



SALE DEED FOR Rs.10,00,000/-

0000 899282

THIS DEED OF ABSOLUTE SALE is made and executed on this 31st Day of March One Thousand Nine Hundred and Ninety Nine (31/03/1999) at Bangalore BY :

MR. GUNDAPPA,
Aged about 63 years,
S/o. Late. Muni Hanumaiah,
Kalkere Village,
K.R. Puram Hobli,
Bangalore South Taluk.

Hereinafter called the "VENDOR" AND

1. MRS. KEMPAMMA,
Aged about 55 years,
W/o. Mr. Gundappa,
2. MR. MURALIDHARA,
Aged about 28 years,
S/o. Mr. Gundappa,
3. MR. SEENAPPA,
Aged about 55 years,
S/o. Late. Mr. Muni Hanumaiah,
B/o. Mr. Gundappa,

All residing at Kalkere Village,
K.R. Puram Hobli,
Bangalore South Taluk.

Hereinafter called the "CONSENTING WITNESS" OF THE ONE PART IN FAVOUR OF :

ನಂದಿ



ONG (U) KRP/ 9377/1999/ 2-12

21669.674 17.839
Thomas Abraham
25000

Handwritten signature and text in Malayalam script.

135000 25000 100000
6

Handwritten signature and text in Malayalam script.

3.1.99
12 and 1
Thomas Abraham

20000
18
2
20
100
20140



Handwritten signature and text in Malayalam script.

Handwritten text in Malayalam script.



(THOMAS ABRAHAM)



Handwritten signature.



Handwritten signature.

Handwritten text in Malayalam script.



Handwritten text in Malayalam script.

Handwritten signature and text in Malayalam script.

Handwritten signature and text in Malayalam script.



Handwritten text in Malayalam script.

Handwritten signature and text in Malayalam script.



MR. THOMAS ABRAHAM,
S/o. Abraham Thomas,
Aged about 20 years,
No. 23, Hutchins Road,
Cooke Town,
Bangalore 560 005

0000 899278

Hereinafter called the "PURCHASER" OF THE OTHER PART
WITNESSETH:

(WHEREAS the term Vendor, consenting witness and the
Purchaser herein used shall mean and include their
respective heirs, executors, natural guardian, assigns legal
representatives etc)

WHEREAS the Immovable Property Bearing Survey No. 505,
situated at Kalkere Village, K.R.Puram Hobli, Bangalore
South Taluk, measuring 2 Acres which was earlier bounded
on the East By : Danumayan Land, West By : Horanavu
Boundary, North By Byrappa & Dodanmas Land, South By
Jangappa & Yellappa's Land, described in the SCHEDULE was
purchased vide a Registered Sale Deed Registered as
Document No. 9109/74-75, in Book-I, Volume 1135, Pages 87 to
89, dated 8.03.1975, Registered in the office of the Sub
Registrar, Bangalore South Taluk and the Thagildar vide
order No. HDACR 43/83-84, dated 21.12.1983, and vide MR
No. 30/83-84, has transferred the Khata of the Schedule
Immovable Property in the name of the Vendor.

ನಂದಿ

AUG (D) RRP/9377/1703-83/3-12





21669-674 dated 17.3.99
Theruvu
25000
Selling, buying, leasehold
land and agricultural plots
Karnataka Government
Bangalore.

13 (1) KRP/9377/1999-00/ A-12

AND the Vendor have been in possession, enjoyment and occupation of the same as sole and absolute owner since the date of its acquisition by him.

AND WHEREAS no other person whomsoever has any right, title, interest or claim in or to the said Agricultural Property.

AND WHEREAS all taxes, rates and other out goings due and payable in respect of the schedule property have been paid in full and upto date vide receipt No.97/B 4808485, dated 23.3.99, issued by the Village, Accountant, Kalkere Village, K.R.Puram, Bangalore South Taluk.

WHEREAS the Vendor for family necessities, clearing of loans, education of minor children, the land not being fit for cultivation at present, non availability of water for cultivation non availability of local labour and nil returns from the schedule property agricultural operations re-investment of the proceeds in purchasing another valid agricultural land and for other reasons has agreed to sell Agricultural Land to the Purchaser herein for a sum of Rs.10,00,000/- (Rupees Ten Lakhs only) for which the Purchaser has also agreed.

7/10/99



9377/98 91



0000 899279

IN PURSUANCE OF THE SAID AGREEMENT: The Purchaser has this day paid the full amounts towards the sale consideration after re negotiating the price before the witnesses which the Vendor acknowledges as received in full and final settlement of Rs.10,00,000/- (Rupees Ten Lakhs only) as follows:

- a. Rs. 10,000/- (Rupees Ten Thousand only) By cash before witness.
- b. Rs. 90,000/- (Rupees Ninety Thousand only) By Cheque No.713746, Drawn on Vijaya Bank, K.G.Road, Bangalore, dated 11.12.1997, favouring the Vendor Mr.Gundappa.
- c. Rs. 4,00,000/- (Rupees Four Lakhs only) By Cheque No.713147, Drawn on Vijaya Bank, K.G.Road, Bangalore, dated 22.12.1997, favouring the Vendor Mr.Gundappa.
- d. Rs.5,00,000/- (Rupees Five Lakhs only) By Cheque No. 810726, Drawn on Vijaya Bank, K.G.Road, Bangalore, dated 15.6.1998, favouring the Vendor Mr.Gundappa.

Rs.10,00,000/- (Rupees Ten Lakhs only)

No 28



0000 899279



21669-674 17399
Thomas Abraham
25007

Handwritten signature and text in Kannada script.

ONG (U) KRP/9377/1998-99/672

Against the delivery of the vacant possession of the Agricultural Schedule Land in full and final settlement. HE the Vendor doth hereby grant, convey and assigns to the Purchaser all that piece and parcel of Agricultural Land Bearing Survey No.505, situated at Kalkere Village, K.R.Puram Hobli, Bangalore South Taluk, measuring 2 Acres, more particularly mentioned and described in the Schedule appearing hereunder and hereinafter referred to as the SCHEDULE IMMOVABLE PROPERTY:

TOGETHER WITH all the trees, ditches, ways, waters, watercourses, roads, paths, rights, lights, privileges, easements, advantages and appurtenances, whatsoever in or to the said Schedule Immovable Property and every part thereof belonging to or with the same now or heretofore held, used, occupied or enjoyed or known as part and parcel thereof or appurtenant thereto.

AND ALL AND SINGULAR the Agricultural land, estate, right, title, interest, claim, charges and equities of the Vendor into upon or in respect of the said Agricultural Land.

Handwritten signature.



Handwritten: 9377/98-99



AND ALL AND SINGULAR THE Agricultural Land here **0000-899280** expressed to be hereby sold and conveyed to the Purchaser ABSOLUTELY AND FOREVER FREE FROM ALL ENCUMBRANCES. AND THE Vendor DOTH HEREBY COVENANT WITH THE PURCHASER that notwithstanding anything done or knowingly suffered he the Vendor hath good title, interest, right, cause and absolute power to SELL, CONVEY AND GRANT AND TRANSFER ALL IN SINGULAR the Agricultural Land hereinbefore expressed to be, hereby sold, conveyed to the Purchaser and that the said Agricultural Land and every part thereof shall be all times remain and be unto the Purchaser and be quietly entered into or upon and be held and enjoyed by the Purchaser accordingly without any let, hindrance, interruption or disturbances by the Vendor, or by any person having or claiming through or in trust for him.

AND FURTHER THAT THE VENDOR shall keep the Purchaser fully indemnified against All estates, encumbrances, mortgage, demands, charges, claims, costs, damages, created or occasioned or made by the Vendor or any other person claiming through or in trust for him.

AND WHEREAS THE VENDOR and every person having or claiming any estate, right, title or interest in or to the said Agricultural Land shall at all times execute and do every such lawful assurance and thing for further and more perfectly assuring the title of property and every part thereof to the Purchaser as directed by the Purchaser shall be reasonably required.

AND THE VENDOR FURTHER covenants with and assures the Purchaser that the said Agricultural Land and every part thereof is free from all and every kind of encumbrances, court stays, injunctions or other court litigations, lis pendence, claims, charges, demands and attachments whatsoever, that apart from the Vendor no one else has any

2MS (D) KRP/ 9377/1998-99/ 1-12



Handwritten: 0000



21669-614/17399
Thomas Abraham
25000/-
[Signature]
[Signature]
[Signature]
[Signature]

ONG (U) KRP/9377/1333-99/8-10

right, title, interest or claim in or to the said Agricultural Schedule Land. The Vendor admits that the original Registered Sale Deed of the Schedule Immovable Property dated eighth march nineteen hundred and seventy five is lost and all attempts to trace the same has failed.

The Vendor further covenants with the Purchaser that in case the Purchaser is deprived of the whole or any part of the Agricultural Land hereby sold by reason of any defect found in the title of the Vendor or otherwise or any encumbrances or any charge in the same or his pendence the Vendor shall pay to the Purchaser by way of damages or otherwise the whole of the sale price as the case may be and all the consequential losses, improvements and damages.

AND THAT THE said Agricultural Land and every part thereof is the vendor's absolute and exclusive property and that he has paid all taxes, rates and other out goings due and payable by him in respect of the said Agricultural Land upto date.

AND that there no liabilities on account of any rates, taxes and other out goings whatsoever and that the Vendor shall instruct the Village Panchayat to transfer the Khata of the Schedule Immovable Property in the name of the Purchaser.

THE VENDOR ASSURES the Purchaser that he has no properties or lands in excess of the Ceiling and that the Sale of the schedule property does not in any manner infringe the restrictive provisions of the Urban Land Ceiling and Regulation Act, 1976 or the Karnataka Land Reforms Act, Karnataka Land Revenue Act or any other law and shall indemnify the Purchaser against any restrictive or retroactive legislation thereof. The contents of the sale deed have been translated to the Vendor and the consenting witness from english to kannada fully understanding its contents have signed this Sale Deed.

No W E





The Sale of the Schedule Immovable Property of **INDIA 899281** contravene the Provisions as contemplated in Government notification NCMRD 132 ERG 76 dated 14.3.1977 and 14.10.81 RD EST 81 dated 30.3.1981 RD 132 ERG 76 (P) date : 3.7.1985 and RD 132 ERGV 76 dated 20.6.1988, or any other Government notification.

The Vendor confirms that he does not belong to Scheduled Caste or Schedule Tribe and the sale of the Schedule Immovable Property in favour of the Purchaser is not hit by the Provisions of the Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

The Purchaser has applied for and secured permission under section 80 of the Karnataka Land Reforms Act, to purchase the Schedule Immovable Property vide LRF (80) CR 17/98-99, dated 30.12.98, issued by the Assistant Commissioner, Bangalore North Sub Division, Bangalore.

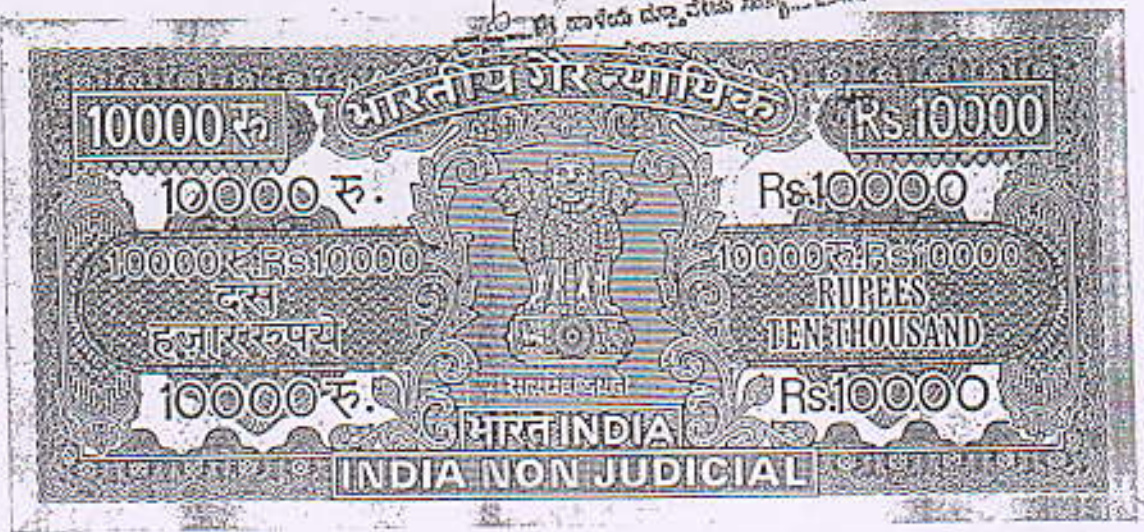
The Vendor has obtained the nil Encumbrance Certificate for 6 year from 1.4.74 to 31.3.80, vide No.136/96-97, dated 15.4.96, and for 10 years, from 1.4.80 to 31.3.89, vide No.18987/95-96, dated 28.3.96, both issued by the Office of Sub Registrar, Bangalore South Taluk and for 10 years from 1.6.89 to 26.3.99, vide SA No.13437/98-99, dated 30.3.99, issued by the Office of Sub Registrar, Krishnarajapura, Bangalore. There are nil encumbrances of the above mentioned property.

The vendor has applied for Income Tax Clearance on 25.3.1999, and permission has been obtained on 26.3.1999, vide No.55 /w 5 (1), 98-99, ward 5 (3), issued by the Income Tax Officer, Ward 5 (1), Bangalore.

ANG (D) KRP/9377/1998-99/ 912



Handwritten signature or initials.



IN WITNESSES WHEREOF the Vendor, consenting witness and Purchaser have signed this Deed of Sale on the day, month and the year first above written: 01AA050197

WITNESSES:

1.

Michael Lachanah

2. *K.S. Muralidhara*
MR. MUNI RAJ

3.

(ABRAHAM THOMAS)
P. Marikaraj

VENDOR
MR. GUNDAPPA

1. *attested by*
MRS. KEMPAMMA

2. *attested by*
MR. MURALIDHARA

3. *attested by*
MR. SEEMPPA

CONSENTING WITNESSES

attested by
PURCHASER
MR. THOMAS ABRAHAM

DRAFTED BY:

K.M.A. PERES
ADVOCATE,
#46/1-1, Wheeler Road,
Bangalore 560 005
Tel: 5365917/5511689.

SING (D) KRP/9377/1999-95/11-12





21669/674 14399
Thomson Laboratories
10000
Signature: [Signature]
Name: [Name]
Address: [Address]
City: [City]
State: [State]
Pin: [Pin]

ANG (U) ERP/9377/1998-99/12-12

Augd. as Dist. No. 9377/1998-99
Dated 26-4-99
Signature: [Signature]
Photo Registrar
Krishnarajapura-Bangalore (U) Dist.



This document is stored
On C D No. ICD-025
Signature: [Signature]
Name: [Name]
Address: [Address]
City: [City]
State: [State]
Pin: [Pin]