

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಟಿಪ್ಪಣಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

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ABSOLUTE SALE DEED (ONLY DRAFT)

THIS DEED OF ABSOLUTE SALE made and executed on this the EIGHTEENTH DAY OF OCTOBER, TWO THOUSAND AND TWELVE (18-10-2012) AT BANGALORE BY:

M/s. S.G.P.DEVELOPERS, a Registered partnership firm having its registered office at: No.122, ChikkaThirupathi Main Road, Near M.V.J. Engineering College, Channasandra, Bidarahalli Hobli, Bangalore-560 067.

Represented by its Partners:

1. **SRI.H.P.LAKSHMANA REDDY**, S/o.Late.Chikkapapaiah, Aged about 63 years, residing at No.255, 5th Main, 36th Cross, 4th Block, Jayanagar, Bangalore-560 011.
2. **SMT.S.N.RATHNAMMA**, W/o.H.P.Krishna Reddy, Aged about 62 years, residing at No.32, D Hosahalli, Devanagundi Post, Hoskote Taluk, Bangalore-560 067.
3. **SMT.G.SUNANDAMMA**, W/o.H.P.Rama Reddy, Aged about 56 years, residing at No.255, 5th Main, 36th Cross, 4th Block, Jayanagar, Bangalore-560 011.

Hereinafter called and referred to as the **VENDOR** of the ONE PART (which term and expression the **VENDOR** wherever the context so requires and permits shall mean and include his/their respective, administrators, executors, partners and assigns etc.,).

IN FAVOUR OF:

SRI.G.PRADHAP, S/o.S.L.GANESAN, Aged about 31 years, Residing at Vedathri Nagar, R.S.Post, Ammanangkuppam, Vellore District-635 803. (Today camped at Bangalore).

Hereinafter called and referred to as **PURCHASER** (which term and expression the **PURCHASER** wherever the context so admits and requires shall mean and include all her legal heirs, legal representatives, successors, assigns, administrators etc.,) on the OTHER PART

For S.G.P. DEVELOPERS

Authorised Signatory

S.G.P. Developers

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet
೬೦	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.	

2

WITNESSETH:

WHEREAS, Vendor is the absolute owner in possession and enjoyment of all that piece and parcel of Residential converted land bearing Sy.No.128/2, measuring 1acre 15guntas and Sy.No.128/4 measuring 1acre 10guntas, totally measuring 2acre 25guntas, (converted from Agricultural purpose to Non-Agricultural Residential purpose Vide Official Memorandum No.ALN(E.K.H.W)SR/171/2011-12,Dt:3-04-2012), both adjacent to each other forming a single plot, situated at Nagondanahalli Village, Krishnarajapuram Hobli, Bangalore East Taluk, Bangalore District.

And WHEREAS, the vendor purchased the aforesaid property for a valuable sale consideration for its vendor Sri.S.Ramaiah and others under a registered sale deed dt:13-06-2012, registered as document No.INR-1-01083/2012-13, Book-I, document stored in C.D.No.INRD38, registered at the office of Sub-Registrar, Indiranagar.

And WHEREAS, subsequent to the acquisition of the aforesaid property, the vendor prepared a developmental scheme for the formation of a proper residential layout carved out of the aforesaid Property and other adjoining properties and a Layout plan has been drawn clearly identifying the residential sites and road areas in the layout.

And WHEREAS, Pursuant to the above, the katha in respect of the aforesaid property has been transferred in the name of vendor in the concerned records and the vendor paid upto date taxes to the authorities.

And WHEREAS, thus the vendor is the absolute owners in possession and enjoyment of aforesaid property

And WHEREAS, the Vendor for its business needs and necessities offered to sell the Site bearing No:83, presently bearing B.B.M.P. Katha No.578/529, measuring East to West:40 feet and North to South:30 feet, totally measuring 1200Sft, formed in the aforesaid residential converted Sy.No.128/2, and Sy.No.128/4 (converted from Agricultural purpose to Non-Agricultural Residential purpose Vide Official Memorandum No.ALN(E.K.H.W)SR/171/2011-12,Dt:3-04-2012), situated at Nagondanahalli Village,

For S.G.P. DEVELOPERS

[Signature]

Authorised Signatory

S. 12.12.2015

[Signature]

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನೆ 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet
೬೦೦	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.	

3

B.B.M.P. ward No.84, Hagadur Division, white field Sub-Division, Krishnarajapuram Hobli, Bangalore East Taluk, Bangalore District. which property is morefully described in Schedule hereunder and hereinafter referred as the **"SCHEDULE PROPERTY"** for a total sale consideration of **Rs.9,60,000/- (Rupees Nine Lakhs Sixty Thousand Only)** free from all encumbrances.

And WHEREAS the Purchaser who require the SCHEDULE PROPERTY for his bonafide purpose, after verifying and satisfying with the title of the vendor in respect of schedule property and after satisfying with the agreed developments made in the layout by the Vendor, has accepted the offer so made by the Vendor and agreed to purchase the SCHEDULE PROPERTY for the said sale consideration of **Rs.9,60,000/- (Rupees Nine Lakhs Sixty Thousand Only)** free from all encumbrances.

And WHEREAS, the vendor executed a Registered Special Power of Attorney dt:26-07-2012 in favour of **SRI.SURENDRANATH**, S/o.H.P.Lakshmana Reddy, Aged about 31 years, residing at D.Hosahalli, Devanagudi Post, Viz., Kodugodi,Bangalore-560 037, to present the sale deed before the sub-Registrar, which was registered as document No.INR-4-00342/2012-13, document stored in C.D.No.INRD41, registered at the office of sub-registrar, Indiranagar, Bangalore and another Registered Special Power of Attorney dt:03-09-2012, registered as document No.INR-4-00469/2012-13, document stored in C.D.No.INRD43, registered at the office of sub-registrar, Indiranagar, Bangalore.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in pursuance of the above common intention and in consideration of the purchaser paid/paying the entire sale consideration of **Rs.9,60,000/- (Rupees Nine Lakhs Sixty Thousand Only)** by way of

1) Rs.....(Rupees.....) by way of Demand Draft No..... dated: drawn in favour of Vendor, drawn on Bank, Branch.

For S.G.P. DEVELOPERS

Authorised Signatory

S. N. Ravi

Radha

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet
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to the vendor herein, the receipt of which entire sale consideration of **Rs.9,60,000/- (Rupees Nine Lakhs Sixty Thousand Only)**, the vendor hereby acknowledges and acquits the purchaser of any such payment in the presence of the witnesses attesting hereunder.

The vendor are the absolute owners of all that piece and parcel of the schedule property do hereby sells, conveys, transfers, alienate UNTO the purchaser all that piece and parcel of the schedule property TO HAVE AND TO HOLD the same as its absolute owners with all its rights, liberties, privileges, easement, hereditaments, ways, water courses and free from all encumbrances, affirms and assures that:

- 1.The vendor has this day put the purchaser in vacant possession of the Schedule property and the purchaser acknowledge having taken delivery of the same.
2. The vendor assures the purchaser that the schedule property is its absolute Property and that no other person/s has or have any manner of claim, right, title or interest over the same.
3. The vendor assures the purchaser that it has clear, valid, subsisting and marketable title in relation to the schedule property and that there is no legal impediment for the sale of the schedule property in favour of the purchaser herein.
4. The vendor assure the purchaser that the schedule property is free from encumbrances of whatsoever nature such as court attachments, minor claims, maintenance claims, charges, lien, lispendens etc.
5. The vendor assure the purchaser that they have paid upto date taxes in relation to the schedule property to the concerned authority, and undertakes to indemnify the purchaser against such payment or expense.
6. The vendor undertakes to indemnify the purchaser against any loss / damage / expense the purchaser may incur / suffer on account of defect in title, if any, of the vendor or arising from the claim of third parties, if any.

[Signature]
S. N. Ravi
Authorized Signatory

[Signature]
Padha

<p>ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.</p>	<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka</p>	<p>ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet</p>
<p>೬೩೦</p>	<p>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p>	<p>ಬೆಲೆ : ರೂ. 2/-</p>
<p>ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution</p>	<p>ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document</p>	<p>ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.</p>

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7. The vendor has this day handed over all the photocopies of document of title in relation to the schedule property to the purchaser and the purchaser acknowledge having received the same.

8. The purchaser shall henceforth be entitled to peacefully and quietly hold, possess, enjoy and exploit the schedule property as his/her/their absolutely property with all benefits accruing thereto, without any let or hindrance either by the vendor or any one claiming through or under the vendor.

9. The vendor has no objection for the purchaser to get the katha of the schedule property transferred to the name of the purchaser.

10. The expenses of stamp duty and registration are borne by the purchaser.

SCHEDULE PROPERTY
(PROPERTY HEREBY CONVEYED)

All that piece and parcel of residential vacant site bearing **No.83**, presently bearing **B.B.M.P. Katha No.578/529 and B.B.M.P. Katha No.583/534**, measuring **East to West:40 feet and North to South:30 feet**, totally measuring **1200Sft**, formed in the residential converted Sy.No.128/2, and Sy.No.128/4 (converted from Agricultural purpose to Non-Agricultural Residential purpose Vide Official Memorandum No.ALN(E.K.H.W)SR/171/2011-12,Dt:3-04-2012), situated at Nagondanahalli Village, B.B.M.P. ward No.84, Hagadur Division, white field Sub-Division, Krishnarajapuram Hobli, Bangalore East Taluk, Bangalore District, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on:

East : Site No.80

West : Road

North : Site No.82

South : Site No.84

For S.P. DEVELOPERS

Authorised Signatory

8.10.12 aut

Padhai

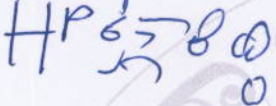
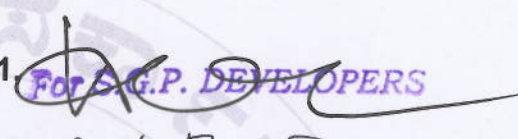


<p>ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.</p>	<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka</p>	<p>ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet</p>
<p>೬೩೦</p> 	<p>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p>	<p>ಬೆಲೆ : ರೂ. 2/-</p>
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The present market value of the schedule property is **Rs.9,60,000/- (Rupees Nine Lakhs Sixty Thousand Only)**.

IN WITNESS WHEREOF, THE PARTIES HAVE SIGNED AND EXECUTED THIS DEED OF ABSOLUTE SALE ON THE DAY, MONTH AND YEAR ABOVE WRITTEN:

WITNESSES:

1.  
1. **For S.G.P. DEVELOPERS**
2. **S.N. Rout**
Authorised Signatory
3. **(M/s. S.G.P.DEVELOPERS)**
VENDOR
2.  
(SRI.G.PRADHAP)
PURCHASER
DRAFTED BY: