



I.R.P./ ಅA:

SK I 8931  
2017 - 18

ಒ ದಸ್ತಾವೇಚು... ನಿತ್ಯಾಂತ  
ನೇ ಪ್ರಸ್ತುತದ್ದ... 8931/2017-18 ದಸ್ತಾವೇಚನ ಒಂದನೇ ಪ್ರಥ  
ಹಿ.ಎ.ನೋ. ಮುಶ್ವಂತಪ್ಪಾ

### ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE made and executed at Bangalore on this  
the Thirteenth day of March in the year Two thousand Eighteen (13.03.2018)

#### BETWEEN

Sri Samuel Ponnaiah I  
S/o late Sri P Israel  
Aged about 56 years  
Residing at No.2, Shalom Cottage  
1<sup>st</sup> Cross, 1<sup>st</sup> Main, Mallathahalli  
Bengaluru – 560 056  
[PAN NO.AGQPP9963R]



Hereinafter referred to as the 'OWNER' / 'VENDOR' (which expression shall  
unless excluded by or repugnant to the context be deemed to include his legal  
heirs, successors, assignees and representatives, etc.)

AND

Sri. Ravikiran N  
S/o Sri D B Nagaraj  
Aged about 28 Years  
Residing at No.93  
5<sup>th</sup> Cross, Balaji Nagar  
Banashankari 3<sup>rd</sup> Stage  
ಬಾಣಿಕೆ ಸ್ಟೇಜ್, ಬಾಣಿಕೆ ನಗರ

ಒ ನಕಲು... ನಿತ್ಯಾಂತ  
ಹಾಳ್ಯ ನಕಲು ಅಂದಿಸುತ್ತಿರುತ್ತಿದ್ದು ಬುದನೇ  
ಹಾಳ್ಯ ನಕಲು ಅಂದಿಸುತ್ತಿರುತ್ತಿದ್ದು ಬುದನೇ

ನಿರಿಯ ಉಪನೋಂದಣಿಕಾರಿ  
ಯಕವಂತಪ್ಪಾ, ಬೆಂಗಳೂರು-22

ಎ೮ ನ್ಯೂ ಟಾವ್ 8931  
ದುರ್ಗಾಪುರ  
ಉತ್ತರ ಕರ್ನಾಟಕ  
ಭಾರತ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಸೋಂಡಿಂಗ್ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಲ್ಯಾಂತಿಕ ತಂತ್ರ 10 ವ ಅಧಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Ravikiran N , ಇವರು 442540.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶ್ಲೋಹಾಗಿ ಪಾವತಿಸಿರುವರು ನ್ನು  
ದೃಷ್ಟಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನೆಗಡಿ ರೂಪ	140.00	Paid by cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	39500.00	DD No 735675, dt.12-3-2018, Drawn on State Bank Of India Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	7900.00	DD No 735677, dt.12-3-2018, Drawn on State Bank Of India Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	45000.00	DD NO 021786, dt 12-3-2018, Drawn on The National Co-op Bank Ltd., Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	150000.00	DD No 735674, dt.12-3-2018, Drawn on State Bank Of India Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	200000.00	DD No 735672, dt.12-3-2018, Drawn on State Bank Of India Bangalore
ಒಟ್ಟು:	442540.00	

ನಾಮ : ಯಶವಂತಪ್ಪರ್

ದಿನಾಂಕ : 13/03/2018

Designed and Developed by C-DAC ACTS Pune.

*Shrey*  
ಉಪ-ನೋರ್ಮೆಂಟ್ ಮತ್ತು ಲ್ಯಾಂಡ್‌ಆರ್ಟಿ  
ರಾಜ್ಯ ಸುಧಾರಣೆ ಕ್ಷಾತ್ರ  
(ಕರ್ನಾಟಕ)  
ಕರ್ನಾಟಕ (ಯಾವಾರ್ಥಿಕ) ಮತ್ತು

619/1/2  
.....ನ್ಯೂ ಸಂಖ್ಯೆ ನಕಲು ಆಫೆಯ  
...D.T....ವೇ ಹಾಕಿ

ಹಿರಂಜಿ ಉಪ-ನೋರ್ಮೆಂಟ್ ಕ್ಷಾತ್ರ  
ರಾಜ್ಯ ಸರ್ಕಾರ (ಯಾವಾರ್ಥಿಕ) ಚೌರಾಜು



I.R.P./ ಅA:

8931  
ಬೆಂಗಳೂರು ನಗರ ಪಾರಿಷದ್  
ನಾಯಕ ಮತ್ತು ಕಾರ್ಯಕರ್ಮಾಂಶ ವಿಭಾಗ  
ನಾಯಕ ಮತ್ತು ಕಾರ್ಯಕರ್ಮಾಂಶ ವಿಭಾಗ

Bengaluru – 560 085  
[PAN NO.BCNPR5226D]

Hereinafter referred to as the ‘PURCHASER’ (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, successors, assignees, representatives and nominees) of the OTHER PART:

WHEREAS, the Vendor are the absolute Owner in possession of the house property bearing Municipal No.232/184/1879/1904/33/2A, measuring East to West 40 ft. and North to South 30 ft. situated at Mallathahalli Village, Yeshwanthpur Hobli, Bangalore North Taluk , which is more fully described in the Schedule hereunder and hereinafter referred to as the “SCHEDULE PROPERTY”.

AND WHEREAS, one Sri Narayanappa & Hanumaiah were the absolute Owner in possession of the property bearing Sy.No.33/2 measuring 4 Acres 12 Guntas, situated at Mallathahalli Village, Yeshwanthpur Hobli, Bangalore North Taluk. The said Sri Narayanappa & Hanumaiah have formed a residential layout in the aforesaid property and sold the site measuring East to West 40 ft and North to South 120 ft in favour of one Dr B M Krishnashetty

ಹಿರಯ ಉಪ-ವೈದಿಕ ಸಂಸ್ಥಾನ  
ರಾಜೀವ್ ಗಾಂಧಿ (ಬುಕ್‌ಪಂಟ್‌ಪ್ರ) ಚೌಕ್‌ಹಳ್ಳಿ

8931

ದಸ್ತಾವೇಚ ಸಂಖ್ಯೆ : 8931

ಕುಲ.ಸಿ. ಯಾರ್ಥವಂತಾರ

ಯೋಜನೆಯ ದಿನಾಂಕ 13-03-2018 ರಂದು 10:51:05 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ  
ವಿವರಿಸಿದ ಬ್ಲೂದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವರೆ	ರೂ. ಪ್ರ.
1	ಸೋಂಡಣಿ ಶ್ಲೋ	79000.00
2	ಸೇವಾ ಶ್ಲೋ	665.00
3	ಹೈತೀರೋ ಲ್ಯಾಫ್	100.00
	ಒಟ್ಟು:	79765.00

ಶ್ರೀ Ravikiran N ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹಿಂಣಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Ravikiran N			

ಬರೆದುಹೊಳ್ಳಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಿಂಣಿನ ಗುರುತು	ಸಹಿ
1	Ravikiran N. (ಬರೆದುಹೊಂಡವರು)			
2	Samuel Ponnaiah I. (ಬರೆದುಹೊಡುವವರು)			

6.49 | 10-3  
...ಬ್ರಹ್ಮಗಂಗ್ಯ ನಕಲು ಉದ್ದೇಶ  
...ಬ್ರಹ್ಮ... ವೇ ಕಾಳಿ

ಶಾಸಕ ಸೆಕ್ರೆಟರಿಯಾಧಿಕಾರ  
ರಾಜ್ಯಾಧಿಕಾರಿ (ಎಕ್ಸಾಂಪ್ಲಿಕ) ಮಾರ್ಗ

ಹಿರಂಜಿ ಅಂದ-ವೈಶಾಂಕಿರಾಜ್ಯಾಧಿಕಾರ  
ರಾಜ್ಯಾಧಿಕಾರಿ (ಎಕ್ಸಾಂಪ್ಲಿಕ) ಚಂದ್ರಾಂ

I.R.P./eA:



ಎಂ ಕೃಷ್ಣ ೮೯೩೧

ನುಗ್ಗೆ. ಸೆ. ಅಜ್ಞಾನ

vide the sale deed registered as Document No. No.1725/1971-72 of Book-I,  
Vol No.2788 at Pages 136-138, Dated 04.11.1971, registered in the office of  
the Sub Registrar, Rajajinagar, Bangalore. In turn, the said Dr B M  
Krishnashetty has sold the aforesaid property measuring 4 ½ Gunas in favour  
of one Sri S Sudheer vide the sale deed registered as Document No.9270/1994-  
95 of Book-I, Vol No.5275, at Pages 217-220, Dated 16.01.1995, registered in  
the office of the Sub Registrar, Bangalore North Taluk.

**AND WHEREAS**, the said Sri S Sudheer has executed a General Power of  
Attorney in favour of his father Sri J Srinivasan conferring upon him the  
absolute rights to sell the aforesaid property on his behalf. By virtue of the  
General Power of Attorney Sri J Srinivasan has sold the aforesaid property  
bearing Site No.2 formed in the above Sy No.33/2A measuring East to West 40  
ft and North to South 30 ft (**Schedule property herein**) in favour of Sri  
Samuel Ponnaiah vide the sale deed registered as Document No.10427/1998-  
99 of Book-I, Dated 22.03.1999, registered in the office of the Sub Registrar,  
Peenya. The said Sri Samuel Ponnaiah has paid the betterment charges in  
respect of the Schedule property. Consequently, the Bruhat Bangalore  
Mahanagara Palike has transferred the Khata in favour of Sri Samuel Ponnaiah.  
The said Sri Samuel Ponnaiah has paid upto date tax with respect of the

ಹಂತ ಲಾಜ-ಸೊಫ್ಟ್‌ವರ್ಲ್ಯೂ ಪಿಎಂಎಂ

ಕ್ರಮ ನಂಬಿ ಕ್ರ.	ಹೆಸರು	ಫೋಟೋ	ಹಣ್ಣಿಟ್ಟನ ಸುರಕ್ಷೆ	
3	Sleffi S Elizabeth . (ಒತ್ತಿಗೆ ಸಾಫ್ಟ್)			
4	Sophitha S Madonna . (ಒತ್ತಿಗೆ ಸಾಫ್ಟ್)			

ಅರಬ್ ಸುಳಭದ್ವಾರಾ ಕಾರ್ಯ  
ಸಾಧಕ (ಒತ್ತಿಗೆ ಸಾಫ್ಟ್) ಮಾರ್ಗ

ನಿ. ನಂ. 8931 ದಿನಾಂಕ... 6  
ಎ.ಎ.ಸೆ. ಗೌರಾಗಾರಾಗ

649/18/19 ನಿಕ್ಕಮಸಂಚಯ ಸರಲು ಅಡಯಾ  
...ಉ....ನೇ ಹೊ

ಹಿರಿಯ ಉಪ-ನೈಲಾಂಡಾರಾ ಕಾರ್ಯ  
ಸಾಧಕ (ಒತ್ತಿಗೆ ಸಾಫ್ಟ್) ಬಂಗಳೂರು

ನಿ. ನಂ. 8931 ದಿನಾಂಕ... 6  
ಎ.ಎ.ಸೆ. ಗೌರಾಗಾರಾಗ

ನಿ. ನಂ. 8931 ದಿನಾಂಕ... 6  
ಎ.ಎ.ಸೆ. ಗೌರಾಗಾರಾಗ





I.R.P./ಉಂ:

ಎನ್ ಅಸ್ತಿತ್ವ 8931

ಫೋನ್ ನಂಬರ್ 7

ಎ.ಎ.ಎ. ಎಲೆಕ್ಟ್ರಾನಿಕ್ಸ್

Schedule Property to the Bruhat Bangalore Mahanagara Palike for the year 2017-2018. Thus, Sri Samuel Ponnaiah has become the absolute owner in possession of the schedule property.

AND WHEREAS, now the Owner / Vendor, due his family and other legal necessities has agreed to sell and the Purchaser has agreed to purchase the schedule property based on the representation & assurance of the Owner that the Schedule Property is free from all encumbrances, attachments, charges, liabilities and other claims for the price consideration of Rs.79,00,000/- [Rupees Seventy Nine Lakhs only] subject to the terms and conditions hereunder contained.

AND WHEREAS both the parties are desirous of recording the terms and conditions as hereinafter appearing.

NOW IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN  
BOTH THE PARTIES HERETO AS FOLLOWS:-

1. The Owner has agreed to sell and the Purchaser has agreed to purchase the schedule property for the lump sum price of Rs.79,00,000/- [Rupees

64911319

ಹಿರಣ್ಯ ಲಾಜ್ - ವೈಎಂಡೆಸ್‌ನಾಥ್ ಶಾರ್

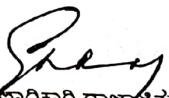
ರಾಜುಚಿನ್ನಗೆ (ಯಾರ್ಚೆಂಪ್ಲೇಸ್) ಬಂಗಳೂರು

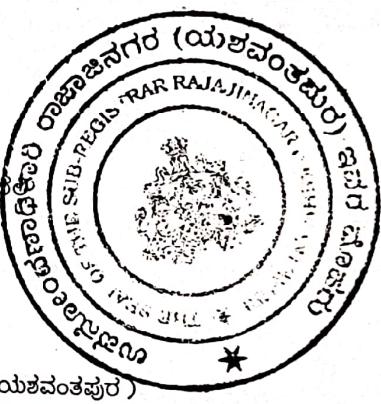
ಗುರುತಿಸುವವರು

8931  
ಫೋ ನಂಜುಕಾದ್ದಿನ ದಿನಾಂಕ 8  
ಎ.ಎ.ಆರ್. ಗೌರಾಗಣತಜಾರ್

ಕ್ರಮ ನಂಂತಿ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Baby NO 2, Shalom cottage, 1st Cross, 1st Main, Mallathahalli Bengaluru	Baby boy
2	B S Raghavendra Rao No 93, 5th Cross, Balaji Nagar, BSK III Stage, Bangalore	B. S. Rao

ಶಾರ್ತ ಮೂಲದಿಕಾಣಿಕಾ  
ರಾಜೀವ್ (ಉಪಾಧಿ), ಹಿಂದು

  
 1 ನೇ ಪ್ರಸ್ತೀಕರಿಸಿದ ದಿನಾಂಕ  
 ನಂಬರ್ YPR-1-08931-2017-18 ಅಗ್�  
 ಸ.ಡಿ. ನಂಬರ್ YPRD195 ನೇ ದೃಷ್ಟಿಕೊಂಡಿ  
 ದಿನಾಂಕ 13-03-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  
  
  
 ಉಪನೋಂದಾಧಿಕಾರಿ ರಾಜೀವ್ ನಗರ (ಯಶವಂತಪುರ)



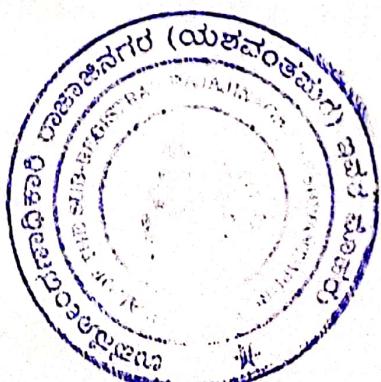
Designed and Developed by C-DAC, ACTS, Pune

ಶಾರ್ತ ಮೂಲದಿಕಾಣಿಕಾ

ರಾಜೀವ್ (ಉಪಾಧಿ), ಹಿಂದು

6 ಮೈ 2018 ನೇ ನಾನು ಗ್ರಹಿಸ್ತು ನಿಕುಣ್ಯ ಉದ್ದೇಶ  
...ನೇ ತಾರ್

ಹಿರಯ ಉಪ-ನೋಂದಾಧಿಕಾರಿ  
ರಾಜೀವ್ ನಗರ (ಯಶವಂತಪುರ) ಚಂಗಡಿಯ





I.R.P./ ಅA:

೭೯೩೧  
೨೦೨೪ ಮಾರ್ಚ್ ೯  
ಎ.ಎ.ಶ್ರೀ. ಅಂಗಿರಾ

Seventy Nine Lakhs only] to be paid by the Purchaser to the Owner in the following manner:-

- a) As per the mandatory requirement of Section 194-IA of Income Tax Act, the Vendor is liable to suffer 'TDS' (Tax Deducted at Source) of 1% on the total sale consideration receivable by him and the Purchaser is required to remit said 'TDS' of 1% for and on behalf of the Vendor from and out of the total sale consideration payable by the purchaser to the Vendor.
- b) Accordingly, the Vendor, would be liable to pay a sum of Rs.79,000/- (Rupees Seventy Nine Thousand only) towards TDS as the sale consideration receivable by him would be Rs.79,00,000/- [Rupees Seventy Nine Lakhs only]. Under this circumstances, upon remittance of TDS of 1% as above by the purchaser, the Vendor would be entitled to receive remaining consideration of Rs.78,21,000/- ( Rupees Seventy Eight Lakhs Twenty One Thousand only) and the Purchaser has paid the total sale consideration in the following manner :-

649/1B-19  
.08.2024  
/

ಹಿರಯ ಉತ್ತರ-ದೇಶದ ಸಾಧಕಾರ  
ಬಾಣ್ಯಾಗಿ (ಯಾವಾಗುಳಿ) ಚಂಗಡಿ



I.R.P./GA:

8931  
.....  
.....  
.....  
.....

(a) Rs.5,00,000/-	(Rupees Five Lakhs only) has been paid by the Purchaser to the Owner / Vendor by way cheque bearing No.395192 dated 20.11.2017 drawn on HSBC Bank, MG Road Branch, Bangalore paid by the Purchaser towards advance amount in part
(b) Rs.4,00,000/-	(Rupees Four Lakhs only) has been paid by the Purchaser to the Owner / Vendor by way of Cash on 20.11.2017.
© Rs.7,00,000/-	(Rupees Seven Lakhs only) has been paid by the Purchaser to the Owner / Vendor by way of Cheque bearing No.099908 Dated 21.01.2018, drawn on National Co-operative Bank, Gandhibazar Branch, Bangalore.
(d) Rs.79,000/-	(Rupees Seventy Nine thousand only) being Tax Deducted at Source (TDS) has been deducted by the PURCHASER as per SBI Ref No. IK00MWKGZ2 dated 07.03.2018 on behalf of the Vendor herein vide [PAN NO.AGQPP9963R] as per the provisions u/s 195 of the Income Tax Act
(e) Rs.34,91,492/-	(Rupees Thirty Four Thousand Ninety One thousand Four hundred Ninety Two only) has been paid by the Purchaser to the Owner by way cheque bearing No.260220 dated 05.03.2018 drawn on State Bank of India, Sampige Road, Malleshwaram, Bangalore

ಹಿರಂಜಿ ಉಪನಿಷತ್ತಾರ್ಥಿ  
ಬಾಜಾರನಗರ (ಇಂಡಿಯಾಪೆಟ್‌ಎಸ್‌) ಸಂಸ್ಥೆ



I.R.P. / ೬A :

೪೯೩  
ಎಂ ಕೃಷ್ಣ  
ಬಂಗಾರ್ ವೆಸ್ಟ್ ರೋಡ್  
ಮುಖ್ಯ ಮನ್ಯಾ ಸ್ಟೇಟ್ ರೋಡ್

(f) Rs.27,29,508/-	(Rupees Twenty Seven Lakhs Twenty Nine Thousand Five Hundred Eight only) has been paid by the Purchaser to the Owner by way cheque bearing No.643147 dated 12.03.2018 drawn on State Bank of India, Sampige Road, Malleshwaram, Bangalore
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- c) The Purchaser has deducted 1% TDS of Rs.79,000/- (Rupees Seventy Nine Thousand only) from out of sale consideration receivable by Vendor and remitted to the PAN account of Vendor herein vide Form 26QB E-tax Acknowledgment Nos.AE8860353 BSR Code 0013283 vide Challan Identification No.55383 and TDS amount is part amount of sale consideration.
- d) The receipt of which total sum of Rs.79,00,000/- [Rupees Seventy Nine Lakhs only] the Vendor do hereby admits and acknowledges and acquit the Purchaser of any further payment in the presence of the following witnesses

The Owner / Vendor hereby acknowledges the receipt of entire sale consideration Rs.79,00,000/- [Rupees Seventy Nine Lakhs only] from the Purchaser in full and final settlement of all claims for the sale of the

೬೫೨೧೮೭೫  
.....ಮೈ ಮಾತ್ರ

ಹಿರಿಯ ಉಪ-ಸೆಕೆಂಡ್ ಡಾರ್ಚಾರ  
ರಾಜ್ಯಾಧಿಕಾರ (ಘರ್ಯಾವಳಿ) ಪಾರ್ಕ್ ರೋಡ್

✓



I.R.P./ಅಂ:

ಮೇ ಸುತ್ತಿ 8931 ನಾಯಕ... 12  
ಕ್ರ.ಎಂ.ನೆಲ್. ನಾಯಕ

Schedule Property to the Purchaser and the Owner / Vendor does hereby absolutely convey, transfer, assign to the use of the Purchaser, his heirs, successors, legal representatives and assigns, property more specifically described in the Schedule Property hereto all the right title interest, property claim and demand whatsoever free from all encumbrances.

**THE OWNER / VENDOR HEREIN HEREBY CONVENANTS  
WITH THE PURCHASER AS FOLLOWS :**

1. The Owner / Vendor by way of this Deed of Absolute Sale grants, transfers and conveys unto the Purchaser all rights, titles and interests which they possess over the Schedule Property absolutely free from all encumbrances and the Purchaser shall be at liberty to have and to hold and enjoy all and every part of it forever from today. The Owner / Vendor, this day have put the Purchaser in vacant physical possession of the Schedule Property.
  
2. The Owner / Vendor hereby grants, conveys, sells, transfers, assigns and assures UNTO the use of the said Purchaser all their rights, titles, interests and Ownership in the Schedule Property free from all

649/818  
12 ಮೇ 2018  
ಹಿರಯ್ಯ ಎಪ್ - ಬೆಂಗಳೂರು ಕಾರ್ಡ  
ರಾಜುಕಾರ್ (ಮಾರ್ಕೆಟ್‌ಪ್ರೈಸ್) ಪಾರ್ಟನರ್



T.N.P./G.A:

100/1931 dated 13  
A.D. 1988.

encumbrances, court attachments, litigation, lien, surety-ship claims, minor's claims, bank debts, maintenance charges, claims and demands of whatsoever nature together with all the rights of easements of necessities, water, watercourses, drains, privileges, advantages whatsoever pertaining to or belonging to the Schedule Property, the PURCHASER shall hold, possess, use and enjoy all the rights, titles, interests, claims, payments of the Owner / Vendor and all other rights, privileges and amenities belonging there TO HAVE AND TO HOLD the Schedule Property and every part thereof TO AND TO THE PURCHASER absolutely and forever.

3. The Owner / Vendor covenant that the Schedule Property is unencumbered free from interest, litigation, acquisitions, requisitions claim of tenancy, all kinds of charges and that the Owner / Vendor are exclusively entitled to deal with the schedule property and none other than the Owner / Vendor has any right, title or interest in the Schedule Property. There is no impediment legal or otherwise in the Owner / Vendor obtaining or complying with other provisions of law for the transfer of the schedule property in favour of the PURCHASER.

669/12-  
13 de 1988  
Lands and Building Department  
Kerala Government



I.R.P./ ಅA :

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4. The Owner / Vendor hereby covenant with the Purchaser that notwithstanding any act, deed or thing heretofore done, excluded or knowingly suffered, the Owner / Vendor have full power and absolute authority and indefeasible title to sell the Schedule Property in favour of the Purchaser and the Purchaser shall hereafter peacefully and actually hold, possess and enjoy the Schedule Property without being subjected to any claim or demand, disturbance or interruption in whatsoever nature from the Owner / Vendor or any one claiming though or under them.

5. The Owner / Vendor assures the Purchaser that apart from him, there are no other person/s interested in the Schedule Property or portions thereof and the Owner / Vendor shall indemnify and keep indemnified the Purchaser from or against any losses the Purchaser may suffer consequent to the breach of the terms therefore of this sale. The Owner / Vendor assures and covenant with the Purchaser that there are no encumbrances or any Settlements, Wills, Charges, Liens, Mortgages, Attachments, Maintenance charges, either by the agreement or order, or decree pending or threatened legal proceedings or land acquisition proceedings or notifications of any kind or any other security or claim on the Schedule Property, that in any manner derogate from the full and absolute

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ಹಿರಿಯ ಉತ್ತರ-ಸೌತ್ತಂತಿಕ ಕುಟುಂಬ  
ಭಾಜಾಪನಗಳ (ಅಂತರರಾಷ್ಟ್ರೀಯ) ಚಂಪಾನಿಯ

✓  
Kumar M.



I.R.P./ಅಂ:

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..... ಸಂಸ್ಥಾನ..... ಮಾನವ ವರ್ಗ.....  
..... ಮಾನವ ವರ್ಗ.....

Ownership of the said property hereby conveyed and in case of any such claims, the Owner / Vendor agrees to answer such claims and demands and protects the Purchaser in respect of all such adverse claims either by way of Sale, Exchange, Mortgage, Gift, Inheritance, Trust, Possession, Easement, Lien or otherwise and Owner / Vendor shall establish that no one else has any right, title, interest or share therein and that cost of good title shall be borne by the that of Owner / Vendor. The VENDOR hereby undertakes to indemnify and compensate the PURCHASER and his successors against all losses, damages that may be constrained to be suffered in future on account of any defect in the title of the VENDOR in respect of the Schedule Property

6. That the Owner / Vendor shall, whenever so required by the Purchaser, do and execute all such acts, deeds and things for more fully and perfectly transferring the title to the Purchaser of the property hereby conveyed.
  
7. The Owner / Vendor has handed over all the original registered documents bearing No.10427/1998-99 of Book-I, Dated 22.03.1999 registered in the office of the Sub Registrar, Peenya, Bangalore.

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..... ಮಾನವ ವರ್ಗ.....

ಹಿರಯ್ಯ ಶ್ರೀ - ನೋಟಿವಿಟಿ ನಾಥ ಕಾರ್  
ಬಾಜಾರ್ ಸೆಕ್ಟರ್ (ಮೈಸೂರು) ದಾಖಲೆ



I.R.P./ ಅA:

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.....16.....8931.....16

8. The Owner / Vendor hereby declare that they have paid all taxes and statutory dues payable with respect to the Schedule Property till this day, and in case of any taxes or charges are still due and unpaid in respect of the schedule property, the same shall be paid by the Owner / Vendor. Purchaser shall pay from this day onwards all taxes, cesses and dues in respect of the Schedule Property.
9. The Owner / Vendor has no objection to transfer the Khatha and other relevant documents pertaining to the schedule property in the name of the PURCHASER. The Owner / Vendor shall extend all necessary co-operations to the PURCHASER by signing necessary papers / documents in transferring / mutating the Khatha in the name of the PURCHASER in the records of the Bruhat Bangalore Mahanagara Palike.
10. The Owner / Vendor has on this day relinquished all his rights, title, and interest over the schedule property in favour of the PURCHASER through this absolute Sale Deed and confirms herein that he has no claim whatsoever on the said schedule property.

ಹಿತಯ ಉಪ-ಸೈಳಂಡ್‌ಬೇಜ್‌ಫ್ರಾಂಚಿಸ್‌  
ಎಂಬಿಸೆಸ್‌ (ಎಂಬಿಸೆಸ್‌) ಪ್ರಾಂತಿಕ



I.R.P./WA :

8931  
1st Aug 2023  
M.T.O. No. 1000. dated 10th Aug 2023

11. In order to confer the better title to the Purchaser and in token of acceptance for this sale transaction, the Vendor's children viz., Ms. Steffi S Elizabeth & Ms. Sophitha S Madonna have signed this sale deed as Consenting Witnesses.

12. The expenses of stamp duty, registration fee and other legal charges are borne by the PURCHASER.

### SCHEDULE PROPERTY

All that piece & parcel of immovable House property bearing Municipal No.232/184/1879/1904/33/2A, measuring East to West 40 ft. and North to South 30 ft. situated at Mallathahalli Village, Yeshwanthpur Hobli, Bangalore North Taluk and bounded on the

East by	:	15 ft. Road
West by	:	Private Property
North by	:	Property No.3
South by	:	Property No.1

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17 ವೀ ಹುಳಿ  
ಹೀರಂಗ ಉಪ-ಜಾಲಿಯ ಪ್ರಾಧಿಕಾರ  
ರಾಜ್ಯಾಸ್ತಾತ್ಮಕ (ಬ್ಯಾಂಕ್ ಮತ್ತು ಪ್ರೈಸ್) ಬೋರ್ಡ್ ರೇ

*[Signature]*

*[Signature]*



I.R.P./ಎಂ:

ಎನ್ ಸಿ.ಎಸ್. 8931  
ಫೆಬ್ರವರಿ 18  
ಕ್ರಿ.ಶ. 1986. ಮಾರ್ಚ್. 1986.

The Statutory particulars required to be stated other than those already hereinabove stated as follows:

The site area is 1200 sq. ft., the Plinth area of the structure i.e. 1050 square feet residential house in Ground Floor and 650 square feet residential house in First Floor in total which consists of 17 squares of RCC roofed house with all civic amenities available therein, mosaic flooring, bricks and cement, jungle wood used for windows, doors, and teak wood for main doors and with electricity and water supply.

649/18/ಎಂ.  
ಎನ್ ಸಿ.ಎಸ್. 8931  
ಹಿ.ಎಂ. ಶಾಸ್ತ್ರೀಯ ಸಂಸ್ಥೆ ಅಧಿಕಾರ  
ಉತ್ತರ ಭಾಗ - ನೋಟಿಸೆಂಟ್ ಕುಟುಂಬ  
ಉಪಾಧನಾರ್ (ಎಂಜಿನಿಯರ್) ಸಂಸ್ಥೆ



I.R.P./ ಅA:

181 ಮಾರ್ಚ್ 8931 ವಿಧಾನ ಸಭೆ... 19  
ಕ್ರ. ಎಂ. ಮಹಿ. ಯಾಕಂತ್ರು

IN WITNESS WHEREOF the OWNER AND THE PURCHASER  
hereunto have set their respective hands the day, month and year first  
herein above written.

CONSENTING WITNESSES :

1. (Steffi S Elizabeth)

2. (Sophitha S Madonna)

WITNESSES :

1. Mrs BABY

Mrs BABY  
#2, SHALOM COTTAGE, 1<sup>ST</sup> CROSS  
MALLATHAHALLI PO  
BANGALORE - 560056

2. B.S. Rao

(B.S. Raghavendra Rao)

# 93 5<sup>TH</sup> Cross,  
Balaji Nagar, BSK III Stage  
Blore - BS,

DRAFTED BY ME

RAGHAVENDRA P HOGADE  
ADVOCATE

No. 186/8, 1st Floor, 'Abhishek Complex'  
Sirur Park Road, Behind Nataraj Theatre,  
Seshadripuram, Bangalore - 560 020.

(Samuel Poniah I)  
OWNER / VENDOR

(Ravikiran N)

P U R C H A S E R

649/18/8  
ನೇತ್ತು ಸಂಪನ್ಮೂಲ ನಕಲು ಉಚ್ಯಾವ  
.....ವೇ ಬಾಳಿ

ಹೀರಂತು ಉಪ-ನೋಂದೆಕೊಂಡಾಗಿ  
ರಾಜಾಜನಗರ (ಯಾಕಂತ್ರು) ನೋಗಳೊಂದು