

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್. 152 ಮುನ್ಸೂಚನೆ 2003
ರೂ. 09-05-2003ರ ಪ್ರಕಾರ ಮುರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ದರಿದುರೊಟ್ಟು ದಿನಾಂಕ
Date of execution

ಜಾಮಾತು ಬಟ್ಟಾ ಮುದ್ರಾಂಕ ರು. ರೂ.
Total stamp duty paid Rs.

ABSOLUTE SALE DEED

This DEED OF SALE is made and executed on this the sixteenth day of May Two Thousand and six {16.05.2006} at BANGALORE by;

- (1) SMT. CHAMUNDAMMA, aged 60 years
 - (2) SMT. N. JYOTHI, aged about 35 years
- No. 1 is the wife and No.2 is the daughter of Late Narayanappa and both are residing at No. 84, 6th Cross, Vinayakanagar, Kathraguppe Main Road, Bangalore

who are hereinafter for the sake of brevity referred to in this Deed as the VENDORS { which term the VENDORS, wherever the context so requires and rationally permits such construction and unless repugnant, shall mean and include all their heirs, legal representatives, assigns, attorneys, administrators, executors etc } of the ONE PART.

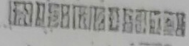
AND

MR. GAFFAR BAIG

Son of Late Abdulla Baig, Aged: about 36 years
Residing at No: 30, Doctors Layout
Behind Nilgiris Super Market
White Field, Bangalore -66

ಚಾಮುಂಡಮ್ಮ

Jyothi N



Print Date & Time : 16-05-2006 05:08:20 PM

ದಸ್ತಾವೇಷ ಸಂಖ್ಯೆ : 5227

ಸರ್ ರಜವಾ ರ ಕೃಷ್ಣರಾಜಪುರಂ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 16-05-2006 ರಂದು 04:55:32 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಘಟನೆಯಿಗಾಗಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊಂಡಣಿ ಶುಲ್ಕ	31500.00
2	ಪ್ಯಾನಿಂಗ್ ಫೀ	450.00
3	ವರಿವೇಶನಾ ಶುಲ್ಕ	170.00
4	ಇತರೆ	80.00
	ಒಟ್ಟು :	32200.00

ಶ್ರೀ Mr. Gaffar Baig s/o Late Abdulla Baig ಇವರಿಂದ ಹಾಜರುಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟನೆ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Mr. Gaffar Baig s/o Late Abdulla Baig			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪುತುತ್ತಾರೆ

ಆಧಾರ್ ಕಾರ್ಡ್ ಸರ್ ರಜವಾ ರ
ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 16-05-2006 ರಂದು
04:55:32 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಘಟನೆಯಿಗಾಗಿ

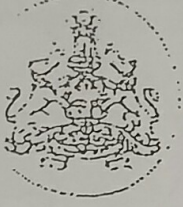
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟನೆ ಗುರುತು	ಸಹಿ
1	Mr. Gaffar Baig s/o Late Abdulla Baig (ಬರೆದುಕೊಂಡವರು)			
2	Smt. Chamundamma W/o Late Narayanappa (ಬರೆದುಕೊಂಡವರು)			

ಹಾಜರು
ವಿವರಿಸಿದ ಘಟನೆಯಿಗಾಗಿ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ಮಾನ್ಯತೆ ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಲಿ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ಮಾನ್ಯತೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಮಾನ್ಯತೆ ಹಾಳೆ ಬರೆಯಲ್ಪಟ್ಟ ದಿನಾಂಕ
Date of execution

ಜಾಚಿಕೊಂಡ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

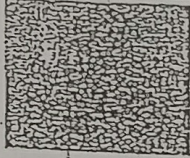
who is hereinafter for the sake of brevity referred to in this Deed as the PURCHASER { which term the PURCHASER, wherever the context so requires and rationally permits such construction and unless repugnant, shall mean and include all her heirs, legal representatives, assigns, attorneys, administrators, executors etc } of the OTHER PART

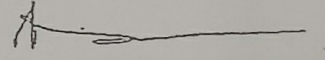
WHEREAS originally the larger extent of the property including the property mentioned and described in SCHEDULE herebelow (herein after called as the "schedule property" for brevity sake) was originally granted in favour of one Narayanappa vide official memorandum of grant order dated 28.05.1969 in No. LND.SR.3025/68-69 passed by Deputy Commissioner Bangalore District under Rule 9 of the Mysore Land Grant Rules for an upset price. Even Saguvalli chit in Form.II was also granted in favour of Narayanappa on 17.09.1971 by Tahasildar Bangalor South Taluk conferring ownership (title deed) in favour of Narayanappa. The RTC pertaining to the schedule property was also mutated in the name of the Narayanappa by virtue of the said grant.

[Signature]

ಚಲಿ ಮಂಡಳಿ

[Signature]

ಕ್ರ. ಸಂ. 3	ಹೆಸರು	ಪೋಲೊ	ಹೆಚ್ಚುವರಿ ಗುರುತು	ಸಹಿ
3	Smt. N. Jyothi D/o Late Narayanhappa . (ಬರೆಯಬೇಕಾದವರು)			<i>Jyothi N</i>



ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

ಈ ದಾಖಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಆದೇಶ ಸಂಖ್ಯೆ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
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ದಾಖಲೆಯನ್ನು ಪರಿಶೀಲಿಸಿದ ದಿನಾಂಕ
Date of execution

ಜಮಾತಾದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

WHEREAS said Narayanappa died intestate on 18.04.1996 leaving behind the VENDORS as his only legal heirs and by virtue of provisions of Hindu Law of Succession, VENDORS acquired absolute and marketable right, title and interest over the site and got their named mutated in the RTC pertaining to the schedule property. The VENDORS herein have been in continuous possession and enjoyment of the Schedule Property they are paying the upto date property taxes to the local body;

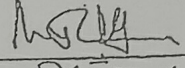
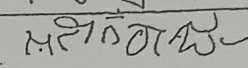
AND WHEREAS, since the VENDORS are in dire need of money to meet their urgent, dire, family and financial requirements and legal necessities and have been desirous of selling the Schedule Property and the PURCHASER who himself is an agriculturist having learnt about the said intention of the VENDORS, approached the VENDORS, offering to purchase the Schedule Property at the sale consideration and upon the terms and conditions narrated infra;

AND WHEREAS the parties hereto are desirous of reducing all the orally agreed terms and conditions into writing for definiteness and clarity:

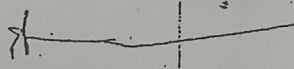
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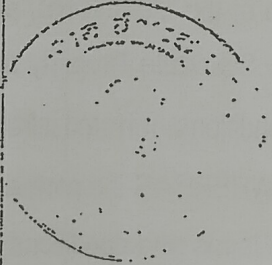
ಗುಣಪುರುಷವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Bosavara Bhavani Layout, Bangalore 85	
2	M. Nagaraju Uthorahalli, Bangalore	

ಸಹಿ ರವರು

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ KRI-1-05227-2006-07 ಆಗಿ ಸಿ.ಡಿ. ಸಂಖ್ಯೆ KRID215 ಸೇರಿಸಿ ದಿನಾಂಕ 16-05-2006 ರಂದು ಸೋಂಕಾಯಿಸಲಾಗಿದೆ  ಸಹಿ ರವರು (ಕೃಷಿಪರಾಜ್ಞಾಪುರುಷರು)
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Designed and Developed by C-DAC, ACIS, Pune



5227

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ 35/152 ಮುನ್ಸೂಚನೆ 2605
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಿಟಿ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಪರಿಷ್ಕರಿಸಿದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The VENDORS shall sell and sold unto the PURCHASER all the piece and parcel of the schedule property in its entirety together with easements, hereditaments, rights, and all things or items, either provisionally transitory or perpetual or otherwise attached or otherwise located in the Schedule Property and all other attributes and valuables situate in the Schedule Property in favour of the PURCHASER, along with all the aforementioned attributes.
2. The VENDORS have agreed to sell the schedule property in consideration of the PURCHASER paying him a sum of Rs. 31,50,000 (Rupees thirty one lakhs fifty thousand only) and the said amount has been in following order by the PURCHASER to the VENDORS.
 - I. Rs. 21,50,000-00 (Rupees twenty one lakhs fifty thousand only) by cash in presence of SRO, K.R.Puram this day and

[Signature]

ಬಿ.ಎಂ.ಎಂ.ಎಂ.

[Signature]

12345678901234567890

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊದಲ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Mr. Gaffar Baig s/o Late Abdulla Baig . ಇವರು 268000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	268000.00	D.D no. 106316 Dt. 12/5/06 Drawn on Vijaya Bank, Bangalore
ಒಟ್ಟು :	268000.00	

ಸ್ಥಳ : ಕೃಷ್ಣರಾಜಪುರಂ

ದಿನಾಂಕ : 16/05/2006

ತರಾ. ಉಪನಿರ್ದೇಶಕರು ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಕೃಷ್ಣರಾಜಪುರಂ)

Designed and Developed by C-DAC ACTS Pune.

ಈ ದಸ್ತಾವೇಜು ತಾಳುವುದು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೬೫/೧೯೭೨ ಮುನ್ಸೂಚನೆಯ ೨೦೦೩
ದಿನಾಂಕ ೦೯-೦೯-೨೦೦೩ರ ಪ್ರಕಾರ ಮುಕ್ತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಲಿ: ರೂ. ೨/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ವರದಿಗೊಳಿಸಿದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

- II. Rs. 10,00,000-00 (Rupees ten lakhs only) by DD bearing No.106348 dated 15.05.2006 drawn on Vijaya Bank White Field Branch, Bangalore
3. The VENDORS hereby unequivocally acknowledges the receipt of the entire sale consideration of Rs. 31,50,000 (Rupees thirty one lakhs fifty thousand only).
4. In pursuance of this indenture and in consideration of the sale consideration referred to ante, the VENDORS do hereby grant, convey, transfer, assign, alienate and make over the Schedule Property in its entirety by way of absolute sale all the estate, right, title and interest, claims and equities whatsoever the VENDORS hitherto had and enjoyed in, to upon or in respect of the Schedule Property and all and singular benefits, hereinbefore expressed which is hereunder sold and conveyed to the PURCHASER absolutely and forever free from all encumbrances.
5. The VENDORS hereby unequivocally acquits themselves of all rights, title and interest whether individual, or joint, singular or gregarious.

[Signature]

[Signature]

50627

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ 2003
ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ 2003

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಪತ್ರ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಪತ್ರವನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

hitherto enjoyed by them and absolutely transfer and make all such rights, titles and interests they have enjoyed in respect of the Schedule Property in favour of the PURCHASER.

6. The VENDORS further covenant with the PURCHASER that the Schedule Property sold to the PURCHASER under this Deed is the self-acquired absolute property of the VENDORS and none others have any manner of right, title and interest over the same to sell, grant, assign, transfer to the PURCHASER to HAVE and to HOLD the same absolutely, peacefully forever as the personal property of the PURCHASER with all easements, privileges, hedges, appurtenant, things which are fixed therein and subservient thereto, etc.
7. As has been acknowledged by the VENDORS in anterior portion, the sale consideration is confirmed at Rs. 31,50,000 (Rupees thirty one lakhs fifty thousand only) and the VENDORS having acknowledged the receipt of the said entire sale consideration do hereby unequivocally acquit the PURCHASER from making any further

[Signature]

27/10/01

[Signature] N

5227

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ 152 ಮುನ್ಸೂಚನಾ-2003
ದಿನಾಂಕ 07-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
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ದಾಖಲೆಯನ್ನು ದರಮಾಪನ ಮಾಡಿದ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

payment towards the sale consideration or towards any other expenses, arrears of taxes, cesses in relation to any other.

8. The VENDORS doth hereby assure the PURCHASER that the Schedule Property or any portion thereof is not subject to any dispute in any Court of law and the same is free from acquisition notice issued under the provisions of the Land Acquisition Act, 1894 or any other acquisition law which is for the time being in force nor the Schedule Property or any portion thereof is subjected to any attachment of any court or by operation of any law and or by agreement inter vivos and every portion of the same enjoys absolute alienable disposition. It is further unequivocally held by the VENDORS that land is free from any claim from the Bangalore Development Authority or any other nor is it the subject matter of any litigation whatsoever.

9. The VENDORS acknowledge and admit that they have put the PURCHASER in vacant possession of the entire schedule property and acquits themselves of possession and further assures that the PURCHASER shall hold the property forever free from any let,

(Signature)

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Tyoth. N

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿನಿಗಾಗಿ ಬಳಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

hindrance, interruption or disturbance by the VENDORS or any person claiming through or under them or for them.

10. Further the VENDORS assures that all the taxes, cesses, charges, levies and such revenue outgoings in relation to the Schedule Property charged, or chargeable levied or leviable by the Government, State or Central and/or other autonomous body or bodies competent to levy has been paid in full and in the event of there being any such charge or charges or levies which may be payable as on this date would be paid by the VENDORS by themselves and in the event of the PURCHASER incurring such expenditure the same would be reimbursed in actuals by the VENDORS without any demur. Similarly, the VENDORS shall also be liable to pay for any antecedent debts prior to this document and the VENDORS without any demur and/or upon being brought to their notice, pay the same to such authorities and in the event of the PURCHASER paying the same, they shall be indemnified to the extent of actuals.

[Signature]

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿನ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ದರಿದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

11. The VENDORS doth hereby assure the PURCHASER that their right, title and interest regarding Schedule Property in all respects are perfect and clear and should there be any latent defect or lacuna in the title, the same should be rectified at the cost of the VENDORS and the PURCHASER be kept fully indemnified and kept forever harmless and should the PURCHASER suffer any loss or damage due to faults and defects in title, the PURCHASER shall be entitled for recovery of all losses and damages from the VENDORS.

12. The VENDORS further assures the PURCHASER that the Schedule Property has not been subjected to any earlier contract of sale or lease or mortgage and the property does not suffer from any liability of pre-emption and the VENDORS has not been a privy to any contract whereby they have been prevented from conveying the Schedule Property to the PURCHASER nor the Schedule Property or any portion thereof is servient to any dominant servitude or easement.

13. The VENDORS have by this indenture conveyed unto the PURCHASER the entire schedule property and hereby recognises,

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಕಾಯ್ದೆ ಕೆಎ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಪರಿಶುದ್ಧಗೊಳಿಸಿದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಪುಲ್ಯ ರೂ.
Total stamp duty paid Rs.

admits, and declares that the PURCHASER has obtained all the required title.

14. The VENDORS undertakes to execute all the necessary forms, applications, or deeds, from time to time, which are required to perfect the title granted under this indenture or for any other lawful purpose.

15. The VENDORS have by this Indenture convey and unto the PURCHASER all the original documents pertaining to the title deeds of the Schedule Property has been handed over to the PURCHASER.

16. The entire expenses of stamp duty, registration, documentation and other incidental expenses are borne by the PURCHASER.

SCHEDULE

All piece and parcel of the agricultural land measuring 2 acres and 4 guntas (02.04) along with 00.15 acres of phot kharab (A) and 00.05 acres of phot kharab (B) bearing survey 136 (new) No. 122 (old) of Nagondanahalli of K.R.Puram Hobli Bangalore East Taluk and bounded by :

EAST	: S.No.124 and Prestige Layout known as Glenmorgan
WEST	: Property of vendor now sold to Ganesh
NORTH	: property Mohd Fakruddin Ajmal and family
SOUTH	: Property of Dasegowda and Prestige Layout known as Glenmorgan

[Signature]

ಚಲುವೆಂದವರು

[Signature]

ಕೆ. ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೪೨೪ 152 ಮುಷುನ:ಮು 2003
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುತ್ತ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ದುಡ್ಡು ರೂ.
Total stamp duty paid Rs.

Together with all the easementary right of way etc.

(The VENDORS are not belonging to SC/ST nor they were granted with property under special grant for SC/ST, hence there is no impediment under law for the present sale transaction, which has been taken place after lapse of 35 years of grant. The PURCHASER is also an agriculturist and he is not barred from the purchasing schedule agriculture land under the provisions of KLR Act)

IN WITNESS WHEREOF the parties hereto have set their respective signatures on the date and at the place hereinbefore first written in the presence of the witnesses named below.

WITNESSES:

1. M. K. G. R. S.

(Name and address)

VENDOR

2. B. S. R. S.

(Name and address)

PURCHASER

DRAFTED BY:

S. Vishwajith Shetty, Advocate
1st Floor, Chhandrashekara Complex,
1st Main Road, Gandhinagar, Bangalore