

ದಸ್ತಾವೇಜು ಹಾಳೆ

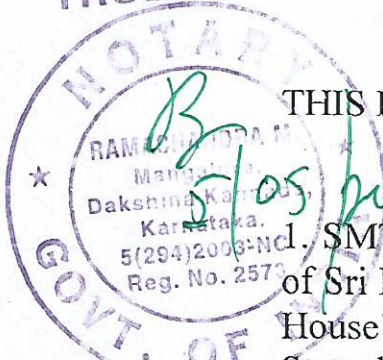
DOCUMENT SHEET



ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This Sheet can be used for any Documents

DEED OF SALE OF NON-AGRICULTURAL IMMOVABLE PROPERTIES FOR Rs.15,00,000/-

TRUE COPY



THIS DEED OF SALE is entered into by and between:

1. SMT. GOWRAMMA, daughter of late K. Subraya Bhat, and wife of Sri Ramakrishna Bhat, aged about 67 years, residing at 'Salethadka House', Padre Village, Vani Nagar Post, Kasaragod Taluk, Kerala State, hereinafter referred to as the VENDOR No.1,

2. SMT. SEETHADEVI, daughter of late K. Subraya Bhat, and wife of Sri Keshava Murari, aged about 52 years, residing at 'Gundi Tharu House', Maire, Badoor Village & Post, Kasaragod Taluk, Kerala State, hereinafter referred to as the VENDOR No.2,

3. SMT. RUKMINIAMMA, wife of late K. Subraya Bhat, aged about 95 years, residing at 'Mahakalibailu House', Shakthi Nagar, Mangaluru - 575 016, hereinafter referred to as the VENDOR No.3, and

4. SMT. SUMATHI, daughter of late K. Subraya Bhat, and wife of Sri N. Ramachandra Sharma, aged about 53 years, residing at 'Chembottu House', Kembdaje Village & Post, Kasaragod Taluk, Kerala State, hereinafter referred to as the VENDOR No.4

Sub-Registrar
P. 137
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16-17 of Book 1
Contains 7 Sheet
15 Sheet

Subatramma Bhat-K

Subatramma Bhat-K

Subatramma Bhat-K



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

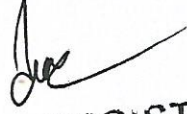
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಎಸ್. ಜನಾರ್ದನ ಹೊಳ್ಳ ಬಿನ್ ಎಸ್ ರಾಮಕೃಷ್ಣ ಹೊಳ್ಳ . , ಇವರು 84100.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	84000.00	ಡಿ ಡಿ ನಂ 554712 ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ ಆಫ್ ಮೈಸೂರು, ಮಂಗಳೂರು ದಿನಾಂಕ 4/3/2016
ನಗದು ರೂಪ	100.00	ರಶೀದಿ ನಂ 10602 ಉಪನೋದ್ಧೇಶಾಧಿಕಾರಿ ಕಛೇರಿ ಮಂಗಳೂರು ನಗರ ದಿ 29/3/2016
ಒಟ್ಟು :	84100.00	

ಸ್ಥಳ : ಮಂಗಳೂರು ಸಿಟಿ

ದಿನಾಂಕ : 29/03/2016


SUB REGISTRAR
MANGALORE CITY
ಉಪನೋದ್ಧೇಶಾಧಿಕಾರಿ ಅಧಿಕಾರಿ
(ಮಂಗಳೂರು ಸಿಟಿ)



Designed and Developed by C- DAC ,ACTS Pune.



Hereinafter, together, referred to as the VENDORS, of the first part, and represented by their General Power of Attorney Holder, SRI K. VENKATRAMANA BHAT, son of late K. Subraya Bhat, aged about 70 years, residing at 'Mahakalibailu House', Shakthi Nagar, Mangaluru - 575 016, (The Attorney is the brother of VENDORS No.1, 2 and 4 and son of VENDOR No.3), as per the Deed of General Power of Attorney dated 14.3.2006, executed by VENDORS No.1, 2 and 4, before Aruna Laxman Ullal, Notary, Mangaluru, as per Notarial Reg. No.1335/2006 and as per Deed of General Power of Attorney dated 14.3.2006, executed by VENDOR No.3, before and authenticated by Aruna Laxman Ullal, Notary, Mangaluru, as per Notarial Reg. No.1333/2006,

AND

SRI N. PRAKASH KARANTH, son of Sri N. Subraya Karanth, aged about 51 years, residing at 'Narikombu House', Narikombu Village & Post, Bantwal Taluk, hereinafter referred to as the CONSENTING PARTY, of the second part,

AND

SRI S. JANARDHANA HOLLA, son of Sri S. Ramakrishna Holla, aged about 50 years, residing at A2, Someshwar Apartments, Shivabagh, Kadri, Mangaluru - 575 002, (PAN: AAGPH8230H), hereinafter referred to as the PURCHASER, of the third part.

WHEREAS under the Deed of Sale dated 24.4.1964, registered in the Office of the Sub-Registrar of Mangaluru City, as Document No.666/1964 of Book I, Volume 58, at pages 9-15, the non-agricultural immovable properties, more fully described in the Schedule herebelow, along with the adjacent portion and some other properties were purchased by Sri K. Subraya Bhat, the husband of VENDOR No.3,

AND WHEREAS the unpaid purchase money due under the said Deed of Sale was cleared by the said Sri K. Subraya Bhat as per Receipt dated 24.7.1970, registered in the Office of the Sub-Registrar of Mangaluru City, as Document No.524/1970-71 of Book I,

AND WHEREAS the acquisition of the said properties by the said Sri K. Subraya Bhat was from the HUF Fund and the Attorney herein sought for partition of the HUF properties as per Partition Suit O.S.No.81/92 in the Court of the 2nd Additional Civil Judge, (Senior Division), Mangaluru, filed by him as against his father, the aforesaid Sri K. Subraya Bhat, the VENDORS herein and some others,

Venkataraman Bhat

Healer's Clear

Sub-Registrar

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Document No. 16-17 of Book I
of 20
Contains 7 Sheet
Sub-Registrar

TRUE COPY
NOTARY
RAMACHANDRA
Mangalore,
Dakshina Kannada,
Karnataka.
5(294)2003-NC
Reg. No. 2573
GOVT. OF INDIA



Print Date & Time : 29-03-2016 09:58:11 AM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-10531

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ ಮಂಗಳೂರು ಸಿಟಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 29-03-2016 ರಂದು 09:36:58 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	15000.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	390.00
3	ಇತರೆ	20.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
5	ಕನ್ವೆಂಟ್‌ಯಿಂಗ್ ಫೀ	100.00
	ಒಟ್ಟು :	15545.00

ಶ್ರೀ ಎಸ್. ಜನಾರ್ದನ ಹೊಳ್ಳ ಬಿನ್ ಎಸ್ ರಾಮಕೃಷ್ಣ ಹೊಳ್ಳ, ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಎಸ್. ಜನಾರ್ದನ ಹೊಳ್ಳ ಬಿನ್ ಎಸ್ ರಾಮಕೃಷ್ಣ ಹೊಳ್ಳ.			

SUB REGISTRAR
MANGALORE CITY

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಎಸ್. ಜನಾರ್ದನ ಹೊಳ್ಳ ಬಿನ್ ಎಸ್ ರಾಮಕೃಷ್ಣ ಹೊಳ್ಳ... (ಬರೆಸಿಕೊಂಡವರು)			
2	ಗೌರಮ್ಮ, ದಿ ಕೆ. ಸುಬ್ರಾಯ ಭಟ್ ರವರ ಮಗಳು, ಸೀತಾದೇವಿ, ರುಕ್ಮಿಣಿಯಮ್ಮ ಮತ್ತು ಸುಮತಿ (ಇವರ ಏಜೆಂಟರಾಗಿ ಕೆ. ವೆಂಕಟಮಣಿ ಭಟ್) (ಬರೆದುಕೊಂಡವರು)			

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MANGALORE CITY

TRUE COPY



AND WHEREAS the VENDORS No.1, 2 and 4 are the daughters of late K. Subraya Bhat and VENDOR No.3 is the widow of the said Sri K. Subraya Bhat,

AND WHEREAS during the pendency of the suit, the aforesaid Sri K. Subraya Bhat died intestate and subsequently the said suit was compromised and a Final Decree for Partition dated 26.3.1998 was passed in the said proceedings as per which the properties more fully described in the Schedule herebelow, as also some other properties were allotted to the shares of the VENDORS herein, and accordingly, they have been enjoying the said properties as absolute owners, separately,

AND WHEREAS the properties more fully described in the Schedule herebelow and hereinafter referred to as the Schedule properties form part of the aforesaid properties of the VENDORS i.e. Item No.1 to VENDOR No.1, Item No.2 to VENDOR No.2, Item No.3 to VENDOR No.3, and Items No.4 and 5 to VENDOR No.4,

AND WHEREAS all the above Items abut each other and form a compact block and the VENDORS have collectively decided to dispose them off, and, on, coming to know of the same, the CONSENTING PARTY herein had negotiated to buy the said properties, and subsequently, the PURCHASER herein offered to buy the said properties and the VENDORS have agreed to convey the Schedule properties in favour of the PURCHASER, for a price of Rs.15,00,000/-, and, having accepted the said offer as fair and reasonable, the VENDORS have agreed to convey the Schedule properties in favour of the PURCHASER, for the said price,

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH, as follows:

1. That the VENDORS hereby admit and acknowledge having received through the CONSENTING PARTY, a sum of Rs.15,00,000/- (Rupees fifteen lakh only), towards the entire consideration for sale of the Schedule properties.

2. That in consideration of the said payment, the VENDORS hereby sell, convey and transfer the Schedule properties and all their right, title and interest therein unto the PURCHASER, to have and to hereafter hold, own and enjoy by the PURCHASER, absolutely and for ever, and without any let or claim from the VENDORS or any persons claiming through or under the VENDORS.

Vendakuravara Bhat K.

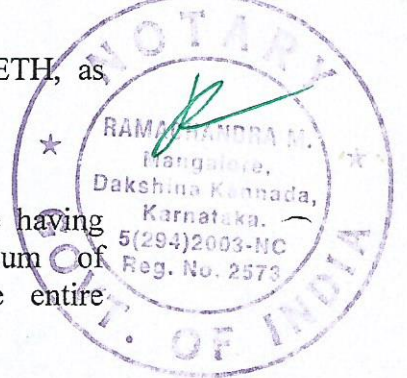
Heard Clerk

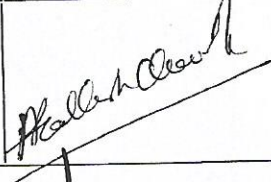
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Document No. 137 / 15-16 in 1968
of 20 of Book 1
Contains 3rd Sheet
Sub-Registrar

TRUE COPY



ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	ಎನ್ ಪ್ರಕಾಶ್ ಕಾರಂತ್ ಬಿನ್ ಎನ್ ಸುಬ್ಬಯ್ಯ ಕಾರಂತ್ . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			

SUB REGISTRAR
MANGALORE CITY



3. That in pursuance of the above conveyance, the VENDORS have on this day put the PURCHASER in actual and undisturbed possession of the Schedule properties and the PURCHASER shall hereafter hold, own and possess the Schedule properties as the sole and absolute owner and by paying all outgoings thereon and by getting the revenue, Corporation and other records pertaining thereto suitably mutated in his name and enjoy the Schedule properties in any manner he pleases; and the VENDORS hereby cease to have any right, title or interest in the Schedule properties.

4. That the VENDORS hereby covenant with the PURCHASER that their title to the Schedule properties subsists and that it is not encumbered in any manner.

5. That the VENDORS hereby assure the PURCHASER that the Schedule properties are free from all encumbrances, lawful claims and demands, attachments, indemnities, court-proceedings, acquisition proceedings, tax-recovery proceedings and boundary disputes.

6. That the VENDORS hereby undertake to support the PURCHASER, at the cost of the PURCHASER, in all proceedings and before all authorities, for more fully and perfectly assuring title to the Schedule properties hereby conveyed unto the PURCHASER.

7. That the VENDORS hereby undertake to save harmless and keep indemnified the PURCHASER against any loss, costs or expenses which the PURCHASER may suffer, sustain or incur on account of any defect in the title to the Schedule properties or due to any subsisting liability or third party claim in respect of the said properties or owing to the failure by the VENDORS to keep to the several covenants, representations and assurances herein made and given.

8. That the CONSENTING PARTY has joined in this DEED to confirm his no objection for sale of the Schedule properties in favour of the PURCHASER.

9. That the Schedule properties have been converted by the PURCHASER for residential purposes as per four Endorsements dated 6.11.2009 of the Tahsildar, Mangaluru Taluk, in (1) No. A. Dis/LNA/CR/498/2009-10, (2) A. Dis/LNA/CR/495/2009-10, (3) A. Dis/LNA/CR/497/2009-10, and (4) A. Dis/LNA/CR/496/2009-10. Even though the said properties have been converted, they continue to be undeveloped being uneven and requiring levelling, excavating, etc.

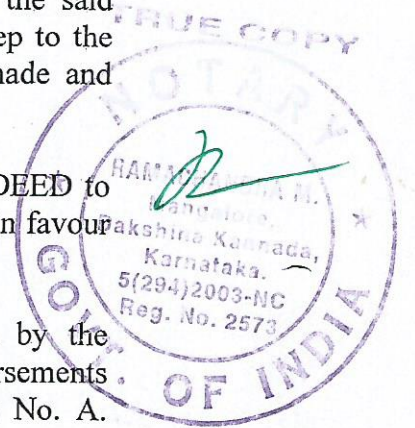
Thakuramana Blat. H.

[Signature]

[Signature]



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Sub-Registrar



ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಬಿ. ಸುಂದರ್ ರಾವ್ ನ್ಯಾಯವಾದಿ, ಮಂಗಳೂರು	<i>[Signature]</i>
2	ಸ್ವರೂಪ್ ನಾಥ್ ಕೆ. ಕೆ. ಆರ್ ಆಫ್ ಪ್ರಶಾಂತ್ ನ್ಯಾಯವಾದಿ, ಮಂಗಳೂರು	<i>[Signature]</i>

[Signature]
SUB REGISTRAR
MANGALORE CITY

Document kept pending U/S 45 A of K.S Act .

Designed and Developed by C-DAC, ACTS, Pune

[Signature]
SUB REGISTRAR
MANGALORE CITY

ಪ್ರಮುಖ ಪತ್ರ,

(ಕ.ಮು. ಕಾಯ್ದೆ 45 ಎ ಕೆಳಗೆ)

ಸ್ವತಃ ಮಾರುಕಟ್ಟೆ ಬೆಲೆಯನ್ನು ಈ ದಸ್ತಾವೇಜಿನಲ್ಲಿ ದಸ್ತಾವೇಜಿಗೆ ಸಂಬಂಧಿಸಿದವರು ರೂ. 15,00,000/-
ಮತ್ತು ಕೋರಿಸಿರುತ್ತಾರೆ. ಮೇಲ್ಕಂಡಿರುವ ಮುದ್ರಾಂಕಗಳ ಉಪ ಆಯುಕ್ತರು ದ.ಕ. ಜಿಲ್ಲೆ ಮಂಗಳೂರು
ಇವರು ಸ್ವತಃ ಬೆಲೆ ರೂ. 5,55,18 ದಿನಾಂಕ 21/6/16 ಸ್ವೀಕರಿಸಿ ಆದಾಯ ತೆರಿಗೆ ಸಂಖ್ಯೆ 45ಎ (1)
ಮಂ. ನಗರ 11/2016/137/2016-17 ದಸ್ತಾವೇಜು ನಂಬ್ರ. 137/2016-17
ಆದೇಶ ದಿನಾಂಕ 20/6/2016 ರಲ್ಲಿ ತೀರ್ಮಾನಿಸಿದ್ದಾರೆ.

ಈ ದಸ್ತಾವೇಜು ಮೇಲೆ ದೃಢೀಕರಿಸುವುದಕ್ಕಾಗಿ ಕೊರತೆ ಮುದ್ರಾಂಕ ಕುಲ್ಕ ರೂ. 42,444/-
ಬಳಸಿ 5,55,18 ದಿನಾಂಕ 21/6/16 ಸ್ವೀಕರಿಸಿ ಆದಾಯ ತೆರಿಗೆ ಸಂಖ್ಯೆ 45ಎ (1)
ಮಂ. ನಗರ 11/2016/137/2016-17 ದಸ್ತಾವೇಜು ನಂಬ್ರ. 137/2016-17
ಆದೇಶ ದಿನಾಂಕ 20/6/2016 ರಲ್ಲಿ ತೀರ್ಮಾನಿಸಿದ್ದಾರೆ.

[Signature]
SUB REGISTRAR
MANGALORE CITY

1968/2016-17
20.6.2016.



[Signature]
SUB REGISTRAR
MANGALORE CITY

10. That the VENDORS have handed over to the PURCHASER notary attested true copies of all the title deeds pertaining to the Schedule properties.

11. That clerical, arithmetical or typing mistakes, omissions or errors arising in this INDENTURE from any accidental slip or inadvertence shall not affect the absolute title to the. Schedule properties hereby conveyed in favour of the PURCHASER and the PURCHASER shall always be entitled to get such mistakes or errors duly rectified and corrected at their cost, with the co-operation of the VENDORS.

12. That the expressions, VENDORS, CONSENTING PARTY and PURCHASER, herein used, shall mean and include their respective heirs, legal representatives, successors and assigns.

SCHEDULE
DESCRIPTION OF THE PROPERTIES

Non- agricultural immovable properties held on muli (warg) right and situate in Padavu Village of Mangaluru Taluk, and within the Mangaluru City Corporation, and within the registration Sub-District of Mangaluru City, interior to Kakkebettu Road, and comprising in:

Item No.	S.No.	S.No. as per RTC	Class	Extent A-C	Remarks
1	113-7	113-7P2-p1	Converted	0-03.90	Eastern Middle Portion
2	113-11	113-11P5	Converted	0-05.00	South Middle Portion
3	113-11	113-11P2	Converted	0-11.00	Middle Southern Portion
4	113-7	113-7P2-p2	Converted	0-01.50	North Middle Portion
5	113-11	113-11P4	Converted	0-08.50	South Eastern Middle Portion
			Total:	0-29.90	

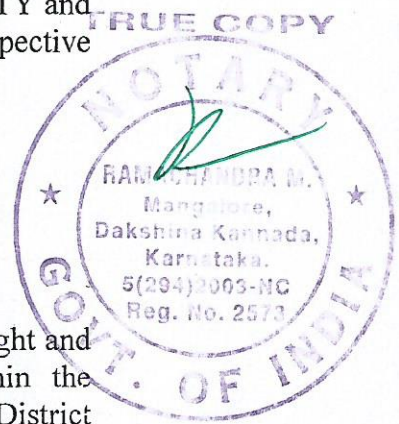
Abutting each other and forming one compact block of vacant land, together with all appertaining easementary rights of way, water, etc.

More fully shown in the sketch annexed hereto and coloured violet therein.

Umbabramma Bled K.

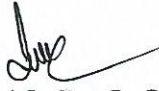
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7
572
Sub-Registrar

Document admitted for Registration


SUB REGISTRAR
MANGALORE CITY



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ MGC-1-01968-2016-17 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ MGCD529 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 22-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಮಂಗಳೂರು ಸಿಟಿ)

SUB REGISTRAR
MANGALORE CITY

Designed and Developed by C-DAC, ACTS, Pune



BOUNDARIES:

NORTH - The remaining portions of S.No.113-11 and 113-7
SOUTH - S.No.113-8 and the remaining portion of S.No.113-11 and
S.No.113-7
EAST - S.No.113-6
WEST - S.No.113-8 and the remaining portion of S.No.113-11

Together with right to make use of the existing common approach
road reserved for common enjoyment mentioned in the above referred
Final Decree for Partition.

IN WITNESS WHEREOF, the VENDORS, CONSENTING PARTY
and the PURCHASER, have hereunto set their hands on this the
29th day of MARCH, 2016, at MANGALURU.

Venkataram Bhat K.

(As G.P.A. Holder)
VENDORS

Prashantha
CONSENTING PARTY

[Signature]
PURCHASER

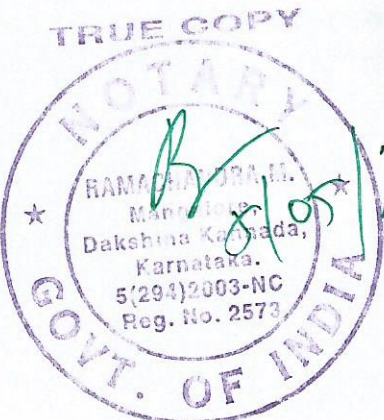
Witnesses:

1. *B. Sundarao* Advocate, Balmatta New Road,
Mangaluru 575001
2. *[Signature]* Swarupnath K
c/o Prashantha
Advocate, mangalore.

Drafted by:
(E. & O.E.)

B. Sundarao

B. SUNDARA RAO,
Advocate, (Roll No. MYS/220/1972),
Balmatta New Road,
MANGALURU - 575 001.



NOTARY
MANGALORE

TRUE COPY
CERTIFIED THAT THIS IS THE TRUE COPY OF
THE DOCUMENT PRODUCED BEFORE ME
M. Ramachandra M.
Notary, Mangalore
Dakshina Kannada, Karnataka
Govt. of India
NOTARIAL REGN. No. 976/2017

5/10/2017

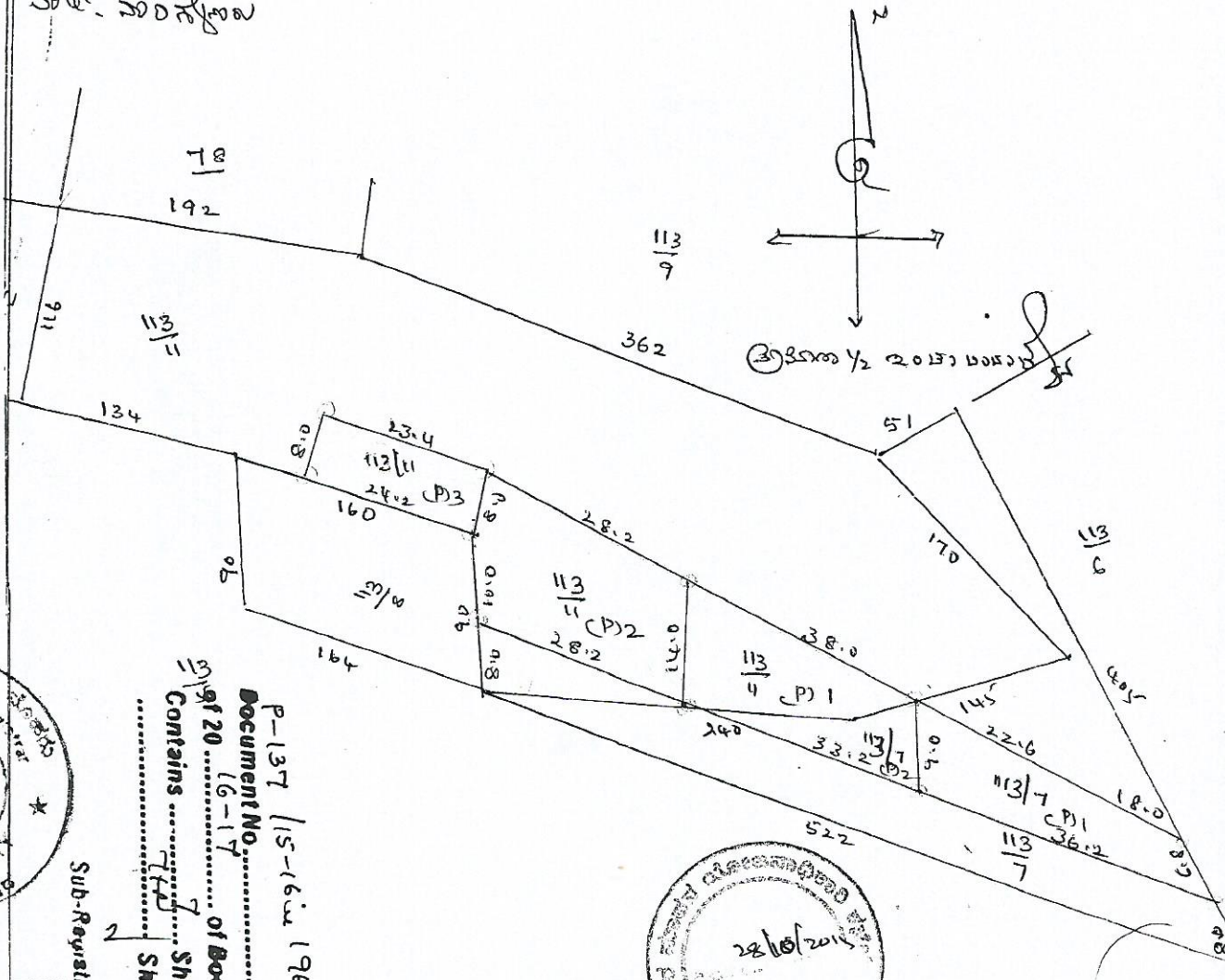
ಶಿ. ಪಿ. ದಿ. ಸ್ವರೂಪ

ದಿನಾಂಕ 13/11.7.8

ಗ್ರಾ. ಸಂಖ್ಯೆ 79

ಗ್ರಾ. ಸಂಖ್ಯೆ 3530

ಪ್ರಾ. ಸಂಖ್ಯೆ



Sub-Registrar
2

Document No. P-137 / 15-16-1968
16-17 of Book 1
Contains 744 Sheets

28/10/2014

ದಿನಾಂಕ	ವಿವರ	ಪ್ರಾ. ಸಂಖ್ಯೆ	ವಿವರ
113/7(P)1	0.03-90		ಗ್ರಾ. ಸಂಖ್ಯೆ 3530 ಗ್ರಾ. ಸಂಖ್ಯೆ 79 ಮೇಲ್ದಿಕ್ಕಿನಲ್ಲಿರುವ ಭೂಮಿ
113/7(P)2	0.01-50		—
113/11(P)1	0.08-50		—
113/11(P)2	0-11-00		—
113/11(P)3	0.05-00		—

NOTARY
GOVT. OF INDIA
RAMACHANDRA
Mangalore
Dakshina Kannada
Karnataka
5(194)2003-MC
Reg. No. 2573

ಯು. ಪಿ. ಬಿ. ಆರ್. ಶಾ. ಇ. / ಅಧೀಕ್ಷಕರು
ಭೂ ಪರಿವರ್ತನೆ ಸಚಿವರು
ಭೂಮಾಪನ ಮತ್ತು ನಕ್ಷೆ
ಭೂಮಾಪನ ಮತ್ತು ನಕ್ಷೆ

ಅಧೀಕ್ಷಕರು ಕಾ.ಪಿ. 10/11
ನಗರಮಾಪನ
ಮಂಗಳೂರು, ದ.ಕ.

“ತಯಾರಿ”
ಶಿ. ಪಿ. ದಿ. ಸ್ವರೂಪ
ಗ್ರಾ. ಸಂಖ್ಯೆ 79
ಗ್ರಾ. ಸಂಖ್ಯೆ 3530

NOTARY
MANGALORE

Unkubramana
Hallappa

Blat. K.

ದಸ್ತಾವೇಜು ಹಾಳೆ

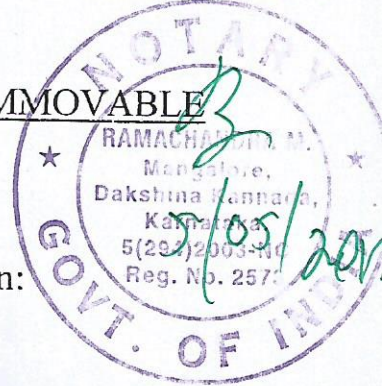
DOCUMENT SHEET



ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This Sheet can be used for any Documents

TRUE COPY

DEED OF SALE OF NON-AGRICULTURAL IMMOVABLE PROPERTIES FOR Rs.16,30,000/-



THIS DEED OF SALE is entered into by and between:

1. SRI K. VENKATRAMANA BHAT, son of late K. Subraya Bhat, aged about 70 years, residing at 'Mahakalibailu House', Shakthinagar, Mangaluru - 575 016,
2. SMT. GOWRAMMA, daughter of late K. Subraya Bhat, and wife of Sri Ramakrishna Bhat, aged about 61 years, residing at 'Salethadka House', Padre Village, Vani Nagar Post, Kasaragod Taluk, Kerala State, and represented by her brother, No.1 above, as her General Power of Attorney Holder, as per Deed of General Power of Attorney dated 24.3.2007, executed before and authenticated by Aruna Laxman Ullal, Notary, Mangaluru, as per Notarial Reg. No.1525/2007,
3. SMT. SEETHADEVI, daughter of late K. Subraya Bhat, and wife of Sri Keshava Murari, aged about 52 years, residing at 'Gundi Tharu House', Maire, Badoor Village & Post, Kasaragod Taluk, Kerala State, and represented by her brother, No.1 above, as her General Power of Attorney Holder, as per Deed of General Power of Attorney dated 24.3.2007, executed before and authenticated by Aruna Laxman Ullal, Notary, Mangaluru, as per Notarial Reg. No.1525/2007,

Venkatesh Bhat K.

(Signature)

(Signature)

P.No. 138/15-16 . I.e. I- 1970/2016-17.

Document No. 1970
of 2016-17
of 190011
Contains 1970
Sheet
Sheet

Sub-Registrar



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

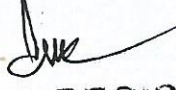
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಎಸ್.ಜನಾರ್ದನ ಹೊಳ್ಳೆ, ಬಿನ್ ಎಸ್ ರಾಮಕೃಷ್ಣ ಹೊಳ್ಳೆ , ಇವರು 91380.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

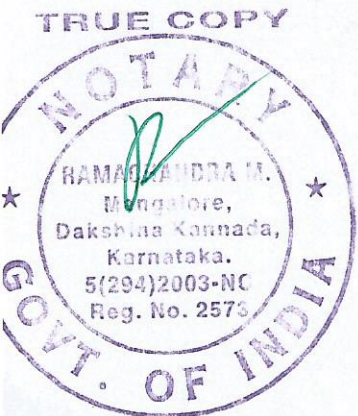
ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	91280.00	ಡಿ ಡಿ ನಂ 554710 ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ ಆಫ್ ಮೈಸೂರು ಮಂಗಳೂರು ದಿನಾಂಕ 4/3/2016
ನಗದು ರೂಪ	100.00	ರಶೀದಿ ನಂ 10605 ಉಪನೋಂದಣಾಧಿಕಾರಿ ಕಛೇರಿ ಮಂಗಳೂರು ನಗರ ದಿ 29/3/2016
ಒಟ್ಟು :		91380.00

ಸ್ಥಳ : ಮಂಗಳೂರು ಸಿಟಿ

ದಿನಾಂಕ : 29/03/2016


SUB REGISTRAR
MANGALORE CITY
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಮಂಗಳೂರು ಸಿಟಿ)

Designed and Developed by C- DAC ,ACTS Pune.



4. SMT. RUKMINIAMMA, wife of late K. Subraya Bhat, aged about 95 years, residing at 'Mahakalibailu House', Shakthi Nagar, Mangaluru - 575 016, and represented by her son, No.1 above, as her General Power of Attorney Holder, as per Deed of General Power of Attorney dated 24.3.2007, executed before and authenticated by Aruna Laxman Ullal, Notary, Mangaluru, as per Notarial Reg. No.1525/2007,

5. SMT. SUMATHI, daughter of late K. Subraya Bhat, and wife of Sri N. Ramachandra Sharma, aged about 58 years, residing at 'Chembottu House', Kembdaje Village & Post, Kasaragod Taluk, Kerala State, and represented by her brother, No.1 above, as her General Power of Attorney Holder, as per Deed of General Power of Attorney dated 24.3.2007, executed before and authenticated by Aruna Laxman Ullal, Notary, Mangaluru, as per Notarial Reg. No.1525/2007,

6. SRI K. GOVINDA BHAT, son of late K. Subraya Bhat, aged about 76 years, residing at 'Mahakalibailu House', Shakthinagar, Mangaluru - 575 016, and represented by his brother, No.1 above, as his General Power of Attorney Holder, as per Deed of General Power of Attorney dated 24.3.2007, executed before and authenticated by Aruna Laxman Ullal, Notary, Mangaluru, as per Notarial Reg. No.1526/2007,

7. SRI K. JANARDHAN, son of No.6, aged about 47 years, residing at Door No.1497, 4th Cross, E Block, AECS Layout, Kunanahalli, Bengaluru - 560 037, and represented by No.1 above, as his General Power of Attorney Holder, as per Deed of General Power of Attorney dated 24.3.2007, executed before and authenticated by T.V. Chandra Shekara Reddy, Notary, Bengaluru, as per Notarial Sl. No.328, Page 133, Volume I,

8. JATHIN, son of No.7, aged about 12 years, minor, represented by No.7,

9. SRI K. DINAKARA, son of No.6, aged about 43 years, residing with No.6, and represented by No.1 above, as his General Power of Attorney Holder, as per Deed of General Power of Attorney dated 24.3.2007, executed before and authenticated by T.V. Chandrashekara Reddy, Notary, Bengaluru, as per Notarial Sl.No.328, Page 133, Volume I,

10. SRI K. SRIRAM BHAT, son of late K. Subraya Bhat, aged about 61 years, residing at 'Gundi Tharu House', Maire, Badoor Village & Post, Kasaragod Taluk, Kerala State, and represented by his brother, No.1 above, as his General Power of Attorney Holder, as per Deed of General Power of Attorney dated 24.3.2007, executed before and

Chandrashekara Reddy

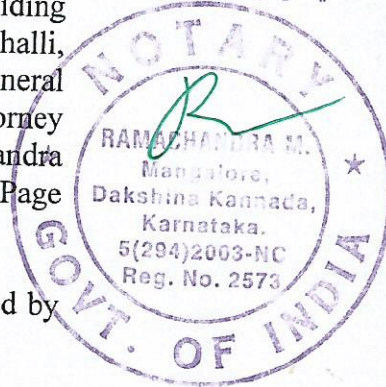
Chandrashekara Reddy

Chandrashekara Reddy



P.No. 138/15-16. 1.e. Document No. 1970
of 20.1.6-17. of 2001
Contains 2nd Sheet
Sub-Registrar

TRUE COPY





Print Date & Time : 29-03-2016 10:39:57 AM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-10536

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ ಮಂಗಳೂರು ಸಿಟಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 29-03-2016 ರಂದು 09:57:06 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	16300.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	420.00
3	ಇತರೆ	20.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
5	ಕನ್ಸ್ಟೇಟಿಂಗ್ ಫೀ	100.00
	ಒಟ್ಟು :	16875.00

ಶ್ರೀ ಎಸ್.ಜನಾರ್ದನ ಹೊಳ್ಳೆ, ಬಿನ್ ಎಸ್ ರಾಮಕೃಷ್ಣ ಹೊಳ್ಳೆ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಎಸ್.ಜನಾರ್ದನ ಹೊಳ್ಳೆ, ಬಿನ್ ಎಸ್ ರಾಮಕೃಷ್ಣ ಹೊಳ್ಳೆ			

SUB REGISTRAR
MANGALORE CITY

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	ಎಸ್.ಜನಾರ್ದನ ಹೊಳ್ಳೆ, ಬಿನ್ ಎಸ್ ರಾಮಕೃಷ್ಣ ಹೊಳ್ಳೆ . (ಬರೆದುಕೊಂಡವರು)			
2	ಕೆ ವೆಂಕಟ್ರಮಣ ಭಟ್, ಬಿನ್ ಕೆ ಸುಬ್ರಾಯ ಭಟ್ (ಸ್ವತಃ ಮತ್ತು ಗೌರಮ್ಮ, ಸೀತಾದೇವಿ, ರುಕ್ಮಿಣಿಯಮ್ಮ, ಸುಮತಿ, ಕೆ ಗೋವಿಂದ ಭಟ್, ಕೆ ಜನಾರ್ದನ, ಜತೀನ್, ಕೆ ದಿನಕರ, ಕೆ ಶ್ರೀರಾಮ್ ಭಟ್, (ರವರ ಏಜೆಂಟರಾಗಿ) (ಬರೆದುಕೊಂಡವರು)			



SUB REGISTRAR
MANGALORE CITY

authenticated by Aruna Laxman Ullal, Notary, Mangaluru, as per Notarial Reg. No.1526/2007,

11. SRI K. KESHAVA, son of No.10, aged about 30 years, residing with No.10, and represented by No.1 above, as his General Power of Attorney Holder, as per Deed of General Power of Attorney dated 24.3.2007, executed before and authenticated by Aruna Laxman Ullal, Notary, Mangaluru, as per Notarial Reg. No.1526/2007,

12. MS. KISHORI, daughter of No.10, aged about 21 years, residing with No.10, and represented by No.1 above, as her General Power of Attorney Holder, as per Deed of General Power of Attorney dated 10.3.2011, executed before and authenticated by Aruna Laxman Ullal, Notary, Mangaluru, as per Notarial Reg. No.1526/2007,

13. SRI K. ANANTH BHAT, son of late K. Subraya Bhat, aged about 54 years, residing at 'Bollaje House', Post: Bollaje, Sullia Taluk, D.K. District, 574 248, and represented by No.1 above, as his General Power of Attorney Holder, as per Deed of General Power of Attorney dated 19.3.2007, executed before and authenticated by Notary, Sullia, as per Notarial Reg. No.1036/1007,

14. SRI ASHWIN KRISHNA, son of No.13, aged about 22 years, residing with No.13, and represented by No.1 above, as his General Power of Attorney Holder, as per Deed of General Power of Attorney dated 10.2.2011, executed before and authenticated by M. Rajagopala Hegde, Notary, Mangaluru, as per Notarial Reg. No.1943/2011,

15. SRI JAYARAM BHAT, son of No.1, aged about 31 years, residing with No.1, and represented by No.1 above, as his General Power of Attorney Holder, as per Deed of General Power of Attorney dated 24.3.2007, executed before and authenticated by Aruna Laxman Ullal, Notary, Mangaluru, as per Notarial Reg. No.1526/2007,

16. VIJAYALAKSHMI K. KAJAMPADY, wife of K. Aravinda, aged about 31 years, residing with No.7, and represented by No.1 above, as his General Power of Attorney Holder, as per Deed of General Power of Attorney dated 24.3.2007, executed before and authenticated by T.V. Chandrashekhara Reddy, Notary, Bengaluru, as per Notarial Sl. No.328, Page 133, Volume I,

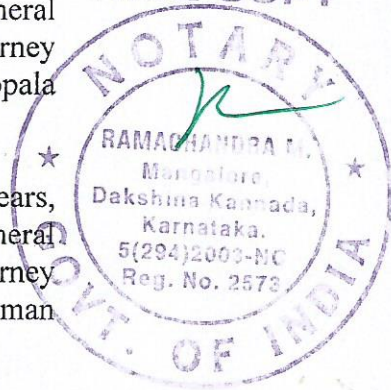
17. SRI SUBRAHMANYA, son of No.1, aged about 35 years, residing with No.7, and represented by No.1 above, as his General Power of Attorney Holder, as per Deed of General Power of Attorney dated 24.3.2007, executed before and authenticated by T.V.

Thakshana me Bhat K.

Hallish Chennell

[Signature]

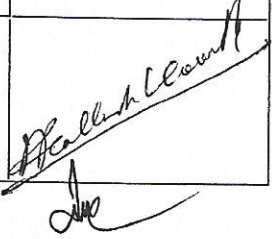
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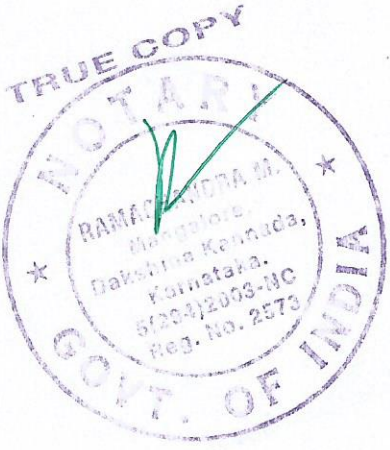
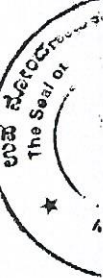
P. No. 138/15-16. 1st Document No. 1970 of 2016-17 of Book I

Contains 3574 Sheet

Sub-Registrar

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	ಕೆ ವೆಂಕಟಮಣಿ ಭಟ್, ಬಿನ್ ದಿ ಕೆ ಸುಬ್ರಾಯ ಭಟ್ (ಸ್ವತಃ ಮತ್ತು ಕೆ ಕೇಶವ, ಕಿಶೋರಿ, ಕೆ ಅನಂತ ಭಟ್, ಅಶ್ವಿನ ಕೃಷ್ಣ, ಜಯರಾಮ್ ಭಟ್, ವಿಜಯಲಕ್ಷ್ಮಿ ಕೆಜಂಪಾಡಿ ಸುಬ್ರಹ್ಮಣ್ಯ ಅತ್ತಲರವರ ಏಜೆಂಟರಾಗಿ) (ಬರೆದುಕೊಡುವವರು)			Venkatesh Bhat - Venkatesh Bhat -
4	ಎನ್ ಪ್ರಕಾಶ್ ಕಾರಂತ್, ಬಿನ್ ಎನ್ ಸುಬ್ರಾಯ ಕಾರಂತ್ . (ಒಬ್ಬಿಗೆ ಸಾಕ್ಷಿ)			

SUB REGISTRAR
MANGALORE CITY



Chandrashekara Reddy, Notary, Bengaluru, as per Notarial Sl. No.328, Page 133, Volume I, and

18. SRI ASHWALA, son of No.13, aged about 21 years, residing with No.13, and represented by No.1 above, as his General Power of Attorney Holder, as per Deed of General Power of Attorney dated 12.2.2015, executed before and authenticated by Suresh.N. Sullia, Notary, Sullia, as per Notarial Reg. No.964/2015,

Hereinafter, together, referred to as the VENDORS, of the first part,

AND

SRI N. PRAKASH KARANTH, son of Sri N. Subraya Karanth, aged about 51 years, residing at 'Narikombu House', Narikombu Village & Post, Bantwal Taluk, hereinafter referred to as the CONSENTING PARTY, of the second part,

AND

SRI S. JANARDHANA HOLLA, son of Sri S. Ramakrishna Holla, aged about 50 years, residing at A2, Someshwar Apartments, Shivabagh, Kadri, Mangaluru - 575 002, (PAN: AAGPH8230H), hereinafter referred to as the PURCHASER, of the third part.

WHEREAS under the Deed of Sale dated 24.4.1964, registered in the Office of the Sub-Registrar of Mangaluru City, as Document No.666/1964 of Book I, Volume 58, at pages 9-15, the non-agricultural immovable properties, more fully described in the Schedule herebelow, along with the adjacent portion and some other properties were purchased by Sri K. Subraya Bhat, the husband of
VENDOR No.6,

AND WHEREAS the unpaid purchase money due under the said Deed of Sale was cleared by the said Sri K. Subraya Bhat as per Receipt dated 24.7.1970, registered in the Office of the Sub-Registrar of Mangaluru City, as Document No.524/1970-71 of Book I,

AND WHEREAS the acquisition of the said properties by the said Sri K. Subraya Bhat was from the HUF Fund, and VENDOR No.1 herein sought for partition of the HUF properties, as per Partition Suit, O.S.No.81/92 in the Court of the 2nd Additional Civil Judge, (Senior Division), Mangaluru, filed by him against his father, the aforesaid Sri K. Subraya Bhat, and the rest of the VENDORS mentioned herein,

Vinkatama na Blat 4.

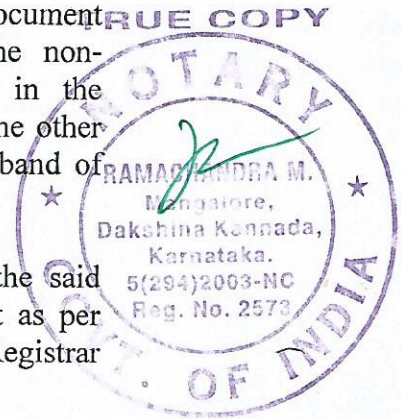
Ballast Creek



P. No. 138/15-16.1-2 Document No. 1970
of 20/6-17 of Book II

Contains 9 Sheet

Sub-Registrar



ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಬಿ ಸುಂದರ ರಾವ್, ನ್ಯಾಯವಾದಿ ಮಂಗಳೂರು	<i>B. Sundar Rao</i>
2	ಸ್ವರೂಪ್ ನಾಥ್ ಕೆ C/O ಪ್ರಶಾಂತ್ ನ್ಯಾಯವಾದಿ, ಮಂಗಳೂರು	<i>Swarnap Nath</i>

SUB REGISTRAR
MANGALORE CITY

Document Kept pending For 45A Act

Designed and Developed by C-DAC, ACTS, Pune

SUB REGISTRAR
MANGALORE CITY

ಪ್ರಮುಖ ಪತ್ರ,

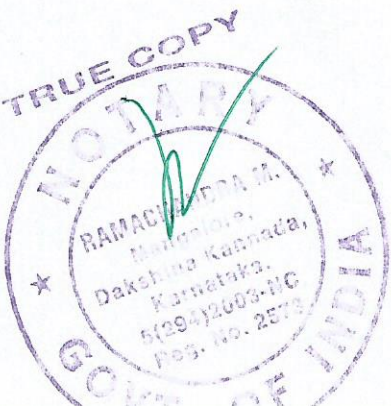
(ಕ.ಮು. ಕಾಯ್ದೆ 45 ಎ ಕೆಳಗೆ)

ಸ್ವತ್ತಿನ ಮಾರುಕಟ್ಟೆ ಬೆಲೆಯನ್ನು ಈ ವಸಾಹೇಜಿನಲ್ಲಿ ದಸ್ತಾವೇಜಿಗೆ ಸಂಬಂಧಿಸಿದವರು ರೂ. 16,39,000/-
ಎಂದೇ ತೋರಿಸಿರುತ್ತಾರೆ. ಮೇಲ್ಕನವೆಯಲ್ಲಿ ಮುದ್ದಾಂಕಗಳ ಉಪ ಆಯುಕ್ತರು ದ.ಕ. ಜಿಲ್ಲೆ ಮಂಗಳೂರು
ಇವರು ಸ್ವತ್ತಿನ ಬೆಲೆ ರೂ. 6,0,59,800/- ಆಗುತ್ತದೆ ಎಂದು ತಮ್ಮ ಆದೇಶ ಸಂಖ್ಯೆ 45ಎ (1)
ಮಂ. ನಗರ. 12/2016-17 ದಸ್ತಾವೇಜು ನಂಬ. P.N.O. 138/2015-16
ಮಾಹಿತಿಗಾಗಿ. 2-6-2016 ರಲ್ಲಿ ತೀರ್ಮಾನಿಸಿದ್ದಾರೆ.

ಈ ವಸಾಹೇಜಿನಲ್ಲಿರುವುದೇನೆಂದರೆ ಕೊರತೆ ಮುದ್ದಾಂಕ ಕುಲ್ಕ ರೂ. 2,48,080/-
ಇ.ಸಿ.ನಂ 15552224 ಬನ್ ಸಿ.ಎ.ಯಲ್ಲಿ 2-6-16
ಇ.ಸಿ.ನಂ 15552224 ಬನ್ ಸಿ.ಎ.ಯಲ್ಲಿ 2-6-16
ಯುಗ್ಮಗೂ ಅ. 2-6-16
ರ ಮೂಲಕ ಶ್ರೀ/ಶ್ರೀಮತಿ. ಬಿ.ಸಿ. ನಾಥ್ ಅವರಿಗೆ
S/o. / W/o. ಬಿ.ಸಿ. ನಾಥ್ ಅವರಿಗೆ ವಾಸ್ತವ್ಯಕ್ಕೆ ಸಿ.ಸಿ. ಯುಗ್ಮಗೂ
ಮಾಹಿತಿಗಾಗಿ. P.N.O. 138/2015-16 ಕುಲ್ಕ ಪಾಸ್ ಮಾಡಲ್ಪಟ್ಟಿದೆ.

SUB REGISTRAR
MANGALORE CITY

1970/2016-17
22-6-2016



SUB REGISTRAR
MANGALORE CITY

AND WHEREAS the VENDORS No.1, 2 and 3 are the daughters of late K. Subraya Bhat and VENDOR No.4 is the widow of the said Sri K. Subraya Bhat,

AND WHEREAS during the pendency of the suit, the aforesaid Sri K. Subraya Bhat died intestate and subsequently the said suit was compromised and a Final Decree for Partition dated 26.3.1998 was passed in the said proceedings as per which the said properties have been partitioned among the VENDORS,

AND WHEREAS the immovable properties more fully described in the Schedule herebelow were, under the said Deed of Partition, kept for the common enjoyment of the said properties, namely, for the purposes of gaining access,

AND WHEREAS the VENDORS have already disposed off their respective properties to the PURCHASER herein and the Schedule properties upon which the VENDORS have got joint right are no longer needed by the VENDORS and it is useful to the PURCHASER, and therefore, the PURCHASER has offered to buy the Schedule properties for a price of Rs.16,30,000/-,

AND WHEREAS all the VENDORS are of the unanimous opinion that the Schedule properties are no longer beneficial to the VENDORS, and therefore, by disposing off the said properties, the sale proceeds accrued will be more useful and beneficial to all of them, including minors among the VENDORS,

AND WHEREAS all the aforesaid negotiations have been done through the CONSENTING PARTY and by way of his consent and no objections, the CONSENTING PARTY has joined in this Deed,★

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH, as follows:

1. That the VENDORS hereby admit and acknowledge having already received through the CONSENTING PARTY, a sum of Rs.16,30,000/- (Rupees sixteen lakh thirty thousand only), towards the entire consideration for sale of the Schedule properties.

2. That in consideration of the said payment, the VENDORS hereby sell, convey and transfer the Schedule properties and all their right, title and interest therein unto the PURCHASER, to have and to hereafter hold, own and enjoy by the PURCHASER, absolutely and

Thakuram and Bhat K.

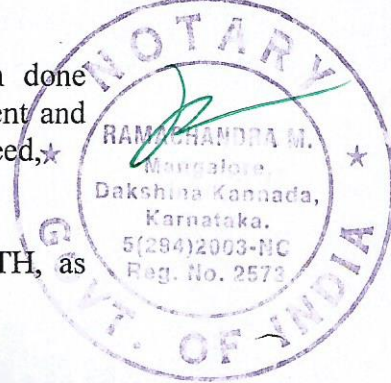
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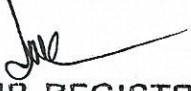


P.No. 138/15-16. Document No. 1970
of 20.16.17 of 8000
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Sub-Registrar

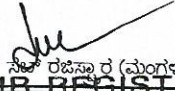
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Document Admitted For registration


SUB REGISTRAR
MANGALORE CITY


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ MGC-1-01970-2016-17 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ MGCD529 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 22-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


ಸಹ ರಜಿಸ್ಟ್ರಾರ್ (ಮಂಗಳೂರು ಸಿಟಿ)
SUB REGISTRAR
MANGALORE CITY

Designed and Developed by C-DAC, ACTS, Pune



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for ever, and without any let or claim from the VENDORS or any persons claiming through or under the VENDORS.

3. That in pursuance of the above conveyance, the VENDORS have on this day put the PURCHASER in actual and undisturbed possession of the Schedule properties and the PURCHASER shall hereafter hold, own and possess the Schedule properties as the sole and absolute owner and by paying all outgoings thereon and by getting the revenue, Corporation and other records pertaining thereto suitably mutated in his name and enjoy the Schedule properties in any manner he pleases; and the VENDORS hereby cease to have any right, title or interest in the Schedule properties.

4. That the VENDORS hereby covenant with the PURCHASER that their title to the Schedule properties subsists and that it is not encumbered in any manner.

5. That the VENDORS hereby assure the PURCHASER that the Schedule properties are free from all encumbrances, lawful claims and demands, attachments, indemnities, court-proceedings, acquisition proceedings, tax-recovery proceedings and boundary disputes.

6. That the VENDORS hereby undertake to support the PURCHASER, at the cost of the PURCHASER, in all proceedings and before all authorities, for more fully and perfectly assuring title to the Schedule properties hereby conveyed unto the PURCHASER.

7. That the VENDORS hereby undertake to save harmless and keep indemnified the PURCHASER against any loss, costs or expenses which the PURCHASER may suffer, sustain or incur on account of any defect in the title to the Schedule properties or due to any subsisting liability or third party claim in respect of the said properties or owing to the failure by the VENDORS to keep to the several covenants, representations and assurances herein made and given.

8. That the CONSENTING PARTY has joined in this DEED to confirm his no objection for sale of the Schedule properties in favour of the PURCHASER.

9. That the Schedule properties have been converted for residential purposes by the PURCHASER as per Endorsements No. A. Dis/LNA/CR/499/2009-10, dated 6.11.2009, of the Tahsildar, Mangaluru Taluk, and A. Dis. LNA/CR/650/2010-11 (M.A.) dated 30.3.2011, of the Tahsildar, Mangaluru Taluk. However, being the approach road, they do not fetch any market value like that of a site.

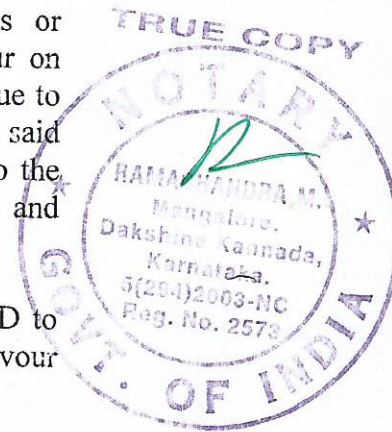
Dakshinamurthy Bhat K.

Hallur Kumar

[Signature]



P.No. 138/15-16. 1.2. Document No. 1970
of 2016-17 of Book II
Contains 6th Sheet
Sub-Registrar



10. That the VENDORS have handed over to the PURCHASER notary attested true copies of all the title deeds pertaining to the Schedule properties.

11. That clerical, arithmetical or typing mistakes, omissions or errors arising in this INDENTURE from any accidental slip or inadvertence shall not affect the absolute title to the Schedule properties hereby conveyed in favour of the PURCHASER and the PURCHASER shall always be entitled to get such mistakes or errors duly rectified and corrected at their cost, with the co-operation of the VENDORS.

12. That the expressions, VENDORS, CONSENTING PARTY and PURCHASER, herein used, shall mean and include their respective heirs, legal representatives, successors and assigns.

SCHEDULE
DESCRIPTION OF THE PROPERTIES

Non- agricultural immovable properties held on muli (warg) right and situate in Padavu Village of Mangaluru Taluk, and within the Mangaluru City Corporation, interior to Kakkebettu Road, and within the registration Sub-District of Mangaluru City, and comprising in:

Item No.	S.No.	S.No. as per RTC	Class	Extent A-C	Remarks
1	113-7	113-7P1	Converted	0-13.00	Southern Portion
2	113-8	113-8P1	Converted	0-06.00	Southern and Western Portion
3	113-11	113-11P1	Converted	0-02.25	South Western Portion
4	113-11	113-11P1	Converted	0-01.60	Western Southern Middle Portion
5	113-11	113-11P1	Converted	0-09.73	Southern Portion
			Total:	0-32.58	

Abutting each other and forming one compact block of vacant land, together with all appertaining easementary rights of way, water, etc.

More fully shown in the sketch annexed hereto and coloured blue therein.

Venkateshwar Block.

Devlust Channal

[Signature]

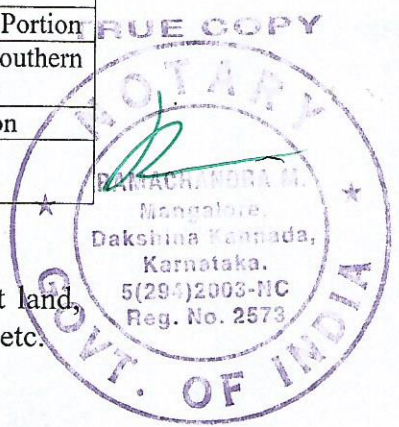


Sub-Registrar

Contains 5th Sheet

of 20.15.17 of Book II

P.No. 138/15-16. i.e. Document No. 1970



COMMON BOUNDARIES:

NORTH - Portions of S.No.113-7,113-8 and 113-11

SOUTH - Survey Sub-Division Line

EAST - Survey Sub Division Line and portion of S.No.113-8

WEST - Survey Sub Division Line and portion of S.No.113-11

Together with right to make use of the existing common approach road reserved for common enjoyment mentioned in the above referred Final Decree for Partition.

IN WITNESS WHEREOF, the VENDORS, CONSENTING PARTY and the PURCHASER, have hercunto set their hands on this the 29th day of MARCH, 2016, at MANGALURU.

Venkateshanna Bhat R.

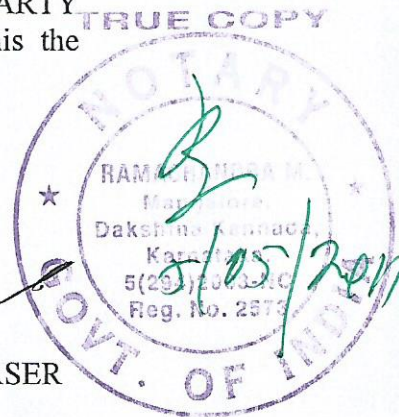
(For self and as
G.P.A. Holder)

VENDORS

Witnesses:

Shallu K.
CONSENTING PARTY

[Signature]
PURCHASER



1. Sundararao Advocate, Balmatta New Road, Mangaluru 575001

2. [Signature] Swarupnath K. Ch. Prashantha Advocate, mangalore.

Drafted by:
(E. & O.E.)

Sundararao
B. SUNDARA RAO,
Advocate, (Roll No.MYS.220/1972),
Balmatta New Road,
MANGALURU - 575 001.

TRUE COPY
I CERTIFY THAT THIS IS THE TRUE COPY OF
THE DOCUMENT PRODUCED BEFORE ME

[Signature]
RAMACHANDRA M.
Notary, Mangalore
Dakshina Kannada, Karnataka
Govt. of India

PARIAL REGN. No. 976 17
5/05/2016

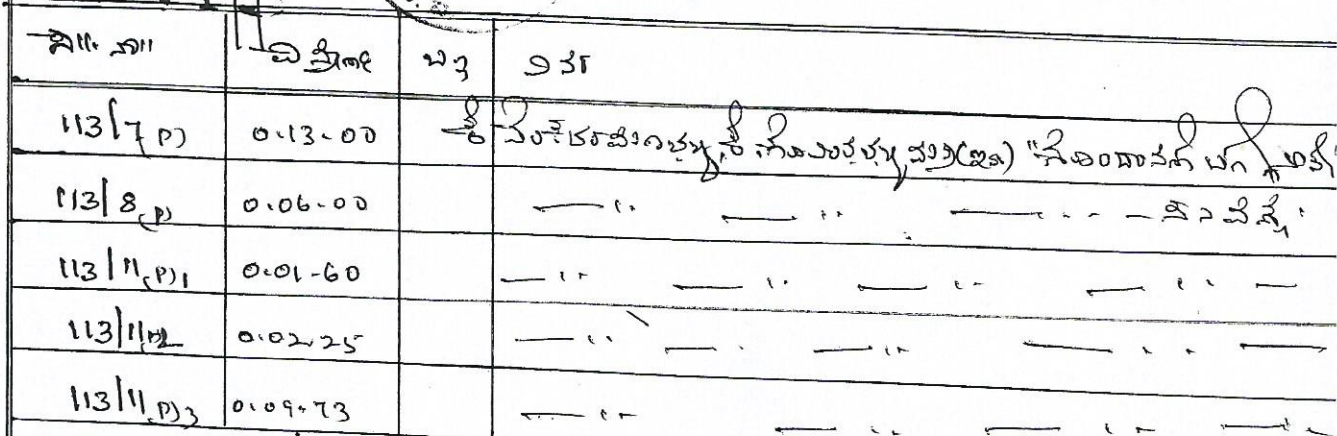
NOTARY
MANGALORE

Sub-Registrar

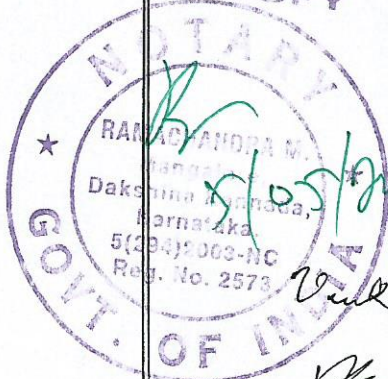
Sub-Registrar

Document No. 1970
of 20.16-17 of Book II
Contains 9 Sheet
8th Sheet

શ્રી ૫૦ મી ૭૭
શ્રી ૫૦: ૫૫૫



TRUE COPY



ಯು. ಪಿ. ಒ. ಆರ್. ಹಾ|| ಇ|| / ಅಪೇಕ್ಷಿತ
ಭೂ ಪರಿವರ್ತನೆಗೆ ೪೭೫೪೩.೬ ರ ಮೊತ್ತಿಗೆ
ಭೂಮಾಪಕರು ಅಳತೆಯಿಂದ ತೆರೆಯಿಸಿದ ಸ್ಥಳ

730270252001

ಇಂಜಿನಿಯರಿಂಗ್ (ಸಿ.ಎಸ್ಸಿ.)
ಪರೀಕ್ಷೆಯಲ್ಲಿ
ಉತ್ತೀರ್ಣರು, ಬಿ.ಬಿ.

ಭೂಮಾಲೀಕರು, ರೈತಮಾಲೀಕರು
ಮಂಗಳೂರು

Venkatacharya Blat. 4.

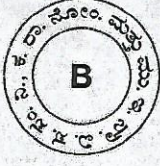
NOTARY
MANGALORE

I 6946 / 2016-17

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

ಕ್ರ. ಸಂ. 976511

ಬೆಲೆ: ರೂ. 2/-

PARTITION DEED

This DEED OF PARTITION is entered into on this 11th day of
January 2017 by and between:

Mr. S. JANARDHANA HOLLA, son of Late S.Ramakrishna Holla,
aged about 51 years, residing at Someshwar Apartments, Kadri
Shivabagh, Mangaluru - 575 002.

hereinafter called the 'FIRST PARTY' of the one part.

AND

1. **Mr. MOHAN NAIK**, son of Mr. Mahalinga Naik, aged about 62
years, residing at Elite Apartments, Kadri Kambla Road,
Mangaluru - 575 002.
2. **Mrs. KIRAN MALA**, wife of Mr. Mahendra S.Gandhi, aged about 45
years, residing at Sai Grandur, Karangalpady Market Road,
Mangaluru - 575 003.

hereinafter collectively called the 'SECOND PARTY' of the other part.

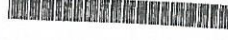
[Signature]

[Signature]
Kiran

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Document No. 6946
of 2016-17 of Book 1
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಎಸ್.ಜನಾರ್ದನ್ ಹೊಳ್ಳೆ ಬಿನ್ ದಿ ಎಸ್.ರಾಮಕೃಷ್ಣ ಹೊಳ್ಳೆ , ಇವರು 1250.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1250.00	ಡಿ.ಡಿ. ನಂ 332877 ದಿ ಕರ್ನಾಟಕ ಬ್ಯಾಂಕ್
ಒಟ್ಟು :	1250.00	ಲಿಮಿಟೆಡ್ ಮಂಗಳೂರು ದಿನಾಂಕ 10/1/2017

ಸ್ಥಳ : ಮಂಗಳೂರು ಸಿಟಿ

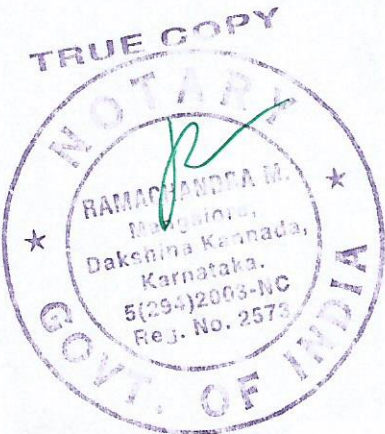
ದಿನಾಂಕ : 11/01/2017

**SUB REGISTRAR
MANGALORE CITY**

ಮಂಗಳೂರು ಮತ್ತು ರಾಜ್ಯ ಅಧಿಕಾರಿ

(ಮಂಗಳೂರು ಸಿಟಿ)

Designed and Developed by C- DAC ,ACTS Pune.



The expression the 'FIRST PARTY' and 'SECOND PARTY' shall mean and include their heirs, legal representatives, executors, administrators, successors and assigns.

WHEREAS the immovable property morefully described in schedule A herebelow belongs to the parties herein absolutely, they having acquired the same as per the terms of Sale deed dated 05.05.2007 registered as document No. 787/2007-08 in Book I; MGCD60 in the office of the Sub Registrar of Mangaluru City. The parties also possess the common fund of Rs.20,00,000/- mentioned in schedule 'B' herebelow by disposing of the other immovable property held by them jointly which is also available for partition.

AND WHEREAS the parties hereto have decided to partition the said property and common fund. It is also agreed that the said property is to be allotted to the FIRST PARTY herein and that the common fund is to be allotted to the members of SECOND PARTY herein.

AND WHEREAS the various terms and conditions regarding partition have mutually discussed and are agreed to between the parties.

NOW THEREFORE, this Deed of Partition is executed and

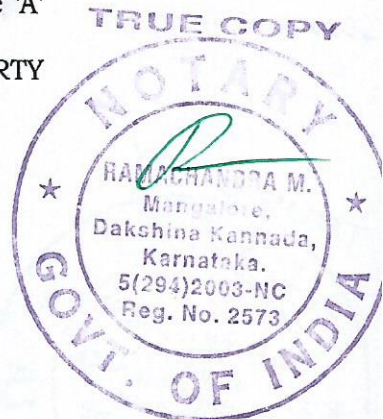
witnessed as follows:

1. The parties hereto who have been co-shares have become divided as from this date and pursuant to the said division, the immovable property and the common fund have been partitioned, divided, separated and allotted to the respective parties as hereunder:

- a) The immovable property morefully described in the schedule 'A' herebelow be and is hereby allotted to the FIRST PARTY

[Signature]

[Signature]
Kimah



Document No. 6946
of 2016-17 of Book I
Contains 6 Sheet
Old Sheet



Print Date & Time : 11-01-2017 10:46:25 AM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 6946

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ ಮಂಗಳೂರು ಸಿಟಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 11-01-2017 ರಂದು 10:26:55 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	600.00
2	ಸ್ಯಾಂಪಿಂಗ್ ಫೀ	320.00
3	ಇತರೆ	20.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು:	975.00

ಶ್ರೀ ಎಸ್.ಜನಾರ್ದನ್ ಹೊಲ್ಡಿಂಗ್ಸ್ ಬಿನ್ ದಿ ಎಸ್.ರಾಮಕೃಷ್ಣ ಹೊಲ್ಡಿಂಗ್ಸ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಎಸ್.ಜನಾರ್ದನ್ ಹೊಲ್ಡಿಂಗ್ಸ್ ಬಿನ್ ದಿ ಎಸ್.ರಾಮಕೃಷ್ಣ ಹೊಲ್ಡಿಂಗ್ಸ್			

SUB REGISTRAR
MANGALORE CITY

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಎಸ್.ಜನಾರ್ದನ್ ಹೊಲ್ಡಿಂಗ್ಸ್ ಬಿನ್ ದಿ ಎಸ್.ರಾಮಕೃಷ್ಣ ಹೊಲ್ಡಿಂಗ್ಸ್ (ಬರೆಸಿಕೊಂಡವರು)			
2	ಮೋಹನ್ ನ್ಯಾಶ್ ಬಿನ್ ಮಹಾಲಿಂಗ್ ನ್ಯಾಶ್ (ಬರೆಸಿಕೊಂಡವರು)			

SUB REGISTRAR
MANGALORE CITY



absolutely, the members of SECOND PARTY have no right thereto.

b) The common fund mentioned in schedule 'B' herebelow be and is hereby allotted to the members of SECOND PARTY jointly and absolutely, the FIRST PARTY has right thereto.

2. The FIRST PARTY who is already been put in actual possession of the schedule 'A' property allotted to him; shall hereafter hold and enjoy the same absolutely, without any let, claim or hindrance by or on behalf of the members of SECOND PARTY.

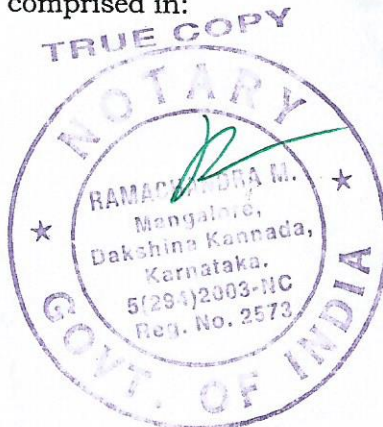
3. The FIRST PARTY is entitled to get transfer of Revenue Khata, R.T.C., and such other property registers with public authorities in his name and is entitled to enjoy the schedule 'A' property absolutely by possessing all mamool easementary rights appurtenant thereto.

4. The 'B' schedule common fund of Rs.20,00,000/- having already paid to members of SECOND PARTY, the members of SECOND PARTY hereby acknowledge the receipt of the same in full settlement towards their share.

5. The parties have considered the necessity for partition, and benefit that is accruing on this partition and as such under no circumstances is this partition liable to be re-opened.

SCHEDULE 'A'
DESCRIPTION OF PROPERTY ALLOTTED TO FIRST PARTY

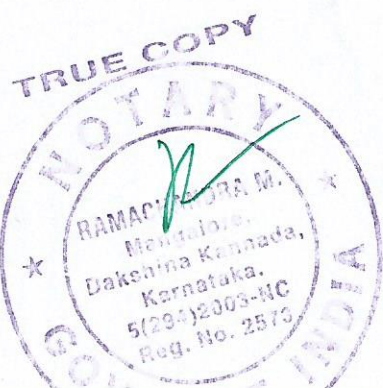
Non-agricultural immovable property held on warg right, situated in Padavu Village of Mangalore City within Mangalore City Sub Registration District of D.K. District and comprised in:



Document No. 6946
of 20 16-17 of Books
Contains 358 Sheets
Sub-Registrar

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
3	ಕಿರಣ್ ಮಾಲ ಕೊಂ ಮಹೇಂದ್ರ ಎಸ್ ಗಾಂಧಿ . (ಬರೆಸಿಕೊಂಡವರು)			<u>Kimah</u>


SUB REGISTRAR
MANGALORE CITY



<u>Item No.</u>	<u>S.No.</u>	<u>Kissam</u>	<u>Extent A.C</u>	<u>Which portion</u>
1.	113-5	converted	0.97	Northern Portion)
2.	113-5	converted	0.96	Southern Portion)***

*** together form compact block.

BOUNDARIES:

North : Survey line.

South: Survey Line.

East : Survey Line.

West : Survey Line.

with all mamool easementary rights appurtenant thereto including right of way as stated in the previous title deed.

The above property is converted property as per endorsement dated 4.5.2007 of Tahsildar, Mangalore Taluk in Ref. No.A.Dis.LNA.CR. 115/2007-08 and as such the said property does not come under the purview of the Karnataka Land Reforms Act.

SCHEDULE 'B'
COMMON FUND IS ALLOTTED TO MEMBERS OF SECOND PARTY

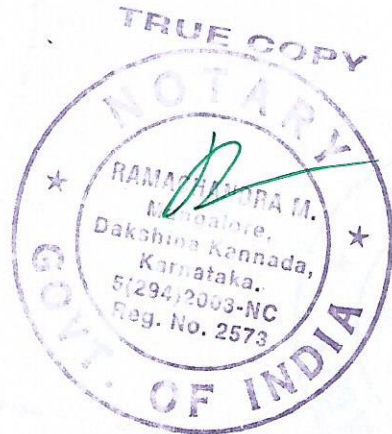
Rs. 20,00,000/- (Rupees Twenty Lakhs only)

This property and fund in question is divided into two shares under this partition and as such, fixed stamp duty is paid on this deed as provided under Art.39 of the K.S.Act.

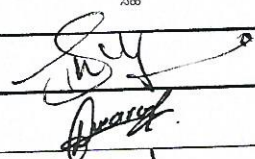
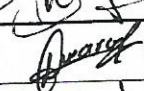
[Signature]

[Signature]
Kimah

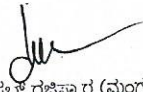
Document No. 6946
of 20 16-17 of Book 1
Contains 144 Sheet
..... 2



ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಸುಧೀರ್ ಬಿನ್ ನಾರಾಯಣ ಎಸ್ ಸೋಮೇಶ್ವರ, ಮಂಗಳೂರು	
2	ಸ್ವರೂಪ್ ನಾಥ್ ಕೆ ಹ್ಯಾರಿಫ್ ಪ್ರಶಾಂತ್ ನ್ಯಾಯವಾದಿ, ಮಂಗಳೂರು	

SUB REGISTRAR
MANGALORE CITY

 1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ನಂಬರ್ MGC-1-06946-2016-17 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ್ MGCD565 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 11-01-2017 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಮಂಗಳೂರು ಸಿಟಿ)

SUB REGISTRAR
MANGALORE CITY

Designed and Developed by C-DAC, ACTS, P.



TRUE COPY



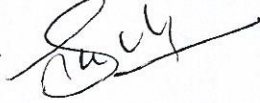
IN WITNESSES WHEREOF, the parties have signed this deed
on the date and year first above written at Mangalore.

1. 
2. Kimah


FIRST PARTY

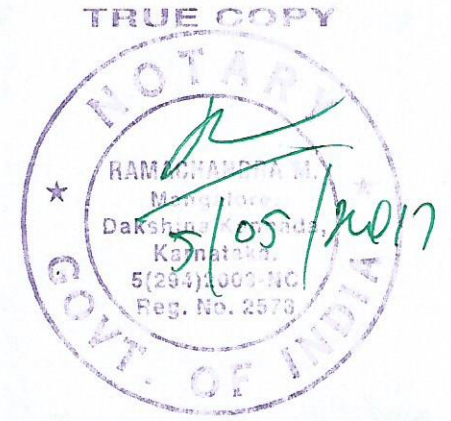
SECOND PARTY

Witnesses:

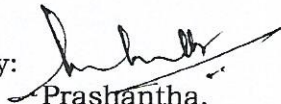
1. 

SUDHIR.S
S/O NARAYANA - S
Anandashana Colony
Soukumar village, Post Kallian
2. WATCOR-22

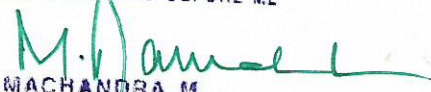

Swarupnath.k
do Prashantha
Advocate, Mangalore.



Drafted by:


Prashantha,
Advocate, Kodialbail,
Mangalore - 575 003.

TRUE COPY
CERTIFIED THAT THIS IS THE TRUE COPY OF
THE DOCUMENT PRODUCED BEFORE ME


M. Daniel
Notary, Mangalore
Dakshina Kannada, Karnataka
Govt. of India
NOTARY REGN. No. 976/2017
5/05/2017



Document No. 6946
of 20..... of Book 1
Contains
576 Sheet
2
C.A. No.

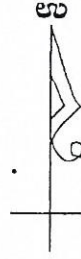
**NOTARY
MANGALORE**

ಜಿಲ್ಲೆ : ದಕ್ಷಿಣ ಕನ್ನಡ

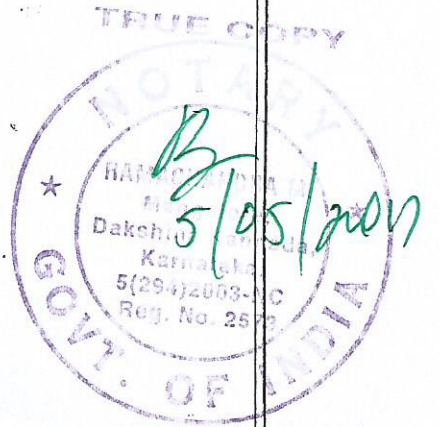
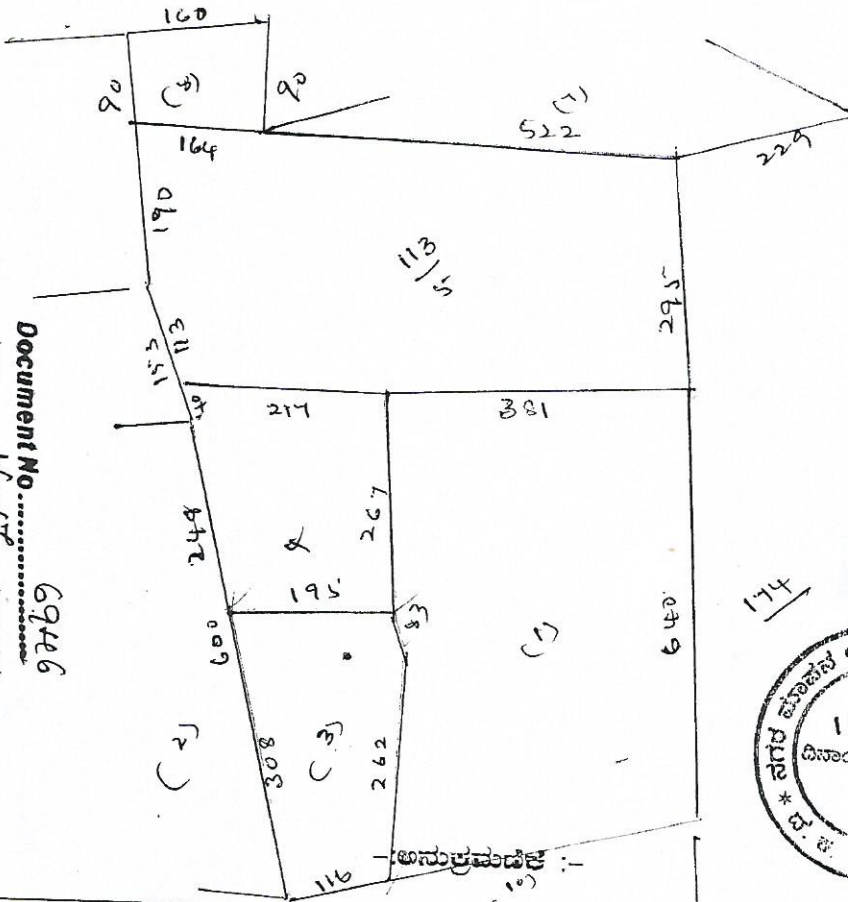
ತಾಲೂಕು : ಮಂಗಳೂರು

ಸ.ನಂ 113/5

ನಂಜಿ : 79
ಗ್ರಾಮ :
ಹಸರು : 355



ಅಂತರ : 1 ಇಂಚು = 1/2 ಚೌಕಮೈ.



ಸ.ನಂ	ಖಜಾನೆ		ಖಜೆ	ವಿವರ
	ದಿ	ಸಂ		
113/5	1	93		ಮಾಡುವ ನಾಯ್ಕನು (250) "ಮೊಂಡಾನ್" ಬಗ್ಗೆ ಈ ಕೆಳಗೆ ನೋಡು

ಯು. ಪಿ. ಬಿ. ಆರ್. ತಾ|| || / ಅಧೀಕ್ಷಿತ
ಭೂ ಸರಿಪರ್ಕಕ್ಕೆ 585/16/17ರ ಮೇರೆಗೆ
ಮೂಲಾಧಾರವಾಗಿ ಅಳವಡಿಸಿದ ದಾಖಲೆಯ ನಕ್ಷೆ

[Signature]

[Signature]
ತಪಾಸಕರು 10/01/17
ನಗರ ಮಾಪನ (ಯು.ಪಿ.ಬಿ.ಆರ್)
ಮಂಗಳೂರು.

[Signature]
ಭೂಮಾಪಕರು
ನಗರ ಮಾಪನ ಕಛೇರಿ
ಮಂಗಳೂರು, ಕೆ.ಕೆ.

NOTARY
MANGALORE

