

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
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

SALE DEED

This **SALE DEED** is made and executed on this the 4th day of July in the year Two Thousand Eleven (04/07/2011) at Bangalore.

BY

1. **Mr. B.S.SRINIVAS**
Aged about 48 years
Son of Late Chikkasiddappa
- 1a. **Mrs. MUNIRATHNAMMA**
Aged about 37 years
Wife of B.S. Srinivas
- 1b. **Mr. ATMANANDA**
Aged about 18 years
Son of B.S.B.S.Srinivas
All above residing at Bodanahosahalli Village,
Anugondanahalli Hobli,
Hoskote Taluk,
Bangalore Rural District.

Hereinafter jointly/severally 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.**

ಶಿವಶಾಸ್ತ್ರಿ Atmananda S.



Atmananda S.

ಈ ಪುಸ್ತಕದ 21ನೇ ದಸ್ತಾವೇಜಿನ 2ನೇ ಪುಟ



Print Date & Time : 04-07-2011 04:49:59 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2123

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಹೊಸಕೋಟೆ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 04-07-2011 ರಂದು 04:37:07 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	30000.00
2	ಸ್ಯಾಂಪಿಂಗ್ ಫೀ	450.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	70.00
4	ಇತರೆ	40.00
5	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
6	ಕನ್ಸ್ಟೇಟಿಂಗ್ ಫೀ	100.00
	ಒಟ್ಟು :	30695.00

ಶ್ರೀ Tony Thangaraj S/o Manik Raj ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Tony Thangaraj S/o Manik Raj			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಹೊಸಕೋಟೆ.
4/7/11

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Tony Thangaraj S/o Manik Raj . (ಬರೆದುಕೊಂಡವರು)			
2	B. S. Srinivas S/o Late Chikkasiddappa . (ಬರೆದುಕೊಡುವವರು)			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಹೊಸಕೋಟೆ.
4/7/11

TOGETHER WITH

MR. R. MANJUNATH

Son of late Ramkrishnappa
Aged about 37 years,
Residing at Garudacharpalya,
Whitefield Road,
Bangalore.

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

IN FAVOUR OF

Mr. TONY THANGARAJ

Son of Manik Raj
Aged about 47 years,
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 late Ramakka [wife of







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Ahmananda S.

Tony

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ಈ ಪುಸ್ತಕದ ೭೧೭೨ನೇ ದಸ್ತಖತವಿದೆ.....

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
3	Munirathnamma W/o B. S. Srinivas . (ಬರೆದುಕೊಡುವವರು)			
4	Athmananda S/o B. S. Srinivas . (ಬರೆದುಕೊಡುವವರು)			Athmananda. S
5	R. Manjunath S/o Late Ramkrishnappa . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			h

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ಉಪ ನಿರ್ದೇಶಕರು
ಹೊಸಕೋಟೆ.
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ಇ ಪುಸ್ತಕದ 2123ನೇ ದಸ್ತಾವೇಜಿನ 5ನೇ ಪುಟ

"Larger Property" was earlier owned by joint family comprising of late Ramakka [wife of late Chikkasiddappa] and her brother-in-laws Muniyappa [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. Since the aforesaid joint family was not willing to live jointly, they and their children during the life time of said Ramakka partitioned the Larger Property along with other joint family properties belonging to them as per panchayath partition dated 06/03/1993.

III. In pursuance of the aforesaid panchayath partition, Vendor No.1 [B. S. Srinivas] got to his share an extent of 1 Acre 8 $\frac{3}{4}$ Guntas in Larger Property and in the same manner he became the absolute owner of his respective share in the Larger Property.

IV. The Larger Property was later bifurcated / phoded into 10 parts as Survey No. 257/1 to 257/10 and again bifurcated / phoded into 25 parts as Survey No.257/1 to 257/25 and the name of Vendor No.1 is mutated in the revenue records of Samathanahalli Village Panchayath to the extent of (a) 25 Guntas in Survey No.257/16 which is morefully described at Item No.1 of the Schedule hereunder and hereinafter referred to as "Item No.1 of Schedule Property" and (b) an extent of 5 Guntas in Survey No. 257/23 which is morefully described at Item No.2 of the Schedule hereunder and hereinafter referred to as Item No.2 of the Schedule Property as per the Mutation Register No.121/2010-2011 and since then he is in peaceful possession and enjoyment of the same and has been paying taxes regularly to the Village panchayath. The Item No. 1 and 2 both hereinafter together referred to as "schedule Property".

V. The Vendor No. 1 (a) and 1 (b) being wife and son respectively of Vendor No.1 are also made as the Vendors.

VI. The Vendors abovenamed have decided to sell the Schedule Property as due to the paucity of water there is negligible income being earned therefrom and it is not sufficient to maintain their families. The Vendors have also incurred debts to maintain their families and

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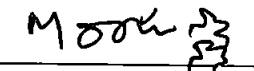
R. Mananda S

T. S.



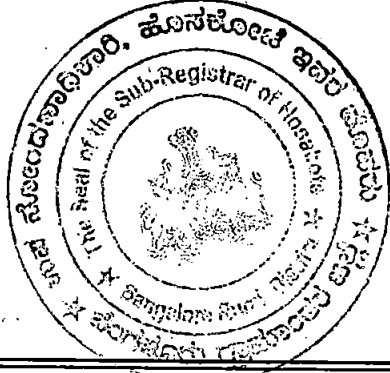
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ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B. M. Prakash S/o B. K. Muniswamygowda Bodanahosahalli, Hoskote Taluk.	
2	M. Rajanna S/o Muniyappa Bodanahosahalli, Hoskote Taluk	

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<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ HSK-1-02123-2011-12 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ HSKD199 ನೇ ಪುಟದಲ್ಲಿ ದಿನಾಂಕ 04-07-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ ಹೊಸಕೋಟೆ</p>	<p style="text-align: center;"></p>
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ಈ ಪುಸ್ತಕದ 2123 ನೇ ದೃಢೀಕರಣ... 7 ನೇ ಪುಟ

would now like to sell Schedule Property so that they would be able to clear the debts and invest in a better future.


VII. In pursuance of their aforesaid intention, the Vendors together had entered into an Agreement for sale of the Schedule Property with Agreement Holder who inturn has assigned his right title and interest in the said agreement in favour of the Purchaser as per the Assignment Agreement and requested the Vendors to execute the sale deed in favour of the Purchaser.

VIII. In view of the above, the Vendors have offered to sell the Schedule Property to the Purchaser herein and in pursuance thereto they have made the following representations as to the Schedule Property:

- (a) That Vendors are the absolute owners of the Schedule Property as aforesaid and apart from Vendors, there are no other family members of the Vendors having right, title and interest in the Schedule Property and there is no 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.
- (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.

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L  of Ramanatharajana

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Tony Thangaraj S/o Manik Raj , ಇವರು 203500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	203400.00	DD No. 007290, Dated: 01-07-2011 HDFC Bank, Bangalore
ನಗದು ರೂಪ	100.00	Paid by Cash
ಒಟ್ಟು :	203500.00	

ಸ್ಥಳ : ಹೊಸಕೋಟೆ

ದಿನಾಂಕ : 04/07/2011

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
(ಹೊಸಕೋಟೆ)
ಹೊಸಕೋಟೆ. 4/2/11

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- (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 Vendor No. 1 and that he has 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.

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 to execute this Deed of Sale.

NOW THIS DEED OF SALE WITNESSETH that in the pursuance of the foregoing and in consideration of Rs.30,00,000/- (Rupees Thirty Lakhs only) paid by the Purchaser to the Vendors as per their instructions in the following manner:-

(a). Rs.30,00,000/- (Rupees Thirty Lakhs only) paid to the Vendor No. 1 vide Demand Draft bearing No. 007300 dated 01/07/2011, drawn on HDFC Bank and payable at Bangalore.

the receipt of which the Vendors do hereby accept and acknowledge in full, final settlement and satisfaction of the entire sale price and the Vendors together 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 30 Guntas of which (a) the land in Survey No.257/16, [earlier part of Survey No. 257] measures 25 Guntas and (b) the land in Survey No.257/23 [earlier part of Survey No. 257], measures 5 Guntas both situated at Samethanahalli Village,

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Anagondanahalli Hobli, Hoskote Taluk and which are morefully described in Item No. 1 and Item No. 2 of schedule hereunder respectively 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 CONFIRMING PARTY 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 apart from Vendors, there are no other family members of the Vendors having right, title and interest in the Schedule Property and there is no 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.
2. That the Vendors have not done or been party to any act or deed whereby they are 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

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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 Vendor No. 1 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 to the Vendors.

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 their predecessors-in-title or any one claiming through or under them 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.

10. That the Vendors 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.

11. 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

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any predecessors-in-title of the Vendors interferes with the Purchaser's peaceful possession and quiet enjoyment of the Schedule Property.

SCHEDULE PROPERTY

ITEM NO.1 :

All that piece and parcel of the agricultural dry land bearing Survey No. 257/16 (earlier part of the Survey No. 257) ad-measuring 25 Guntas situated at Samathenahalli Village, Anugondanahalli Hobli, Hoskote Bangalore Rural District and which is bounded follows:

On the East	: Survey No.257/17
On the West	: Survey No.257/13
On the North	: Survey No.257/14 and 257/15
On the South	: Survey No.257/12

ITEM NO.2:

All that piece and parcel of the agricultural dry land bearing Survey No.257/23, [earlier part of Survey No.257], ad-measuring 5 Guntas, situated at Samathanahalli Village, Anogondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and which is bounded follows:

On the East	: Survey No.257/8 and 257/9
On the West	: Survey No.257/21
On the North	: Survey No.257/22
On the South	: Survey No.257/24

The Fair Market value of the Property hereby conveyed is Rs. 30,00,000/- (Rupees Thirty lakhs only).

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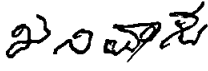


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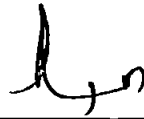
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IN WITNESS WHEREOF, the Parties abovenamed have signed this deed, on the day month, year first mentioned above.

SIGNED AND DELIVERED BY THE VENDORS


Sl.No.	Name	Signature
1.	B.S.Srinivas	
1a.	Munirathnamma	
1b.	Athmananda	

SIGNED AND DELIVERED BY THE AGREEMENT HOLDER


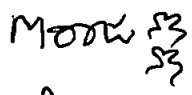
Sl. No.	Name	Signature
1.	R. Manjunath	

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SIGNED AND RECEIVED BY THE PURCHASER

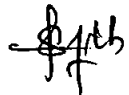
Sl. No.	Name	Signature
1.	Tony Thangaraj	

In the presence of the following Witnesses:

1. 
Name: E.B.M. PRAKASH S/o B.K.
Age:
Address: - Myswamy Gowda -
- Bodhana Hosahalli
2. 
Name: Mottu
Age: 33
Address: Rajanna
Bodhana Hosahalli

Document drafted by:

for Ajesh Kumar Shankar
Partner
DSK Legal
E 303-304, "Sunrise Chambers"
No.22, Ulsoor Road,
Bangalore 560 042.



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Print date & time : 04/07/2011, 04:49:50 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 2320

ಕಛೇರಿ : ಹೊಸಕೋಟೆ

Original

ದಿನಾಂಕ : 04/07/2011

ಶ್ರೀ Tony Thangaraj S/o Manik Raj ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2011 - 12 ವರ್ಷದ ಪ್ರಸ್ತುತ - 1 ಪ್ರಸ್ತುತದ 2123 ಸಂಖ್ಯೆಯ ಪತ್ರದ ಸಂದಾಯವಾಗಿ

ನೋಂದಣಿ ಶುಲ್ಕ

ರೂ. ಪೈ.
30000.00

ಪರಿವರ್ತನಾ ಶುಲ್ಕ

70.00

ಇತರೆ

40.00

ಪರಿಶೋಧನಾ ಶುಲ್ಕ

35.00

ಸ್ಯಾನಿಂಗ್ ಫೀ

450.00

ಕನ್ಸೆಂಟಿಂಗ್ ಫೀ

100.00

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಹೊಸಕೋಟೆ.

ಒಟ್ಟು :

30695.00

Rs. 30000.00 ಡಿ.ಡಿ.ಮೂಲಕ DD No. 007291, Dated: 01-07-2011 HDFC Bank,
Bangalore 695.00 ನಗದಾಗಿ Paid in Cash

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : ----- + 100.00

ಒಟ್ಟು :

30795.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಮೂವತ್ತು ಸಾವಿರದ ಏಳು ನೂರು ತೊಂಬತ್ತೈದು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 04/07/2011 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಹೊಸಕೋಟೆ
ಆಪ್ತ ಮೂಲದ ನಾಂದಿ ಕಾರಿ
ಜೊಗಬೇಡಿ.

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