

2018-19
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₹ 3/-

೩೪ T/4:

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE made on this FOURTEENTH day of JUNE, Two Thousand Eighteen (14.06.2018) at Bangalore and executed by:

SRI. BINU JOSE
S/o Sri. K. V. Jose
Aged about 42 years
Residing at B-323, Mahaveer Dazzle
Basavanna Nagar Road, Hoodi
BANGALORE – 560 048
PAN : AGDPJ 0505G.

Hereinafter referred to as the "**VENDOR**" (which expression shall, wherever the context requires or admits, shall mean and include his heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**,

IN FAVOUR OF

[Signature] *Siddhu*

BNG(U)JNR.....24/8/2018-2019/BK.....Page 2-16

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಸೋಂಡಿನೆ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಲ್ಯಾಂತರ ಶಿಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ S.SIDDESH , ಇವರು 268840.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು
ದೃಢಿಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ |
|--------------------|-------------|---|
| ನೆಗದು ರೂಪ | 40.00 | Paid in Cash |
| ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ. | 244800.00 | DD No 559664, Dated 12-6-2018, Issued by ICICI Bank, Bangalore |
| ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ. | 24000.00 | DD No 559668, Dated 12-6-2018, Issued by ICICI Bank, Bangalore |
| ಒಟ್ಟು : | | 268840.00 |

ಸ್ಥಳ : ಜಯನಗರ

ದಿನಾಂಕ : 14/06/2018

Senior Sub-Registrar
ಉಚ್ಚಸೋಂಡಿನೆ ಮತ್ತು ಪ್ರಮಾಣ ಅಧಿಕಾರಿ
Jayanagar, Bangalore City
(ಜಯನಗರ)

Designed and Developed by C-DAC ,ACTS Pune.

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SRI. S. SIDDESH

S/o Sri. Somashekhar Kuri
Aged about 29 years
Residing at No: 318, Parijatha,
6th B Main, Geleyara Balaga Layout
Chikkasandra, Chikkabananvara Post
BANGALORE – 560 090.
PAN: CFNPS 5922 K.

hereinafter called the '**PURCHASER**' (which expression shall, wherever the context requires or admits, shall mean and include his heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART**, witnesseth as follows:

WHEREAS, the Vendor is the absolute owner of the property bearing **Site No : 97**, formed in converted Sy. Nos : 67/5 and 68/2, **Khatha No: 220/67/5/68/2, Assessment No: 304**, duly converted vide order No: B.DIS.ALN.SR(S)37/91-92 dated 08.07.1991 passed by the Special Deputy Commissioner, Bangalore District, Bangalore, situated at Singasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore, formerly within the limit of Hongasandra Village Panchayat, presently comes under the administrative jurisdiction of the Bruhat Bangalore Mahanagara Palike, at **1st Cross Road, 2nd Main Road, M. J.**

Print Date & Time : 14-06-2018 12:18:23 PM

ದಾತ್ವಾರ್ಥಿ ಸಂಖ್ಯೆ : 2418

ಜಯನಗರ ದ್ವಾರಾ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರಸೆರ ಕೆರೀಯಲ್ಲಿ ದಿನಾಂಕ 14-06-2018 ರಂದು 12:03:32 PM ಗಂಟೆಗೆ ಈ ಕಿಳಗೆ ವರರಿಂದ ತಾಲ್ತುದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ಪೈ |
|-------------|----------------|----------|
| 1 | ಮೊಂಡಿನ ಶುಲ್ಕ | 48000.00 |
| 2 | ಸೃಜನಿಗ್ ಫೀ | 560.00 |
| 3 | ಹಿನ್ನಿಂಟಿಗ್ ಫೀ | 200.00 |
| | ಒಟ್ಟು : | 48760.00 |

ಶ್ರೀ S.SIDDESH ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು | ಘೋಷೀ | ಹಿಂಬಿಟ್ಟನ ಗುರುತು | ಸಹಿ |
|----------------|------|------------------|-----|
| ಶ್ರೀ S.SIDDESH | | | |

ಒರೆದುಹಿಂಟ್ಟಿದ್ದರೆ ಒಪ್ಪಿದ್ದುತ್ತಾರೆ

Senior Sub-Registrar
Jayanagar, Bangalore City

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಘೋಷೀ | ಹಿಂಬಿಟ್ಟನ ಗುರುತು | ಸಹಿ |
|-------------|---------------------------------|------|------------------|-----|
| 1 | S.SIDDESH . (ಒರೆಹಿಂಡಿದವರು) | | | |
| 2 | BINU JOSE . (ಒರೆದುಹಿಂಡಿದವರು) | | | |

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Jayanagar, Bangalore City

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Wellington Paradise Layout, Bangalore -560 068, having BBMP Khatha No: 494/478/304/67/5/68/2/97, measuring East to West 40 feet and North to South 29+32/2 feet, totally measuring 1220 Sq. feet, morefully described in the Schedule hereto and hereinafter referred to as the **SCHEDULE PROPERTY**, having acquired under a registered Sale Deed dated 27.11.2003, executed by Sri. R. L. Jain, in his favour, for a Sale Consideration. The Sale Deed is registered as Document No: 16761/03-04 of Book I, and stored in CD No: 122, in the office of the Sub-registrar, Bangalore South Taluk, Bangalore.

WHEREAS, originally, the landed Property bearing Sy. No: 67/5 and Sy. No: 68/2 of Singasandra Village, Begur Hobli, Bangalore South Taluk, measuring totally 8 acres 07 guntas was purchased by Sri. S. Sanwar Basha and Sri. S. H. Jahangeer Basha under three separate Registered Sale Deeds dated 30.07.1980, 05.08.1981 and 28.07.1981 from its previous owners. The said Sale Deeds were registered as Document Nos: 1607/1980-81 of Book I, Volume 1505 at pages 159-161, No: 869/1981 of Book I, Volume 1715 of Book I, at pages 80 to 84 and No: 1065/1981-82 of Book I, Volume 1707 at pages 67 to 71 in the office of the Sub-registrar, Bangalore South Taluk and eversince, the date of purchase, they were in peaceful possession and enjoyment of the said lands. Subsequently, under a Registered Release Deed dated 26.05.1983, Sri. S.

| ಕ್ರಮ ನಂ. | ಹೆಸರು | ಪ್ರೋफೈಲ್ | ಹಿಂಣಿನ ಗುರುತು | ಸಹಿ |
|-------------|------------------------------------|---|--|---|
| 3 | Smt.Tiji George . (ತಿಜಿ ಜಾರ್ಗೆ) |  |  |  |

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Jayanagar, Bangalore City

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Sanwar Basha released and relinquished his undivided share, right, title and interest in the said lands in favour of the co-owner Sri. S. H. Jahangeer Basha. Thus, Sri. S. H. Jahangeer Basha became the absolute owner of the property. The said Release Deed was registered as Document No: 1425/1983-84 of Book I, Volume 1977 at pages 36 to 38 in the office of the Sub-registrar, Bangalore South Taluk.

WHEREAS, the said Sri. S. H. Jahangeer Basha has got converted the said lands for non-agricultural residential purposes from the Deputy Commissioner, Bangalore District, Bangalore vide his order No: B.DIS.ALN.(S)37/91-92 dated 08.07.1991.

WHEREAS, under a Registered Sale Deed dated 01.08.1991, Sri. S. H. Jahangeer Basha, represented by his General Power of Attorneys, Sri. M. K. H. Muneer and Sri. S. A. Rasheed sold the said lands in Sy. No: 67/5 and 68/2 totally measuring 08acres 07 guntas in favour of Sri. R. L. Jain, for a Sale Consideration. The said Sale Deed was registered as Document No: 1749/1991 of Book I, Volume 3387 at pages 168 to 174 in the office of the Sub-registrar, Bangalore South Taluk. Subsequent to purchase, Khatha of the said property was transferred and registered to the name of Sri. R. L. Jain in the registers of the Bommanahalli City Municipal Council,

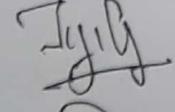


೪ T/4:

Sanwar Basha released and relinquished his undivided share, right, title and interest in the said lands in favour of the co-owner Sri. S. H. Jahangeer Basha. Thus, Sri. S. H. Jahangeer Basha became the absolute owner of the property. The said Release Deed was registered as Document No: 1425/1983-84 of Book I, Volume 1977 at pages 36 to 38 in the office of the Sub-registrar, Bangalore South Taluk.

WHEREAS, the said Sri. S. H. Jahangeer Basha has got converted the said lands for non-agricultural residential purposes from the Deputy Commissioner, Bangalore District, Bangalore vide his order No: B.DIS.ALN.(S)37/91-92 dated 08.07.1991.

WHEREAS, under a Registered Sale Deed dated 01.08.1991, Sri. S. H. Jahangeer Basha, represented by his General Power of Attorneys, Sri. M. K. H. Muneer and Sri. S. A. Rasheed sold the said lands in Sy. No: 67/5 and 68/2 totally measuring 08acres 07 guntas in favour of Sri. R. L. Jain, for a Sale Consideration. The said Sale Deed was registered as Document No: 1749/1991 of Book I, Volume 3387 at pages 168 to 174 in the office of the Sub-registrar, Bangalore South Taluk. Subsequent to purchase, Khatha of the said property was transferred and registered to the name of Sri. R. L. Jain in the registers of the Bommanahalli City Municipal Council,

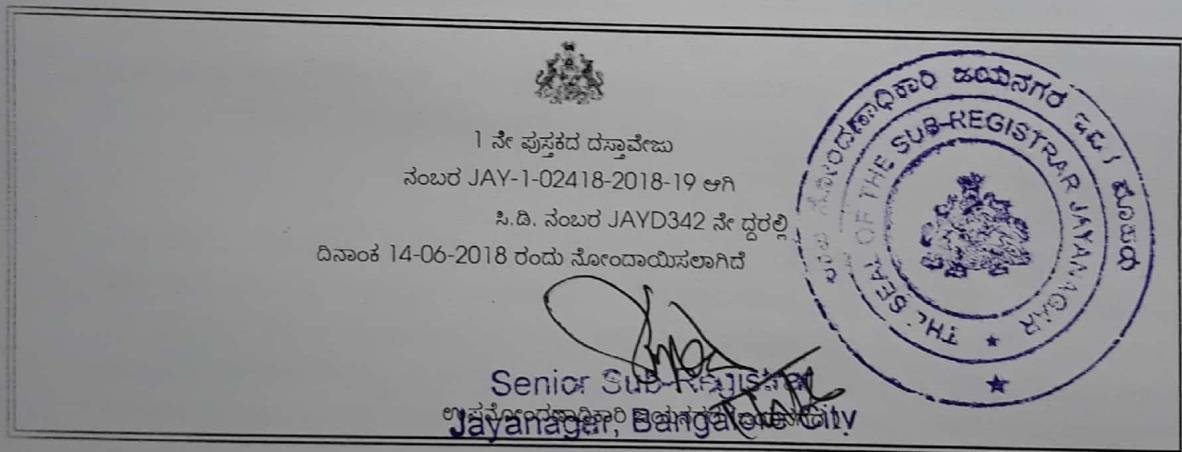
| ನಾಮ Name | ಹೆಸರು Name | ಪ್ರೋಟೋ | ಹಿಂದಿನ ಗುರುತು | ಸಹಿ |
|-------------|----------------------------------|---|--|---|
| 3 | Smt.Tiji George . (ಟಿ.ಜಿ.ಗೌಡ) |  |  |  |

Senior ~~Supplementary~~
Jayanagar, Bangalore City

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| ಕೆಳ ವಿಧಿ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ | ಸಹಿತ |
|-------------|--|----------------|
| 1 | Somashekar Kuri No 318, Parijatha 6th B Main, Geleyara Balaga Layout, Chikkasandra, Chikkabanavara Post, Blore | <i>Somesha</i> |
| 2 | SWapna Umadi No 318, Parijatha 6th B Main, Geleyara Balaga Layout, Chikkasandra, Chikkabanavara Post, Blore | <i>Umadi</i> |

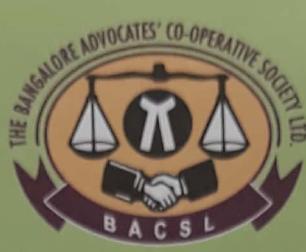
Senior Sub-Registrar
Jayanagar, Bangalore City



Designed and Developed by C-DAC, ACTS, Pune

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Bangalore. Later he formed a layout of sites out of said property and the Schedule Property, the Site No: 97 is one of the such sites formed and carved out of said converted property.

WHEREAS, under a Registered Sale Deed dated 27.11.2003, Sri. R. L. Jain sold the Schedule Property in favour of the Vendor herein for a Sale Consideration, supra.

WHEREAS, now the Schedule Property comes under the administrative jurisdiction of the Bruhat Bangalore Mahanagar Palike. The Vendor has got transferred and registered Khatha of the Schedule Property in the registers of the Bruhat Bangalore Mahanagara Palike.

WHEREAS, the Vendor has got rectified the Khatha number of the Schedule Property from the Bruhat Bangalore Mahanagara Palike from BBMP Khatha No: 494/478/304/67/5/68/2-49 to BBMP Khatha No: 494/478/304/67/5/68/2/97.

WHEREAS, Khatha of the Schedule Property stands in the name of the Vendor in the registers of the Bruhat Bangalore Mahanagara Palike.

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WHEREAS the Vendor is in peaceful possession and enjoyment of the Schedule Property. He has paid property tax in respect of the Schedule Property to the Bruhat Bangalore Mahanagara Palike up to the period 2018-19.

AND WHEREAS, the VENDOR is in need of funds for his legal necessities has agreed to sell Schedule Property and the Purchaser has agreed to Purchase the Schedule Property for a Sale Consideration of **Rs.48,00,000/- (Rupees Forty Eight Lakhs only)** free from all encumbrances.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

1. That in consideration of a sum of **Rs.48,00,000/- (Rupees Forty Eight Lakhs only)** paid by the Purchaser to the Vendor, as detailed hereunder

(a) A sum of **Rs.5,00,000/- (Rupees Five Lakhs only)** as advance to the Vendor by way of Cheque bearing No: 016782 dated 04.04.2018 drawn on ICICI Bank, Manyata Tech Park Branch, Bangalore, in favour of the Vendor,

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(b) A sum of **Rs.11,00,000/- (Rupees Eleven Lakhs only)** by way of Cheque bearing No: 016779 dated 08.05.2018 drawn on ICICI Bank, Manyata Tech Park Branch, Bangalore, in favour of the Vendor,

(c) A sum of **Rs.32,00,000/- (Rupees Thirty Two Lakhs only)** being proceeds of Plot purchase loan sanctioned by Axis Bank Ltd., Bangalore, to the Purchaser and paid by their Demand Draft bearing No: 843600 dated 29.05.2018 with Ref. No: PHR168803170752, in favour of the Vendor at the request and authorization of the Purchaser

2. The Vendor hereby acknowledges receipt of full and final settlement of Sale Consideration amount **Rs.48,00,000/- (Rupees Forty Eight Lakhs only)** and the Vendor hereby sells, conveys, transfers and assigns to the Purchaser by way of absolute Sale the Schedule Property, together with all rights, privileges, easements and appurtenances to have and to hold the same forever and absolutely as its full and beneficial owner thereof, free from all encumbrances, charges and claims or interruptions by the Vendor or by any person claiming through or under him.

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3. The Vendor has this day handed over to the Purchaser, all the Photostat copies and Original Documents and other documents in his possession relating to the title of the Schedule Property and also handed over the vacant possession of the Schedule Property to the Purchaser, this day.
4. The Vendor hereby covenants and declares that he is the absolute owner of the Schedule Property and that he has absolute and valid title to sell and convey the Schedule Property and that no other person has any right, title and interest in the said property and that the Vendor has not done or knowingly suffered any act, deed or thing by which his title to the said property has been or can be in any way affected.
5. The Vendor further covenants that the Schedule Property hereby conveyed is free from all encumbrances, charges, claims or demands and that the Vendor shall indemnify and keep indemnified the Purchaser against any claim in respect of the said property or any part thereof.

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6. The Vendor hereby covenant that the Purchaser shall from this day onwards quietly possess and peacefully enjoy the Schedule Property as its absolute owner without any hindrance, interruption, claim or demand by or from the Vendor or anyone claiming through or under him.
7. The Vendor and all persons claiming under him, shall from time to time, upon the request and at the cost of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for the purpose of more fully and effectively securing to the Purchaser good and proper title in the property hereby sold and conveyed as shall or may be reasonably required.
8. The Vendor has paid all taxes, charges, etc., in respect of the Schedule Property up to-date.
9. The Vendor hereby undertakes to save harmless and keep indemnified the Purchaser from and against all losses, damages, costs or expenses which he may sustain or incur by reason of any claim being made by anybody whomsoever to the said property.

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10. The Property hereby conveyed is not subject to any Court proceedings, attachments, minor rights or claims, maintenance claims or acquisition proceedings and is absolutely free from all encumbrances. There is no impediment to convey the Schedule Property either under the Central Enactment or State Enactment.
11. The Purchaser is entitled to get Khatha of the Schedule Property transferred and registered to his name in the registers of the concerned authorities at his cost and the Vendor has no objection to the same.
12. The wife of the Vendor herein Smt. Tiji George has put her thumb as consenting witness to this Sale Deed as token of her consent.
13. The present market value of the Schedule Property is **Rs.48,00,000/- (Rupees Forty Eight Lakhs Only).**

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:: SCHEDULE PROPERTY ::

All that part and parcel of the property bearing **Site No: 97**, formed in converted Sy. Nos:67/5 and 68/2, **Khatha No: 220/67/5/68/2**, Assessment No: 304, duly converted vide order No: B.DIS.ALN.SR(S)37/91-92 dated 08.07.1991 passed by the Special Deputy Commissioner, Bangalore District, Bangalore, situated at Singasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore, formerly within the limit of Hongasandra Village Panchayat, presently comes under the administrative jurisdiction the Bruhat Bangalore Mahanagara Palike, at **1st Cross Road, 2nd Main Road, M. J. Wellington Paradise Layout, Bangalore-560068**, having **BBMP Khatha No: 494/478/304/67/5/68/2/97**, measuring **East to West 40 feet and North to South 29+32/2 feet, totally measuring 1220 Sq. feet**, and bounded as follows:

East by : Site No: 79

West by : Road

North by : Site No: 96

South by : Private Property

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IN WITNESS WHEREOF THE **VENDOR** and the **PURCHASER**
have signed this Deed of Sale on the day, month and the year
first above mentioned.

CONSENTING WITNESSES:-

(BINU JOSE)
VENDOR

(Smt. TIJI GEORGE)

Wife of Binu Jose.

(S. SIDDESH)
PURCHASER.

WITNESSES:-

1.
(SOMASH EKHAR KURU)
No: 318, Parijatha 6th B main
Geleyara Belaga layout
chikkasandra, chikkabamavara Post
B'lore - 90

2.
(SWAPNA UMADE)
No: 318, Parijatha 6th B
main, Geleyara Belaga
layout, Chikkasandra
chikkabamavara Post
B'lore - 90

Drafted by:

B. SUBRAYA KHARVI, ADVOCATE NO: 231, 11th Main, 37th Cross, 4th "T" Block,
Jayanagar, Bangalore-41.