

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

BNG(U)-BLR(S)/9785/2005-06 1-10
ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this 11th day of November, Two Thousand Five, (11.11.2005) at Bangalore by

1. **Smt. MANJULA,**
Aged about 45 years,
W/o. Late Muthappa,
2. **Sri. MURALI,**
Aged about 26 years,
S/o. Late Muthappa,
3. **Smt. GEETHA,**
Aged about 24 years,
D/o. Late Muthappa,

All are residing at Panathur Village and Post, Varthur Hobli,
Bangalore East Taluk, BANGALORE - 560 087,

Hereinafter called the "**VENDORS**" (which term unless repugnant to the context shall mean and include the Vendors their heirs, administrators, legal representatives, executors and assigns, etc) of the **ONE PART.**

IN FAVOUR OF

Sri. VENKATASWAMY
Aged about 57 years,
S/o. Sri. Kote Ramaiah,
Residing at Panathur Village and Post,
Varthur Hobli, Bangalore East Taluk,
BANGALORE - 560 087.

Hereinafter called the "**PURCHASER**" (which term unless repugnant to the context shall mean and include the Purchaser his heirs, administrators, legal representatives, executors and assigns, etc) of the **OTHER PART.**

ಮುಂಡುಳ್ಳ
P. M. H. H.

Geetha M

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Whereas the Vendors are the joint and absolute owners of the Agricultural Land bearing **Sy.No.73/4 measuring an extent of 1-25 Guntas**, situated at **Panathur Village, Varthur Hobli, Bangalore East Taluk**, morefully described in the Schedule hereunder, hereinafter referred to as the **"SCHEDULE PROPERTY"**.

WHEREAS the schedule property was originally belongs to Sri.Muthappa, the husband of the First Vendor and Father of the Second and Third Vendors herein, he having acquired the land measuring 0-19 Guntas which is portion of the schedule property and the same was Registered as Document No.7456/83-84 of Book-I, Volume 2081, Pages 160 to 162 dated 08.02.1984, registered in the Office of the Sub Registrar, Bangalore South Taluk, Bangalore.

AND he also acquired the land measuring 1-07 Guntas of land which is portion of the schedule property and the same was Registered as Document No.7455/1983-84 of Book-I, Volume 2089, Pages 56 to 58 dated 08.02.1984, registered in the Office of the Sub Registrar, Bangalore South Taluk, Bangalore.

WHEREAS the said Sri.Muthappa had died intestate on 11.07.2002 and leaving behind him the vendors herein as his legal heirs and accordingly the vendors herein are succeeding to the estate of Sri.Muthappa and the Katha, Pahani, Mutation and other revenue records of the Schedule Property stands in the name of the First Vendor in the records of the concerned office, and the Vendors have been paying the taxes thereof to the concerned Office regularly and till this date the Vendors herein are in peaceful possession and enjoyment of the schedule property and it is free from all kinds of encumbrances.

THUS the Vendors became the sole and absolute owner of the Schedule Property.

WHEREAS in this manner the Vendors became the joint and absolute owners of the Schedule Property and they have been exercising all the rights of ownership and the Vendors are legally competent to convey the Schedule Property by sale, transfer or otherwise dispose off the Schedule Property in any manner at their option and unfettered discretion and there is no legal impediment or otherwise for sale of the Schedule Property.

ಮಂಜುಳ
P.H.H.

Reetha M

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೫೦೩ 152 ಮುನ್ಸೂಚನೆಯು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ಬೆಲೆ : ರೂ. 2/-

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Total stamp duty paid Rs.

BNG(U)-BLR(S)/9785/2005-10-2

WHEREAS THE VENDORS REPRESENTS THAT

- They are the sole and absolute owners of the Schedule Property and their title to the Schedule Property is good, marketable and subsisting and that none else have any right, title, interest or share therein and that cost of good title shall be that of Vendors and they shall transfer the full right of the Schedule Property to the Purchaser as mentioned herein above immediately after execution of this Sale Deed.
- That the Schedule Property is free from mortgages, encumbrances, attachments by Court or charges of any kind.
- That the Vendors has not entered into any agreement or arrangement of sale of the Schedule Property with any one else.

AND based on the above representations of the Vendors the Purchaser has agreed to purchase the Schedule Property.

WHEREAS the Vendors for want of money for their domestic and other legal necessities has offered and agreed to sell the "**SCHEDULE PROPERTY**" to the Purchaser for a valuable consideration of the sum of **Rs.32,50,000/-** (Rupees Thirty Two Lakhs Fifty Thousand only) free from all encumbrances and the Purchaser has accepted the offer of the Vendors and agreed to purchase the Schedule Property for the said Sale Consideration.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in pursuance of the above and in consideration of the sum of **Rs.32,50,000/-** (Rupees Thirty Two Lakhs Fifty Thousand only) being the full sale consideration of the Schedule Property paid by the Purchaser to the Vendors by way of cash **before the under mentioned witnesses on this day.** The receipt of which sum the Vendors hereby acknowledges, admits and confirms the full and final settlement, the Vendors do hereby convey, transfer, sell and assign all that piece and parcel of the Schedule Property unto and to the use of the Purchaser with all estate, right, title, interest, claim, share, demand etc, of the Vendors unto or upon the same to have, to hold and to enjoy the same by the Purchaser absolutely and forever. That the Vendors have this day delivered vacant and clear possession of the Schedule Property to the Purchaser and also handed over the Original relevant documents in respect to the title of the Schedule Property to the use of the Purchaser.

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P. R. Ravi Geetha m

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Total stamp duty paid Rs.

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THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS

1. That the Vendors are having clear right, title and interest to sell, grant, convey, assign and transfer the Schedule Property and every part thereof to the Purchaser in the manner aforesaid and that the Vendors have not done or knowingly suffered or been a party to or privy to anything whereby and except the Vendors no other person/s have or had any kind of right, title, interest, claim, share, demand etc over the Schedule Property.
2. That the Purchaser shall at all times peaceably and quietly enter into, possess and enjoy the Schedule Property now transferred, assigned and sold through this Deed and receive the rents and profits thereof without any interruption or disturbance of whatsoever by the Vendors or persons claiming title through or in trust for the Vendors or through whom the Vendors derived title.
3. That the Vendors hereby assures the Purchaser that the Schedule Property is free from lien, charge, court attachments, minor claims, maintenance claims, family rights, mortgages, etc and in future if any disputes or litigations arise, to set right the same by the Vendors at their own cost and risk and further that the Vendors indemnifies the Purchaser against all or any losses, damages, costs, charges, etc, which the Purchaser may incur, sustain or legally compelled to pay in consequence of any claim put forward by any person/s over the Schedule Property or in the event of breach of covenants herein by the Vendors or for the reason of any arrears of taxes or encumbrances or defect-in-title, etc.
4. That the Vendors and all persons lawfully or equitably claiming under the Vendors, shall and will from time to time and at all times hereafter at the cost of the Purchaser do and execute and register all such acts, deeds and things for further and more perfectly assuring the Schedule Property and every part thereof to and unto the Purchaser as shall be required by the Purchaser.

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P. M. H. U. 9

Geetha M

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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5. That the Vendors have no objection for the Purchaser to pay the future taxes to the concerned Office, and also to get transfer the Khata, Pahani, Mutation and other Revenue Records of the Schedule Property in his favour and he can enjoy the Schedule Property as he likes by way of sale, gift, mortgage etc.
6. Sri. Maryappa, S/o. Sri.Venkatappa, has made his consent to this sale made by the vendors herein and affixed his signatures to this deed of Absolute Sale as Consenting Witnesses.

SCHEDULE

All that piece and parcel of Agricultural Land bearing **Sy.No.73/4** measuring an extent of **1-25 Guntas**, excluding **Kharab** situated at **Panathur Village, Varthur Hobli, Bangalore East Taluk**, and bounded on:

East by	:	Land belongs to Sri.Thimma Reddy
West by	:	Land belongs to Sri.Venkataswamy
North by	:	Land bearing Sy.No.73/1 and Sy.No.73/3
South by	:	Land bearing Sy.No.72/1 and Sy.No.72/3

The present market value of the Schedule Property is **Rs.32,50,000/-** only

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P.N. H

Geetha M