

5000Rs.



First Sheet of doot. No. 822 BK 58

BNG (U)-ANKL/802/9697
1-32
ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this 22nd day of March, One Thousand Nine Hundred and Ninety Six (22.03.1996) BY AND BETWEEN :

Kumari N. SWARNAMBA
D/o. Late Narayanachar,
aged about 20 years,
residing at No. 40, 22nd Main,
22nd Cross, B.S.K. 2nd Stage,
BANGALORE - 560 070.

hereinafter called the 'VENDOR' (which expression shall

N. Swarnamba

...2.

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United Investments
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E. W. ...

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as. 67500
United Investments

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5000, 1000, 500 ರ 16 ಕಾಗದ ಪುಟವಿದೆ

ॐ नमो भगवते वासुदेवाय

31346

॥ श्री गुरुभ्यो नमः ॥

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CONFIDENTIAL (S)

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presented in the office of the
Sub-Registrar of Anekal between
the hours of 11 & 12
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N'Swathamba

Sub Registrar
Anekal

Execution Admitted by

N. Swarnambal

Sub Registrasi
Aneka

IDENTIFIED BY

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KBN Farms Bukka Sagara.

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Sub Registrasi
Anekal



BNG (U)-ANKL / 402/969/1000 Sheet of document No. 32 of 969/1000 of bk 12

mean and include were the context so permits and requires are admits, the successors or any legal representatives and/or assignees) OF ONE PART.

IN FAVOUR OF

M/s. UNITED INVESTMENTS
Represented by its Partner :
B.R. RAVINDRA,
No. 174/40, II Floor, Lucky Paradise,
8th 'F' Main, 22nd Cross,
III Block, Jayanagar,
BANGALORE - 560 011.

hereinafter called the 'PURCHASER' (which expression shall

N. Sadasubramanian ...3.



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ಛಾತಾ ಕಾಗದ ಪರಿ ರೂ 5000/-

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United Investments

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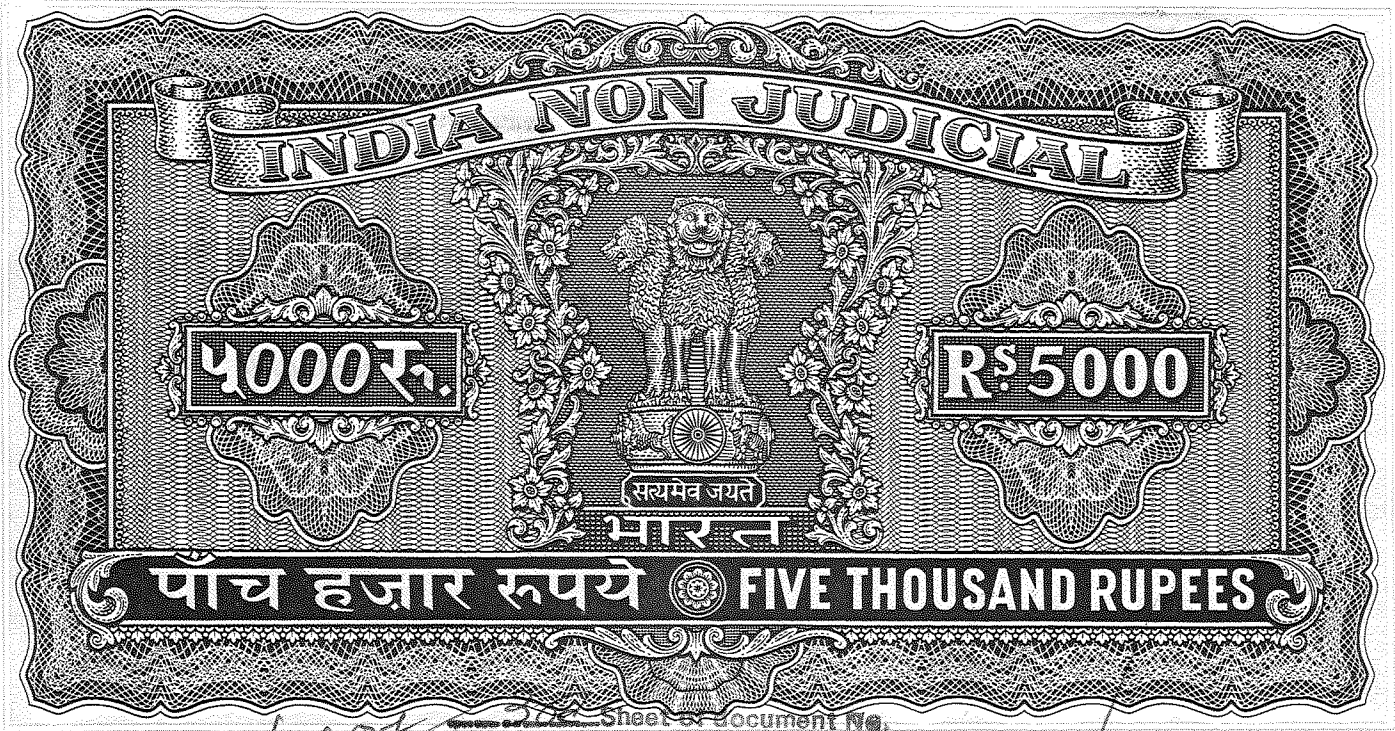
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~~402/9697~~

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BNG (U)-ANKL/ 402/1694
532
Sheet of Document No. 272 of 2692 of bk L. 1
:: 3 ::

mean and include were the context so permits or requires means the successors or any legal representatives and/or assignees) OF THE OTHER PART.

N. Suresh Babu

WHEREAS the Vendor is the absolute owner of the agricultural land situated at Bukkasagara Village, Sattar Sabi Dinne, Jigani Hobli, Anekal Taluk, Bangalore District, having got the property in Sy. No. 164/3, 165/1 and 165/3 total extent measuring 19 Acres 35 Guntas through a registered WILL dated

N. Suresh Babu ...4.



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ಪ್ರಕಟ.

United Investments

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ಕೆ. ಕೆ. ಎಸ್. ಎಂ. ಇ. ಎಸ್.

ಕ್ರಮಿಕ ಸಂಖ್ಯೆ: 100/1966 (1)
ಪ್ರಕಟಿಸಿದ ಸಂಖ್ಯೆ: 100/1966-9

BNG (U)-ANKL/

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6-32



BNG (U)-ANKL/ 802/9697
4-32
 Sheet of document No. 802 of 9697 of bk L. ...
 :: 4 ::

27.5.1978 registered No. 7/78-79 of Book III Volume 20,
 Pages 236 - 237 registered in Sub Registrar Office of Anekal
 and Court Order No. C.R. No. 413/88 dated 5.9.88 of Case No.
 OS No. 117/87, from her Grand Father, Late Nanjappachari and
 Mutation No. MR 4/87-88 & Katha No. 120 Out of which 18 Acres
 1 Gunta of agricultural land converted for residential
 purpose Vide order No. ALN SR(A) 87/95-96 dated 16.2.1996 by
 Sub Divisional Asst. Commissioner, Bangalore Sub Division and

N. Srinivasulu

...5.



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UNITED STATES OF AMERICA

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UNITED STATES OF AMERICA

UNITED STATES OF AMERICA

13/346: 100-10-1

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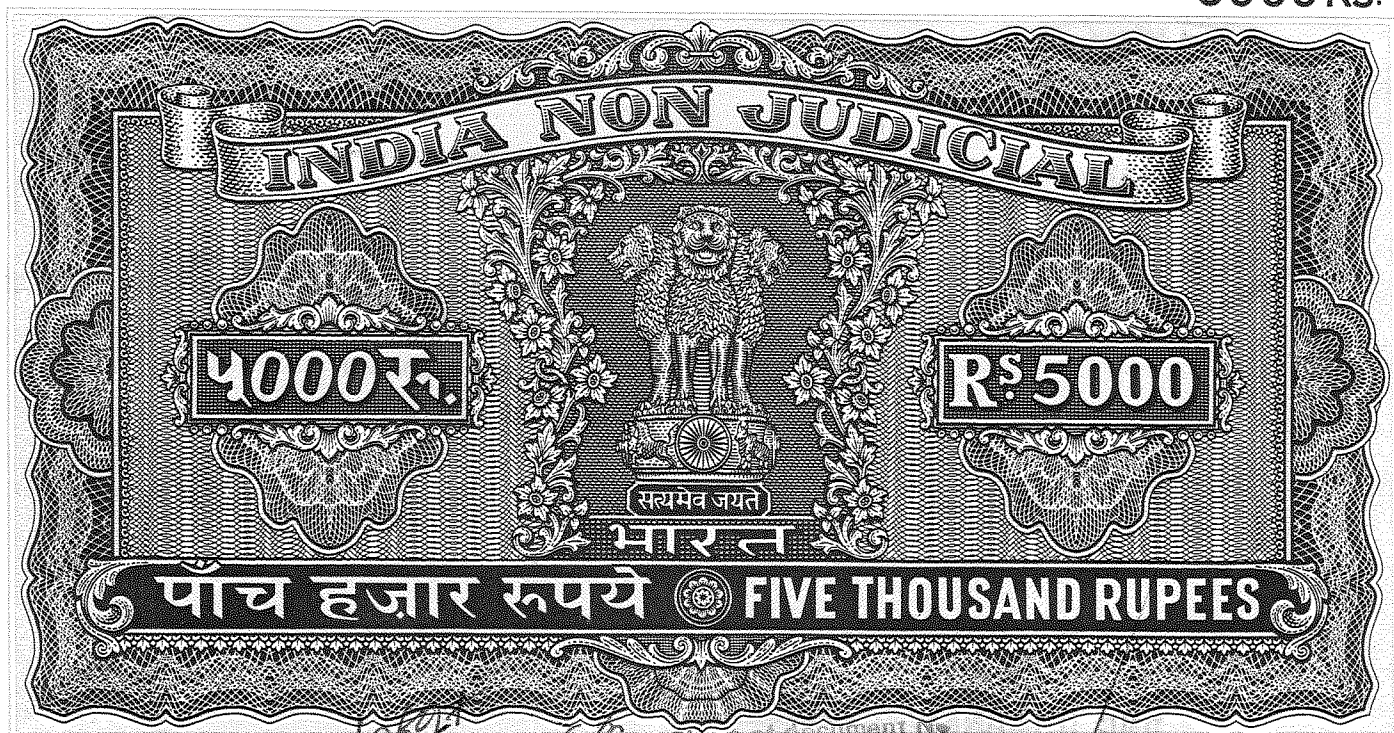
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BNG (U)-ANKL/

800/9687
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512 Sheet of document no
802 of 9687 of bkl.
:: 5 ::

out of which 4 Acres of land in Sy. No. 165/1 which Vendor willing to sell is the Schedule Property.

AND WHEREAS the Vendor has already acquired converted land bearing Sy. No. 165/1, as aforesaid and eversince then the Vendor has been in actual possession and enjoyment of the

N. Sasmitha ...6.

N. Sasmitha



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આચાર્યશ્રીના હસ્તાક્ષર ૫૦૦૦/

बिना

United Investments

बिना

13/3/68 *M. H. Thirumangalakudi*
M. H. Thirumangalakudi

1. 02. 2002. 11. 30. 11. 30.

ಶ್ರೀಮತ್ ಕೋ ಕವರೇಟೆನ್ ಮೊಟ್ಟೆ (೦)

ಇದ್ದು, ಈ ಕಾರಣದಿಂದ, ಬೆಂಗಳೂರು-೧

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BNG (U)-ANKL/802/9697 6.7 Sheet of document no. 11-32. 802-01-9697 of BKL. :: 6 ::

said converted land bearing Sy. No. 165/1 of Bukkasagara Village, Sattar Sabi Dinne, Jigani Hobli, Anekal Taluk and Vendor got the Katha of the Schedule Property transferred to Vendor's name in all revenue records and eversince the inheritance, the Khata of the Schedule Property stands in

N. Srinamba ...7.



32514 - 29

ಕೆ. ಸಿ.

ಉಪಾಧ್ಯಕ್ಷರ ಕಛೇರಿ

5000/-

ತೆರಿಕೆ,

United Investments

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13/3/67

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ಶ್ರೀ. ಕೆ. ಸಿ. ಮು. ಎ. ನೆ. (೨)

ಶ್ರೀ. ಕೆ. ಸಿ. ಮು. ಎ. ನೆ. (೩)

BNG (U)-ANKL/ 802/1967
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32514 - 29

ತಾ. ಸಿ.

ಛೇದನಾ ಸಾಗಿದ ಪತ್ರ ರೂ 5000/-

ತೆರಳು.

Whited Investments

ತೀರ್ಮಾನ 13/3/67 10th - ich

ಕೆ. ರಾ. ನಂ. ಎಂ. ೧ ನೆ.

ಕ್ರಡಿಟ್ ಕೋ ಕವರೇಟಿವ್ ಸಿಸ್ಟಮ್ (೦)

ಹಾಲ್ವುಕು ಛೇದನಾ ಕವರಣ, ಬೆಂಗಳೂರು-೧

BNG (U)-ANKL/

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14-32

BNG (U)-ANKL/

Sheet of document 10.

802 of 9697 of bk L

Schedule Property morefully described hereunder and also which is free from all encumbrances, minor claims, litigations, etc., to the Purchaser. The Purchaser agreed to purchase the Schedule Property free from all encumbrances for the said sale price of Rs. 3,20,000/- (Rupees Three Lakhs Twenty Thousand Only).

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in pursuance of the aforesaid agreement and in

N. Saccardinii

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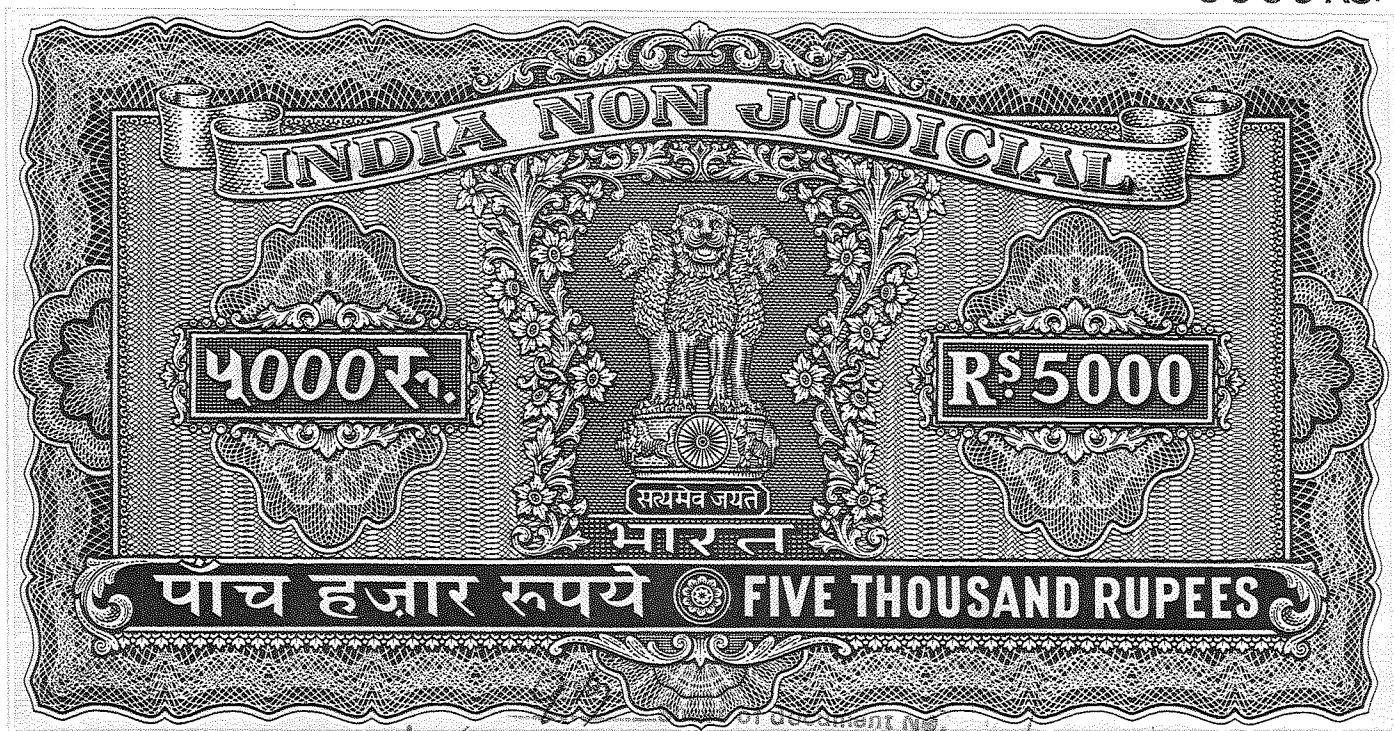
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ಶ್ರೀಮತಿ ಸೀತಾ ಅಪರೇಶ್ವರಿ ಸಾಧು (೧)

ಬೆಂಗಳೂರು ಕಛೇರಿ ಅಪರಾಧ, ಬೆಂಗಳೂರು-೨

BNG (U)-ANKL/802/9697
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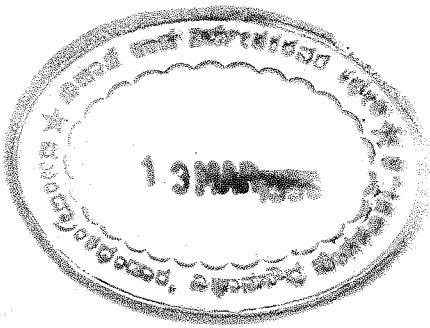


BNG (Ü)-ANKL / 402/9697
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802 of 9697 of bk L. :: 9 ::

consideration of Rs. 3,20,000/- (Rupees Three Lakhs Twenty Thousand Only) paid by the Purchaser to the Vendor hereby acknowledges as having been received and discharge the Purchaser of any further liability towards the consideration of this Sale and also in consideration of the terms and covenants hereinafter setforth. Stamp Paper and Registration Expenses is borne by the Purchaser.

N. S. Srinamba ...10.



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Page 10 of 10 5000

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White & Investments

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ಕ್ರಮದಿಂದ ಮೇಲೆ ಹೇಳಿದಂತೆ ಸೂಚನೆ (೧)

ಪಾಲ್ಕು.ಕು. ಸಭೆ.ರ ಅಧಿವೇಶನ, ಬೆಂಗಳೂರು-೧

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BNG (U)-ANKL / 802/9691
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:: 10 ::

The Vendor as sole and beneficial owner of the Schedule Property hereby sell, assign, convey, grant and transfer absolutely by way of sale all the Schedule Property with all easementary rights attached to it UNTO AND IN FAVOUR OF THE PURCHASER. The proprietary rights of the Vendor in the Schedule Property are hereby extinguished and henceforth the Schedule Property shall be the absolute Property of the Purchaser. From now onwards the Purchaser shall be the absolute owner with full and unrestricted rights over the Schedule Property as her personal property. The Vendor has

N. S. Srinivas

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United Investments

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802 of 9697 of bk L.
:: 11 ::

handed over vacant possession of the Schedule Property to the Purchaser on this day. Now the Purchaser can continue in possession and enjoyment of the same as absolute owner thereof and receive the rents and profits accruing therefrom and enjoy the property without any interruption disturbances, lawful evictions and the like from the Vendor or any person or persons claiming under their predecessors in title.

The Vendor covenants with the Purchaser that the Vendor has

N. S. Srinivasulu

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United Investments

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BNG (U)-ANKL / 802/9697
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12th
802 of 9697 of BKL
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an absolute, valid unimpeachable power to alienate the Schedule Property hereby conveyed in the manner aforesaid and has not done, omitted or knowingly suffered or been a party or privy to any act, deed or things whereby the Schedule Property or any part thereof may be impeached, encumbered or assigned in any manner and that nobody else have any manner of right, title or interest in upon or in relation to the Vendors in Schedule Property.

The Vendor further covenants with the Purchaser that the

MS. S. S. S. S. S.

...13.



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ನ. ನ. ಉಪಾಧ್ಯಾಯರ ಕಛೇರಿ 5000
ಹೆಸರು, United Investments
ದಿನಾಂಕ 13/3/54, Mr. Th. _____
ಶ್ರೀ. ಎಂ. ಎಸ್. ಎಸ್. ಎ. ಎಸ್.
ಉಪಾಧ್ಯಾಯರ ಕಛೇರಿ (0)
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ, ಭಾರತ-9

BNG (U)-ANKL/800/9697
24-32



BNG (U)-ANKL / 402/9697-131 Sheet of document No. 802 of 9697 of bk L. 25-32 :: 13 ::

Vendor and all persons claiming under Vendors shall at all times hereinafter cause to be done and execute and register all such acts, deeds and things for further and more perfectly assuring the title of the Purchaser to the Schedule Property and every part thereof at the cost of the Purchaser.

The Vendor hereby covenants with the Purchaser that the

N. S. S. S. S. S. ...14.



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ದಿನಾಂಕ

ಛಾತಾ ಸಾಗಿದ ಪದ ರೂ 5000/-

United Investments

13/3/96 ಸ್ವಾ. ಮಂಡಳಿ MTL The

ಕೆ. ಎಸ್. ನಿರ್ಮ. ಮು. ಸ. ಸಿ.

ಕ್ರ.ದಿಕ್ ಸೂ. ಕವರಾಟ:ವ್ ಪೊಕ್ಯವ (0)
ಹಿಲ್ಮೂತಿ ಸ್ಥಳ:0 ಅಮಂಜ, ಹಂಗಳೂರು-9

BNG (U)-ANKL/ 802/7697
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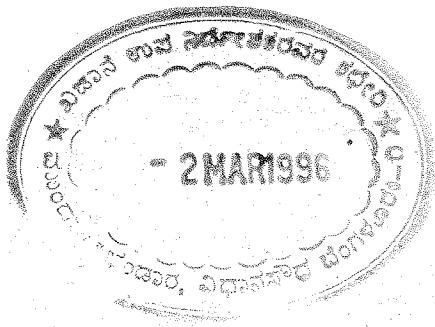
BNG (U)-ANKL / 862/9697 14/12 Sheet of document No. 802 of 9697 of bk I. 27-32

:: 14 ::

Vendor shall indemnify the Purchaser against all damages, injuries, losses, costs and expenses, which the purchaser might sustain in respect of any claim, damages, suit, public or private charges, income tax claims or any defect in title which are not disclosed to the Purchaser and the like which might be urged or brought in relation to this transaction by anybody whatsoever. The property is not a joint family property.

N. Saramamba

...15.



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ಇ. ಸಿ.

ಛಾಪಾ ಕಾಗದ ಪತ್ರ ರೂ 1000/-

ಪ್ರತಿ

United Investments

ತೀರ್ಮಾನ

13/3/96 ರಲ್ಲಿ

ಕೆ. ಕೆ. ಎಸ್. ಎಸ್. ಇ. ಎಸ್.

ಕ್ರಿಯಾ ಕೋ-ಆಪರೇಟಿವ್ ಸೊಸೈಟಿ (ಲಿ)

ಬೆಂಗಳೂರು ನಗರ, ಬೆಂಗಳೂರು-೫

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28-32



BNG (U)-ANKL/

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:: 15 ::

The Vendor covenants with the Purchaser that the Vendor shall help the Purchaser in getting the Katha transferred in Purchaser's name in all revenue records and has also executed the necessary applications forms to get the Katha transferred in the name of the Purchaser either individually.

SCHEDULE

All the piece and parcel of converted land in Sy. No. 165/1,

N. Suresh Babu ...16.



32514-29

ಭಾರತ ಸರ್ಕಾರದ ಪರಿಶೀಲನೆ 1000

ಶ. ಸಂ.
ಕೆ.ಸಂ.

United Investments

13/34, ಸ್ವಾಧೀನ ಪಡೆದ
ಕೆ. ರಾ. ನೋ. ನಂ. 9. ನಂ.

ಕ್ರ.ಸಂ. 100 ಆವರಣದ ಸಂಖ್ಯೆ (1)
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BNG (U)-ANKL/

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extent 4 Acres situated at Bukkasagara Village, Sattar Sabi Dinne, Jigani Hobli, Anekal Taluk, Bangalore District, and bounded as follows :

- East by : Redda muniappa land
- West by : Balance Land of 165/1
- North by : Sy. No. 164/3
- South by : Naidu's Land

IN WITNESS WHEREOF the Vendor has signed this Deed of Sale on the day, month and year first above written.

CONSENTING WITNESSES

N. Suresh Babu

1. S. Karthi (S. DESIKACHAR)
2. S. Jayabharathi (JAYABHARATHI)

WITNESSES

1. S. Suresh Babu

VENDOR

2. H. M. Suresh Babu
Hebbarod

Document Drafted by :

Praveen Vasial
Hare Gowde
L. No 109
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Figure 1

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1990

White Investments

13(34) North side

U. S. DEPT. OF AGRICULTURE

gibt das Ergebnis 52,40.

100-443887-100

19. *Chrysomelidae* (100%)

Certified that as shown 13500

(in words) Rs. Thirteen thousand and 100

deficit / proper *Koon* Stamp Duty has

been rented to the *NBM, Ayala*

under challenge to 5. J. 23/3/96. BT

Sri. B. R. Kaverda

Residing at the _____

Dated: 23/3/66

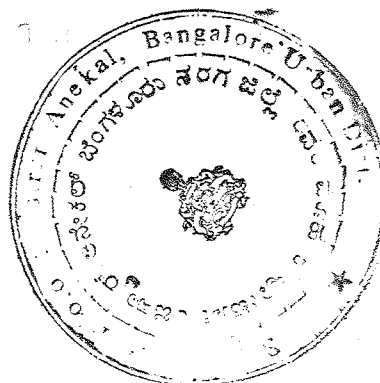
BNG (U)-ANKL/862/9897/32-32

BEGD, as Doct. No. 8027 of 1996

Dated 6/5/98

Photo Registrar

Anekal, Bangalore Dist.



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Photo Registrar
Anekal

ಗ್ರಾಮ ನಮೂನೆ 2

ತಾಲ್ಲೂಕು ಮೊಹರು

ತಾಲ್ಲೂಕು : ಅನೇಕಲ್

ಹೋಬಳಿ : ಬೆಗಣಿ.

ಗ್ರಾಮ : ಬುಕ್ಕನಗರ.

ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೆ ನಂಬರ್	3. ಪೇತುವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.	9. ಕಬ್ಬೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಖಾತೆ ನಂ.	10. ಕಬ್ಬೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು
165 *	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ ಪೂಟ್ ಖರಾಬ್ (ಅ) ಪೂಟ್ ಖರಾಬ್ (ಬ) ಉಳಿದದ್ದು	13.07.00.00 5.36.00.00 7.11.00.00	(ಅ) ಭೂ ಕಂದಾಯ (ಬ) ಜೋಡಿ (ಕ) ಸೆಸ್ಸುಗಳು (ಡ) ನೀರಿನ ದರ	8.64	*ಬಿ ಆರ್ ರವೀಂದ್ರ ಬಿನ್ ಎ ರಾಮಮೂರ್ತಿ -	7.11.00.00	40	ವಿಭಜನೆ	
2. ಹಿಸಾಬ	1		ಒಟ್ಟು	8.64					
5. ಮಣ್ಣಿನ ನಮೂನೆ	7. ಮರಗಳ ಸಂಖ್ಯೆ	8. ಪೇತುವಾರು ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿಸ್ತೀರ್ಣ							
ಕೆಂಪು	ಹೆಸರು	ಸಂಖ್ಯೆ	ಕ್ರ. ಸ.	ನೀರಾವರಿ ಮೂಲ	ಮುಂಗಾರು	ಹಿಂಗಾರು	ಬಾಗಾಯ್ತು	ಒಟ್ಟು	
6. ಪಟ್ಟಾ									
ಸರ್ಕಾರಿ									

12. ಸಾಗುವಳಿ ಮತ್ತು ಗೇಣಿಯ ವಿವರಗಳು

13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ

ವರ್ಷ ಮತ್ತು ಕಾಲ	ವ್ಯವಸಾಯಗಾರನ ಹೆಸರು ಮತ್ತು ವಾಸಸ್ಥಳ 2	ಸಾಗುವಳಿ ಪದ್ಧತಿ	ಗೇಣಿಯ ವಿವರ				ಭೂಮಿಯ ಉಪಯೋಗ	ಮಿಷ್ಕಿ, ತರಿ, ಬಾಗಾಯ್ತು	ಬೆಳೆಯ ಹೆಸರು	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ			ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು	
1		3	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 4	ಗುಂ 5	ವರ್ಗ 6	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 7	8		9	ಅಮಿಶ್ರ 10	ಮಿಶ್ರ 11	ಒಟ್ಟು 12			ಮಿಶ್ರಣದ ಹೆಸರು 15	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16
2017-2018 ಮುಂಗಾರ	ಬಿ ಆರ್ ರವೀಂದ್ರ ಬಿನ್ ಎ ರಾಮಮೂರ್ತಿ -	ಸ್ವಂತ						--	No Crop Info.							

RTC DIGITALLY SIGNED BY : NAGENDRA M ON 03/07/2017

ದಿನಾಂಕ:15/11/2017 14:02:13 ಮೊತ್ತ: ರೂ. 10.00

RTC UniqueNumber : TDBE8A69D9F5

ಕರ್ನಾಟಕ ಭೂಕಂದಾಯ ನಿಯಮಾವಳಿ 1966 ರ ನಿಯಮ 40, 42, 58 ಮತ್ತು 70

ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ

ಪಹಣಿಯ ನೆ.ಜತೆಯನ್ನು. http://landrecords.karnataka.gov.in/rtcverification ವೆಬ್ ಸೈಟ್‌ನಲ್ಲಿ ಅಥವಾ KA BHOOMI <RTC UniqueNumber> ಟಿ.ಎಸ್.ಎಂ.ಡಿ 161 ಗೆ ಸಂಗಣಿತ ಸಲ್ಲಿಸಿ ಸರಿಪಡಿಸಬಹುದು