


ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

 The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಟೆಲಿ : ರೂ. 2/-
(GST EXTRA)

-: 11 :-

SCHEDULE 'B' PROPERTY :-

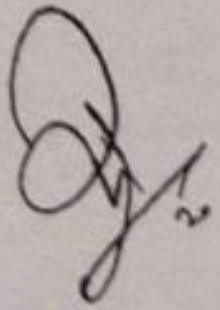
Apartment bearing Flat No. T- 7, Khatha No. 631/704/89/2/30, the property comes under Bruhat Bangalore Mahanagara Palike, in the Third Floor, in the building Known as "BALAJI APARTMENT", having a total super built up area of 1440 Square feet, Constructed on Schedule A Property, consisting of 3 Bed rooms with One attached bathroom and One Common Bathroom, living room, kitchen, with RCC roofing Vitrified tiles, with One covered car parking space, together with proportionate share in common areas, lobbies, staircase, and all other amenities and facilities with right to pass through all the common passage leading to the main road and free from egress and ingress at all times.

SCHEDULE 'C' PROPERTY :-

360 Sq. feet of Undivided share, right, title and interest, in land covered by the Schedule 'A' Property mentioned above.

The Present Market value of the Schedule 'B' and 'C' Property is Rs. 52,30,000/- [Rupees Fifty Two Lakhs Thirty Thousand only].

..12/-



D. Umamaheswari

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತೆ

The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

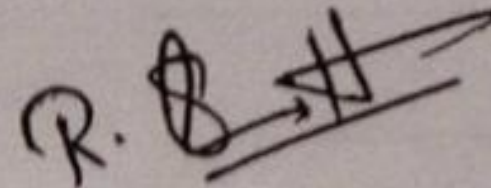
ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

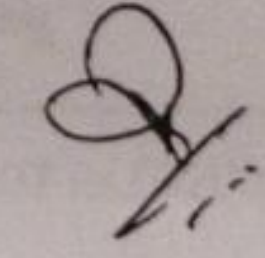
ಬೆಲೆ: ರೂ. 2/-
(GST EXTRA)

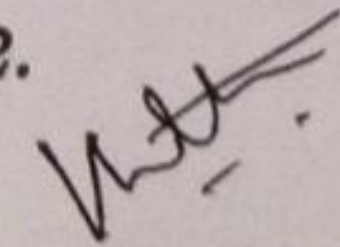
-: 12 :-

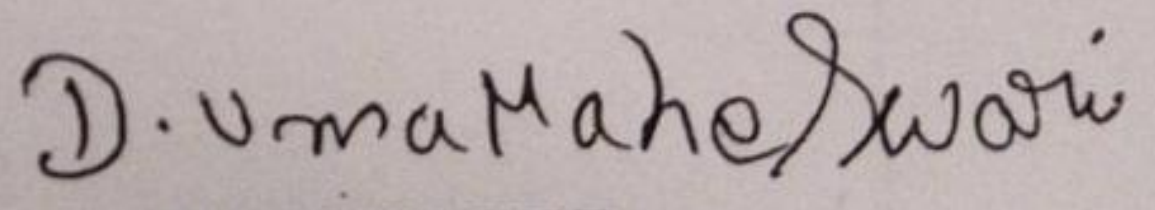
IN WITNESSES WHEREOF, the Vendor and the Purchaser have affixed their respective signatures to this Deed of Absolute Sale made on the day, month and the year first above written at Bangalore.

CONSENTING WITNESSES:

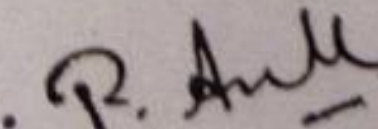
1. 
(Sri. R. SUNIL KUMAR)

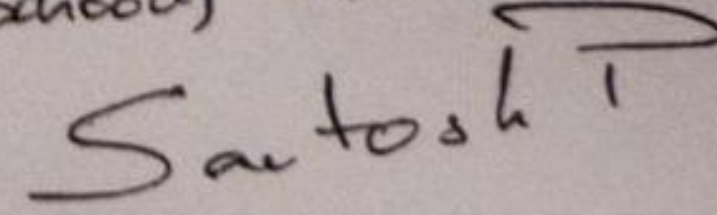

VENDOR

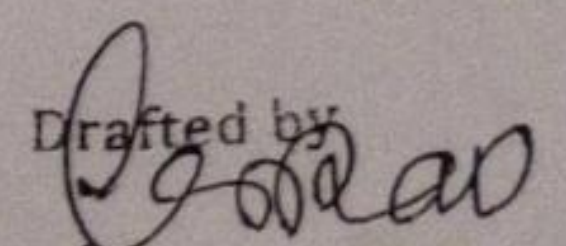
2. 
(R. VINITHA)


PURCHASER

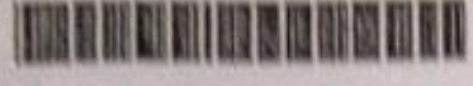
WITNESSES:-

1. 
T-7, Balaji Apt 3rd main
4th cross, 4th Sector, Near Sharda
School, Amruthnagar 560092

2. 
151 3rd CROSS
BHUVANESHWARI NAGAR
HEBBAL BANGALORE.-24

Drafted by

CHANDRASHEKHARA RAO

Print date & time : 27/08/2021, 11:15:41 AM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 5209

ಕಛೇರಿ : ಬ್ಯಾಟರಾಯನಪುರ

Original

ದಿನಾಂಕ : 27/08/2021

Smt UMA MAHESWARI, D. ಹೀ Late, Sadasiva Rao, D ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2021 - 22 ವರ್ಷದ ಪ್ರಸ್ತುತ - 1 ಪ್ರಸ್ತುತದ 3412 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

| | ರೂ. ಪೈ. |
|------------------|----------|
| ನೋಂದಣಿ ಶುಲ್ಕ | 52300.00 |
| ಸೇವಾ ಶುಲ್ಕ | 700.00 |
| ಕನ್ಸೇಕರೇಷನ್ ಲೈಫ್ | 200.00 |
| ಒಟ್ಟು : | 53200.00 |

Rs. 53200.00 ಚಲನ್ ಮೂಲಕ Challan No CR0821003000686607 Rs.53200/- dated
26/Aug/2021.

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : + 0
ಒಟ್ಟು : 53200.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಐವತ್‌ಮೂರು ಸಾವಿರದ ಎರಡು ನೂರು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 27/08/2021 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಹರಿಹರ ಕೃಷ್ಣನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

Designed and Developed by C- DAC Pune.



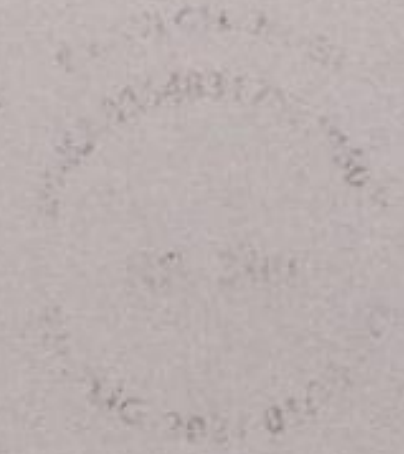
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

| | |
|----------------------------------|---|
| Certificate No. | : IN-KA82648317827960T |
| Certificate Issued Date | : 23-Aug-2021 01:34 PM |
| Account Reference | : NONACC (FI)/ kaksfcl08/ SAHAKARANAGAR1/ KA-BA |
| Unique Doc. Reference | : SUBIN-KAKAKSFCL0825773856380070T |
| Purchased by | : K RAVI CHANDER |
| Description of Document | : Article 29 Indemnity Bond |
| Description | : INDEMNITY BOND |
| Consideration Price (Rs.) | : 0 (Zero) |
| First Party | : K RAVI CHANDER |
| Second Party | : UMA MAHESWARI D |
| Stamp Duty Paid By | : K RAVI CHANDER |
| Stamp Duty Amount(Rs.) | : 300 (Three Hundred only) |



Please write or type below this line

INDEMNITY BOND :-

This Indemnity Bond is made and executed on this 27th day of August, Two Thousand Twenty One, (27-08-2021) at Bangalore:- By and Between:

[Handwritten signatures]

D. Uma Maheswari

Statutory Alert:

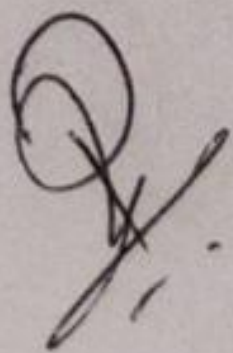
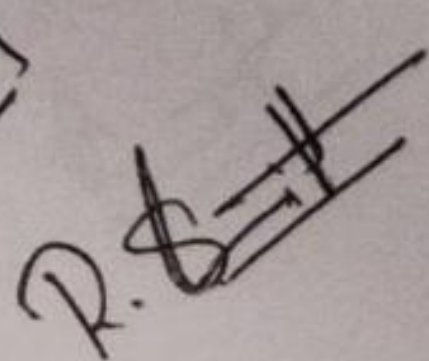
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

1. **Sri. K. RAVI CHANDER**
PAN: AKJPK3875A
Aadhaar Card No. 6886 7001 2499
Aged about 52 years,
S/o. Late. P. Kandaswamy,
2. **Smt. R. AMUDHA**
PAN: DZKPA2874L
Aadhaar Card No. 2061 6172 6204
Aged about 47 years,
W/o. Sri. K. Ravi Chander,
3. **Sri. R. SUNIL KUMAR**
PAN: GYXPS 7160A
Aadhaar Card No. 5225 1857 7932
Aged about 26 years,
S/o. K. Ravi Chander,
4. **R. VINITHA**
PAN: BUKPV7160D
Aadhaar Card No. 7944 1659 3701
Aged about 23 years,
D/o. K. Ravi Chander,
All are residing at: No. T-7, Balaji Apartment,
3rd Floor, 3rd Main, 4th Cross,
A Sector, Amruth Nagar,
Bangalore - 560 092.

Hereinafter called the **First Parties** of the One Part:

Smt. UMA MAHESWARI. D.
PAN: ACTPU9102C
Aadhaar Card No. 2379 9891 3086
Aged about 61 years,
W/o. Late. Sadashiv Rao. D.,
Residing at : No. 90, Ranganath Residency,
1st Floor, Flat No. 101, 5th Cross, A Sector,
Amruth Nagar, H. A. Farm,
BANGALORE - 560 024.

Hereinafter called the **Second Party** of the other Part: (the term First Parties and the Second Party are unless repugnant to the context shall be deemed to mean and include their legal representatives, successors, executors, administrators and assigns)


R. Amudha

R. Vinitha

D. Uma Maheswari^{3/-}

Whereas the First Parties are the owners of the Apartment bearing Flat No. T- 7, Khatha No. 631/704/89/2/30, the property comes under Bruhat Bangalore Mahanagara Palike, in the Third Floor, in the building Known as "BALAJI APARTMENT", Constructed on the property vacant Site No. 30, BBMP Khatha No. 704/89/2/30, Amruthahalli Village, Yelahanka Hobli, Bangalore North Taluk, having with a Super Built up area of 1440 Square feet, along with 360 Sq. feet of undivided share of right, title and interest in the Schedule 'A' Property, which is morefully and particularly described in the schedule hereunder and hereinafter referred to as **SCHEDULE 'B' and 'C' PROPERTY.**

Whereas, Sri. K. Ravi Chander, first of the First Party, acquired the above said property, through a Registered Sale Deed, vide Document No. 4841/2015-2016, of Book- I, recorded in CD No. BYPD - 231, Dated : 04-03-2016, registered in the office of the Sub- Registrar, Byatarayanapura, Bangalore.

Whereas the above said Sri. K. Ravi Chander pledged the above said property to the LIC Housing Finance and obtained the loan from the Bank.

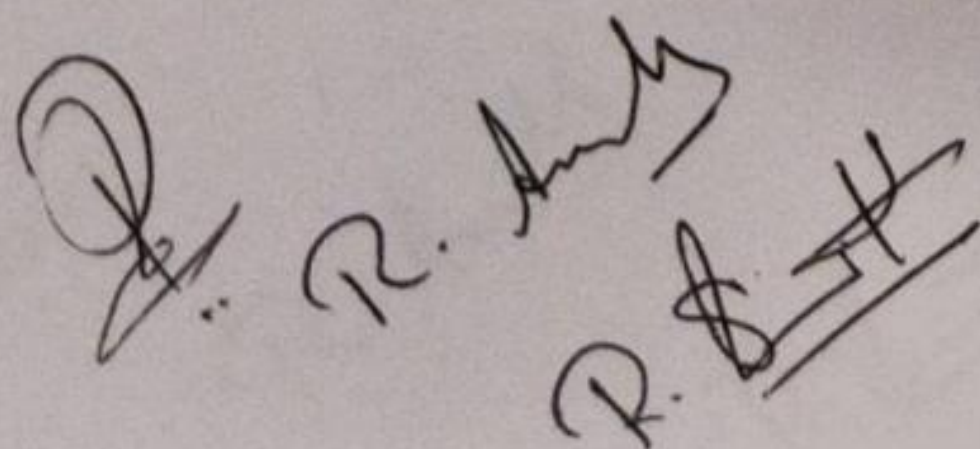
Due to some reasons and also Daughter marriage, the first parties need the funds. Hence the first parties are selling the Schedule 'B' and 'C' Property in favour of the Second Party and the first parties have executed a Absolute Sale Deed, in favour of the Second Party, vide Document No. 3412/2021-2022, of Book- I, recorded in CD No. BYPD - 926, Dated : 27-08-2021, registered in the Office of the Sub- Registrar, Byatarayanapura, Bangalore.

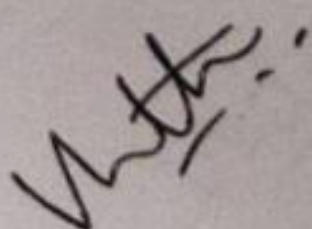
Whereas the First Parties have cleared the loan obtained from the LIC Housing Finance. After the clearance of the loan also, the Bank is not delivered the original documents to the First Parties. The Bank has taken the time i.e., 30 days from the date of Registration of the Sale Deed, to deliver the original documents to the First Parties.

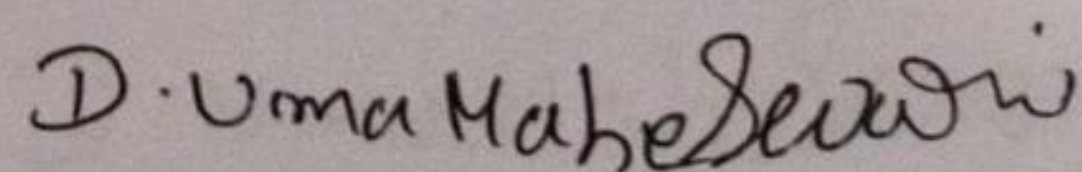
Whereas the First Parties hereby confirm and assures the Second Party that they will deliver all the original documents to the Second party, before the period of 30 days, from the date of Sale Deed without default.

For the surety of the original documents, the First parties have given one Cheque, to the Second party for the amount of Rs. 6,00,000/- (Rupees Six Lakhs Only), vide Cheque bearing No. 354680, Drawn On Citi Bank, Bangalore.

..4/-







After handing over all the original documents to the Second party, in respect of the Schedule 'B' and 'C' Property, the second party hereby agrees to return the above said Cheque, to the First Parties without default.

If the First parties fails to deliver all the original documents to the Second Party within the stipulated period, then the Second Party has full right to take legal action against the First Parties. And the Second Party has full right to file the Suit or cases before the concerned Court, for which the first parties have no objection.

SCHEDULE 'A' PROPERTY :

All that piece and parcel of the Immovable property Vacant Site No. 30, measuring East to West : 60 feet, North to South : 40 feet, in total 2400 Sq. ft., having BBMP Khatha No. 704/89/2/30, situated at Amruthahalli Village, Yelahanka Hobli, Bangalore North Taluk, presently in the jurisdiction of Byatarayanapura BBMP Office, Bangalore - 92, and bounded as follows :-

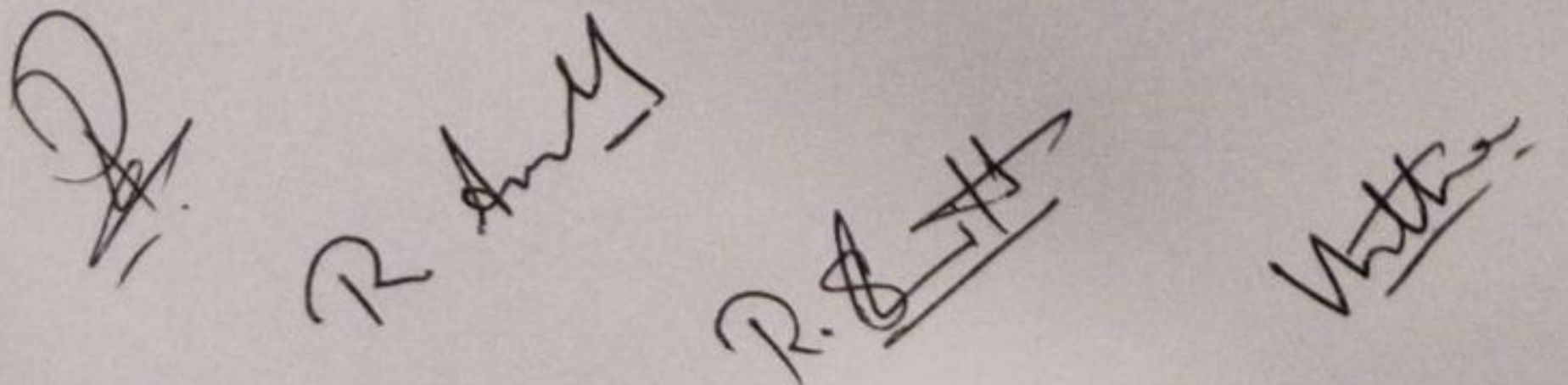
| | | |
|----------|----|--------------------------------|
| East by | :: | Road, |
| West by | :: | Remaining Site in Sy No. 89/2, |
| North by | :: | Site No. 29, |
| South by | :: | Site No. 31. |

SCHEDULE 'B' PROPERTY :-

Apartment bearing Flat No. T- 7, Khatha No. 631/704/89/2/30, the property comes under Bruhat Bangalore Mahanagara Palike, in the Third Floor, in the building Known as "BALAJI APARTMENT", having a total super built up area of 1440 Square feet, Constructed on Schedule A Property, consisting of 3 Bed rooms with One attached bathroom and One Common Bathroom, living room, kitchen, with RCC roofing Vitrified tiles, with One covered car parking space, together with proportionate share in common areas, lobbies, staircase, and all other amenities and facilities with right to pass through all the common passage leading to the main road and free from egress and ingress at all times.

..5/-

D. V. Mahakshwari

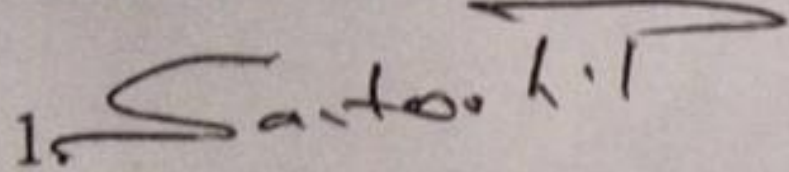


SCHEDULE 'C' PROPERTY :-

360 Sq. feet of Undivided share, right, title and interest, in land covered by the Schedule 'A' Property mentioned above.

IN WITNESS WHEREOF, the First Party and the Second Party hereby affixed their signature to this Indemnity Bond on this day as mentioned above.

WITNESSES :-

1. 

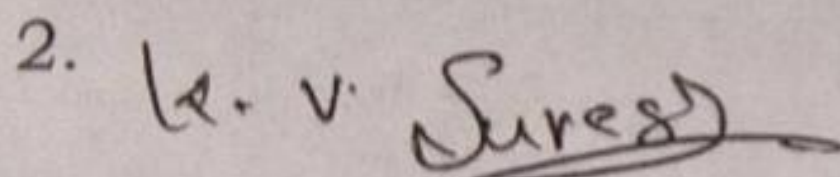
SANTOSH P

#151 3rd CROSS

BHUVANESHWARI NAGAR

HEBBAL KEMPAPURA

BANGALORE - 560024

2. 

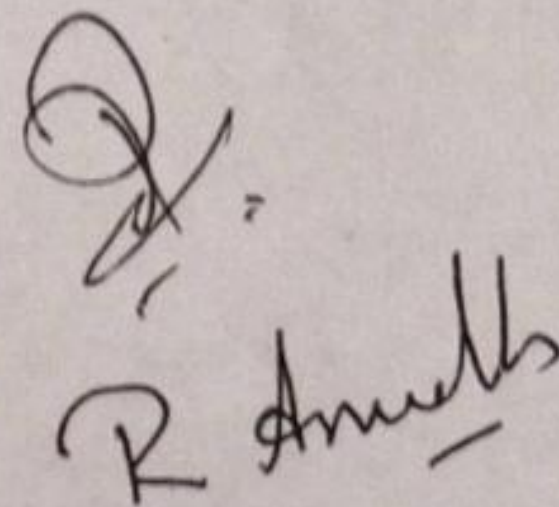
(K. V. Suresh)

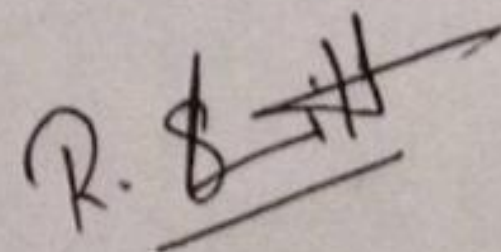
152, 3rd CROSS,

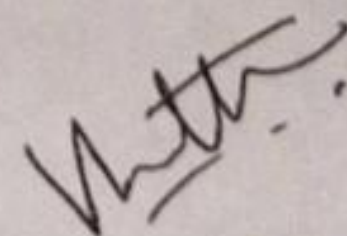
Bhuvaneshwari Nagar

Hebbal Kempapura

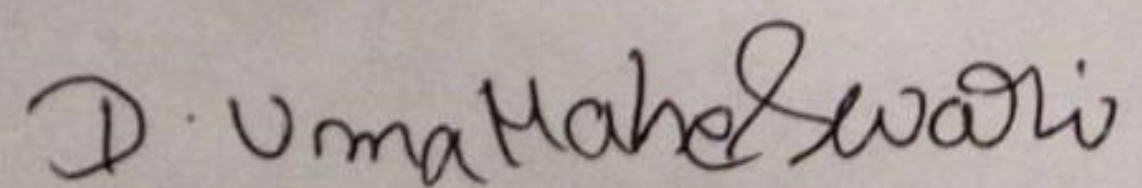
Bangalore - 560024.







(FIRST PARTIES)



(SECOND PARTY)