. HSKD 148 in the office of the Sub-registrar, Hoskote, the Vendors above named together had agreed to sell the portion of their share in (a) Survey No.257/7 [earlier 257] measuring 19 Guntas and which is morefully described at Item No.1 of Schedule hereunder and hereinafter referred to as "Item No.1 of Schedule Property" and (b) the land in portion of Survey No,257/10 [earlier 257] measuring 6 ½ Guntas which is morefully described at Item No.2 of the Schedule hereunder and hereinafter referred to as "Item No.2 of the Schedule Property" totally ad-measuring 25 ½ Guntas to the Agreement Holder. The Agreement Holder was also entitled to assign his rights in the AOS in favour of any third party and in pursuance of the same the Agreement Holder has assigned all his rights in the AOS in favour of the Purchaser abovenamed as per the Assignment Agreement dated 13/08/2007 for a total sale consideration of Rs.27,00,000/- (Rupees Twenty Seven Lakhs-only) and requested the Vendors to execute the Sale Deed in favour of Purchaser.

VI. In view of the above, the Vendors have offered to sell the Schedule Property and the Purchaser has agreed to purchase the same for a total sale consideration of Rs. 27,00,000/- (Rupees Twenty-Seven-Lakhs-only) and in pursuance thereto the Vendors have made the following representations as to the Schedule Property:

(a) That Vendors are the absolute owners of the Schedule Property as aforesaid and the same is not part of Joint Hindu Family or in which there is any minor's right, title and interest and that their title to the Schedule Property is good, marketable and subsisting and that no one else has any right, title, or share therein and that they have not entered into any agreement for sale, transfer or development of the Schedule Property with any one else and nor is it subject matter of a will or gift, memorandum of understanding oral or written.

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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 ಟೋನಿ ತಂಗರಾಜ ಬಿನ್ ಮಾನಿಕ್ ರಾಜ್ , ಇವರು 12240.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	12240.00	ನಗದು ರೂಪ
ಒಟ್ಟು :	12240.00	

ಸ್ಥಳ : ಹೊಸಕೋಟೆ

ದಿನಾಂಕ : 06/05/2010

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
(ಹೊಸಕೋಟೆ)
ಹೊಸಕೋಟೆ

(b) That there is no impediment to execute this deed under any law, decree or contract nor is the Schedule Property a land in respect of which there is a statutory prohibition regarding sale/ development / conveyance, and the Schedule Property is not subject to any acquisition proceedings or litigation or encumbrances howsoever remote of any kind and nor is it mortgaged or offered as a collateral for securing any loan or for obtaining any advance whatsoever from any individual, Bank or Financial Institution and it is not subject to any charge for payment of income tax, wealth tax, gift tax.

(c) That there is /was no statutory bar or prohibition to acquire /hold the Schedule Property including and not limited due to any provisions under the Karnataka Land Revenue Act, Karnataka Land Reforms Act, Karnataka Town and Country Planning Act, Karnataka Land Grant Rules, 1969, Karnataka Schedule Caste and Schedule Tribe (Prohibition or Transfer of Certain Land) Act, Mysore (Personal & Miscellaneous) Inams Abolition Act, 1954 and the Karnataka Village Officers Abolition Act 1961 etc.,

(d) That the Schedule Property is in the actual physical possession of the Vendors and that they have not parted with its possession in any manner including and not limited to by any agreement of tenancy or lease;

(e) That the Vendors have paid the property tax on the Schedule property upto date;

(f) That the General Power of Attorney dated 13/08/2007 registered as document No. HSK-4-00247/2007-08/2007-08 stored in C.D. No. HSKD95 in the office of Sub-registrar, Hoskote, Bangalore is still valid and subsisting.

Based on the aforesaid representations, the Purchaser has agreed to purchase the Schedule Property free from all encumbrances and in pursuance thereof the Purchaser has called upon the Vendors and Agreement Holder to execute this Deed of Sale.

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NOW THIS DEED OF SALE WITNESSETH that in the pursuance of the foregoing and in consideration of Rs. 27,00,000 /- (Rupees Twenty Seven Lakhs only) paid by the Purchaser to the Owners and Agreement Holder as per their instructions in the following manner:-

(a). Rs.25, 50,000/- [Rupees Twenty Five Lakhs Fifty Thousand Only] paid to the Owners vide Demand Draft bearing No. 412502 dated 09/08/2007, drawn on Andhra Bank, West Marredpally, Secundarabad and payable at Bangalore.

(b). Rs.1,50,000/- [Rupees one Lakh Fifty Thousand Only] paid to the Agreement Holder being the consideration paid for assigning his rights under the AOS,

the receipt of which the Vendors do hereby accept and acknowledge in full, final settlement and satisfaction of the entire sale price and do now hereby grant, transfer and convey UNTO the Purchaser, BY WAY OF SALE, all that piece and parcel of agricultural land totally ad-measuring 25 ½ Guntas of which (a) the land in portion of Survey No.257/7 [earlier 257] measures 19 Guntas and (b). the land in portion of Survey No.257/10 [earlier 257], measures 6 ½ Guntas situated at Samathanahalli Village, Anagondanahalli Hobli, Hoskote Taluk and which is morefully described in Schedule hereunder and hereinafter referred to as "**Schedule Property**" or **Property hereby conveyed**" TO HAVE AND TO HOLD the same with all rights, easements and privileges appurtenant thereto. The Vendors have this day delivered vacant possession of the Schedule Property to the Purchaser and that the Purchaser acknowledges the same.

THE VENDORS AND THE AGREEMENT HOLDER COVENANTS TO THE PURCHASER AS FOLLOWS:

1. That all the representations as to Vendor's title to the Schedule Property as set out hereinbefore is true and subsisting as mentioned hereinabove and the same is not part of Joint Hindu Family or in which there is any minor's right, title and interest and the title of the Vendors to the Property hereby conveyed is good, marketable, subsisting, and that they have the power to convey the Schedule Property and that there is no impediment or prohibition for this sale under any law, decree or contract and that none else has any right, title, interest or share in the Schedule Property and it is not subject to any encumbrance, attachment, court , lis or acquisition proceedings or charges of any kind.

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2. That the Vendors have not done or been party to any act or deed whereby they were prevented from conveying the Schedule Property or any part thereof to the Purchaser.
3. That the Property hereby conveyed is not subject to any charge for payment of income tax, wealth tax, gift tax.
4. That the Property hereby conveyed is not a land in respect of which there is a statutory prohibition regarding sale and that there is / was no statutory bar or prohibition to acquire, hold the Property hereby conveyed and that there is no impediment for this sale under Karnataka Land Reforms Act, Karnataka Land Revenue Act, Karnataka Town and Country Planning Act, Karnataka Land Grant Rules, 1969, The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 nor is it in violation of Mysore (Personal & Miscellaneous) Inams Abolition Act, 1954 and the Karnataka Village Officers Abolition Act 1961 etc.
5. That the Property hereby conveyed is not subject matter of any sale agreement or any agreement with any other party and that they have not given the Schedule Property by way of rent, lease to any party whatsoever, by way of written deed or otherwise and that he is in actual physical possession of the Property hereby conveyed and there are no Tenancy claims on the Schedule Property.
6. That there are no dues/sums /amounts payable by the Purchaser either to the Vendors or Agreement Holder.
7. The Purchaser shall be entitled to quietly enter upon, hold, possess and enjoy the Schedule Property and receive the income and profits therefrom, without any interference or disturbance by the Vendors or his predecessors-in-title or any one claiming through or under him or any person claiming any legal title thereto.
8. That the Vendors have paid all taxes, cesses on the Property hereby conveyed till this date and all future taxes shall be paid by the Purchaser as assessed by competent authority.
9. That the Schedule Property is not subject to any charge for payment of income tax, wealth tax, gift tax and property tax etc.

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10. That the General Power of Attorney dated 13/08/2007 registered as document No. HSK-4-00247/2007-08 stored in C.D. No. HSKD95 in the office of Sub-registrar, Hoskote, Bangalore is still valid and subsisting.

11. That the Vendors and Agreement Holder shall, whenever so required by the Purchaser, do and execute all such acts, deeds and things for morefully and perfectly assuring the title of the Purchaser to the Property hereby conveyed.

12. That they shall keep the Purchaser and his successors in interest fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Purchaser or the Property hereby conveyed due to any defect in the title of the Vendors to the Schedule Property or due to any breach in the covenants and representations of the Vendors as contained hereinbefore and /or whereby any person or any predecessors-in-title of the Vendors interferes with the Purchaser peaceful possession and quiet enjoyment of the Schedule Property.

SCHEDULE PROPERTY

ITEM NO.1 :

All that piece and parcel of the agricultural dry land being portion of Survey No.257/7, [earlier No.257], ad-measuring 19 Guntas, situated at Samathanahalli Village, Anogondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and which is bounded follows:

On the East	: Puttapa's Property
On the West	: Anand's Property
On the North	: Ashwathaiah's Property
On the South	: Chikkasiddappa's Property

ITEM NO.2:

All that piece and parcel of the agricultural dry land being portion of Survey No.257/10, [earlier No.257], ad-measuring 6 ½ Guntas, situated at Samathanahalli Village, Anogondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and which is bounded follows:

On the East	: ABW Compund
On the West	: Chikkasiddappa's Property

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On the North : Anand's Property
On the South : ABW Compound

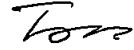
The Fair Market value of the Property hereby conveyed is Rs.27,00,000/- (Rupees Twenty Seven Lakhs Only).

IN WITNESS WHEREOF, the Parties above named have signed this deed, on the day month, year first mentioned above.

SIGNED AND DELIVERED BY THE VENDORS

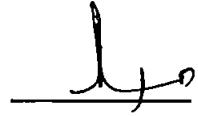
represented by their Power of Attorney Holder

TONY THANGARAJ



SIGNED AND RECEIVED BY THE AGREEMENT HOLDER

R.MANJUNATH



SIGNED AND RECEIVED BY THE PURCHASER

TONY THANGARAJ




In the presence of the following Witnesses:

1.
Name: R. ಶಶಿಶಂಕರ್
Age: 510 ಸಂವತ್ಸಾರವರ್ಷ
Address: ಬೆಂಗಳೂರು ನಗರ

2.
Name: ಹೆ. ಸಿ. ಪ್ರಸಾದ್
Age: 45 ಸಂವತ್ಸಾರವರ್ಷ
Address: ಬೆಂಗಳೂರು ನಗರ

Document drafted by:

Ajesh Kumar. S
Advocate
AKS Law Associates
E 303-304, "Sunrise Chambers"
No.22, Ulsoor Road,
Bangalore 560 042.

for 
S.P. NAYAK.

16/9/10
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17/11/2019
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respones