

BK-1 3830

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

Consisting Total Sheets

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ಬೆಲೆ : ರೂ. 2/-
Doc. No. BK 1, 3830/14-15

13

Pages

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this Eleventh day of December, Two Thousand Fourteen [11-12-2014] at Bangalore, By:-

1. Sri. K. N. JAYANNA,

Aged about 50 years,
S/o.Sri.Nanjunda Reddy,
Residing at Kadaagrahara,
Sarjapura Hobli,
Anekal Taluk,
Bangalore - 562125,
PAN: AKAPJ4267C.

2. Sri. RAGHURAMA REDDY.K,

Aged about 35 years,
S/o.Late.Kondareddy,
Residing at Gunjur Palya Village,
Varthur Hobli, Bangalore East,
Bangalore - 560102.
PAN: BIGPK6674K.

3. Smt. T. LAKSHMAMMA,

Aged about 56 years,
W/o.Late.C.Chowda Reddy,
Residing at Kadaagrahara,
Sarjapura Hobli,
Anekal Taluk,
Bangalore - 562125,
PAN: AKLPT7521J.

K.N. - Jayanna

(Signature)

ಲಕ್ಷ್ಮಮ್ಮ 7

ಬೆಂಗಳೂರು

ಕುಂದರೆಡ್ಡಿ ಕೆ
Raghav

Dr. Raj Chandra

Anil Kumar

G. Vijay Shanth



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 M/s. Sai Sapthagiri Developers Rep by its Partner Sri.B. Manjunath S/o.Sri. Bhujingappa Naidu , ಇವರು 427160.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20.00	Paid in cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	316400.00	The Karnataka Bank Ltd BSK III Stage Branch Bangalore DD No. 794420 dt: 09/12/2014
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	110740.00	The Karnataka Bank Ltd BSK III Stage Branch Bangalore DD No. 794438 dt: 10/12/2014
ಒಟ್ಟು :	427160.00	

ಸ್ಥಳ : ಸರ್ಜಾಪುರ

ದಿನಾಂಕ : 11/12/2014

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

ಹಿರಿಯ ಉಪನೋಂದಣಿ (ಸರ್ಜಾಪುರ) ನಿಗತ
ಸರ್ಜಾಪುರ, ಆನ್‌ಲೈನ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003
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Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ಶ್ರೀ:



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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

Hereinafter called the "VENDORS", (which expression shall wherever the context so admits or so requires, shall mean and include all their heirs, legal representatives, successors-in-interest, executors, administrators, assignees, etc.,) of the ONE PART ;

IN FAVOUR OF :-**M/s. SAI SAPTHAGIRI DEVELOPERS,**

A Registered Partnership Firm,
Having its registered Office at
No.68, Vijaya Shree Layout,
Kengeri Hobli,
BANGALORE - 560 056.

PAN: ACQFS6261H.**Represented by its Partners:-****1. Sri. B. MANJUNATH.**

Aged about 37 years,
S/o.Sri.Bhujingappa Naidu,
Residing at No.27, 4th Cross,
Ittamadu, BSK 3rd Stage,
Bangalore - 560085.

PAN : BEBPM5774A.**2. Sri. MUNIYAPPA. V,**

Aged about 35 years,
S/o.Sri.Venkataramaiah,
Rsiding at No.95,
6th Cross, 2nd Main,
Kathraguppe EWS Layout,
BSK 3rd Stage,
Bangalore - 560085.

PAN : AOFPM1998A.

K.N. Jayarama

೦೬/೦೬/೨೦೧೪
T. [Signature]

ಬೆಂಗಳೂರು
ಮುನಿಪಲ್ ಕಾರ್ಪೊರೇಷನ್
[Signature]

Rashid U
[Signature]
Ravi Chandraiah
Anurag
G. vijay shanth



Print Date & Time : 11-12-2014, 12:34:13 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3830

B.M.E. (D) S.L.P. Doc. No. BK I. 3830 /14-15
Consisting Total Sheets..... 13
Total..... 014-17 Pages

ಸರ್ಜಾ ಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 11-12-2014 ರಂದು 10:40:36 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	75600.00
2	ಸೇವಾ ಶುಲ್ಕ	595.00
	ಒಟ್ಟು :	76195.00

ಶ್ರೀ M/s. Sai Sapthagiri Developers Rep by its Partner Sri.B. Manjunath S/o.Sri. Bhujingappa Naidu ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Sai Sapthagiri Developers Rep by its Partner Sri.B. Manjunath S/o.Sri. Bhujingappa Naidu			ಬೆಂಜುನಾಥ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s. Sai Sapthagiri Developers Rep by its Partner Sri.B. Manjunath S/o.Sri. Bhujingappa Naidu (ಬರೆಸಿಕೊಂಡವರು)			ಬೆಂಜುನಾಥ
2	M/s. Sai Sapthagiri Developers Rep by its Partner Sri.Muniyappa.V S/o.Sri. Venkataramaiah (ಬರೆಸಿಕೊಂಡವರು)			ಮುನಿಯಪ್ಪ, ಬಿ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 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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Date of execution

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

3. Sri. PRASHANTH. V,

Aged about 26 years,
S/o.Sri.B.Venkatesh,
Residing at No.27, 3rd Cross,
4th Main, Anjaneyanagar,
Ittamadu, BSK 3rd Stage,
Bangalore - 560085.

PAN: BYTPP2406F.**4. Sri. E. RAVICHANDRAN,**

Aged about 38 years,
S/o. Erusappa,
Residing at No.25,
4th Cross, Near Ganesh Temple,
Kothanur Dinne, J.P.Nagar 8th Phase,
Bangalore -560078.

PAN: BDLPR2636E.**5. Sri. ANIL KUMAR,**

Aged about 28 years,
S/o. Sri. Lakshmi pathi Naidu,
Residing at No.27, 3rd Floor,
Veeraanjaneyaswamy Temple Street,
Near Vishnavi Temple
Bangalore - 560061.

PAN: AWGPA0256Q.**6. Sri. G. VIJAY SHARATH,**

Aged about 25 years,
S/o.Sri.G.N.V.Ramana,
Residing at No.70, "Balaji Nilaya"
2nd Floor, 2nd Main,
Kaverinagar, BSK 3rd Stage,
Bangalore - 560 085.

PAN: AROPG4585B.















K. N. Jayanna

ಲಕ್ಷ್ಮಿ. T

ಬಿ.ಮಂಜುನಾಥ
ಅನುಮೋದನೆ

Roshan U

Dr. Ravi Chandra
Anil Kumar
G. Vijay Sharath

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	M/s. Sai Sapthagiri Developers Rep by its Partner Sri.Prashanth.V S/o.Sri. B. Venkatesh (ಬರೆಸಿಕೊಂಡವರು)			<i>Prashanth.V</i>
4	M/s. Sai Sapthagiri Developers Rep by its Partner Sri.E. Ravichandran S/o.Sri. Erusappa (ಬರೆಸಿಕೊಂಡವರು)			<i>E. Ravichandran</i>
5	M/s. Sai Sapthagiri Developers Rep by its Partner Sri.Anil Kumar S/o.Sri. Lakshmipathi Naidu (ಬರೆಸಿಕೊಂಡವರು)			<i>Anil Kumar</i>
6	M/s. Sai Sapthagiri Developers Rep by Its Partner Sri.G. Vijay Sharath S/o.Sri. G.N.V. Ramana (ಬರೆಸಿಕೊಂಡವರು)			<i>G. Vijay Sharath</i>
7	Sri.K.N. Jayanna S/o. Sri. Nanjunda Reddy (ಬರೆದುಕೊಡುವವರು)			<i>K.N. Jayanna</i>
8	Sri. Raghurama Reddy.K S/o. Late Konda Reddy (ಬರೆದುಕೊಡುವವರು)			<i>Ragdy</i>
9	Smt. T. Lakshamma W/o. Late C. Chowda Reddy (ಬರೆದುಕೊಡುವವರು)			<i>ಲಕ್ಷ್ಮಮ್ಮ 7</i>

B.N.G. (U) S.L.R. Doc. No. BK I 3830 /14-15
Consisting Total Sheets.....13
Total.....06-17.....Pages

ಸಹಿ ರಚಿಸ್ತಾರ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳ
ಸರ್ಜಾಪುರ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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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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Total stamp duty paid Rs.

Hereinafter called the "PURCHASERS", (which expression shall wherever the context so admits or so requires, shall mean and include all its representatives, successors-in-interest, executors, administrators, etc.,) of the OTHER PART ;

:-WITNESSETH AS FOLLOWS:-

WHEREAS the VENDORS herein are the absolute owners and are in peaceful physical possession and enjoyment of the Property bearing Khaneshumari No.94/188/7/140 and 95/189/8/141, presently comes within the limits of Yamare Grama Panchayathi, bearing New Property No.94/188/7 & 95/189/8, have New E Property No.150200100100900125, formed out of converted land bearing Sy.No.12 of Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, which is duly converted from Agricultural purposes to Non-Agricultural residential purposes vide Conversion Order Official Memorandum No.ALN.SR(A)353/1995-96, dated 03-07-1996 issued by the Assistant Commissioner, Bangalore Sub- Division, Bangalore, totally measuring 10800 Square feet, which is morefully described in the schedule hereunder and hereinafter called the 'SCHEDULE PROPERTY'.

AND WHEREAS, the above said property was earlier purchased by Sri.Pravesh Johar, from Mrs.Gowramma, represented by GPA Holder Mr.Virendra Kathuria, through a registered Sale Deed, vide document No.5285/1999-2000 of Book I, dated 21-02-2000 (Certificate Copy No.3333/99-2000) in the Office of the Sub-Registrar, Anekal.

K.N. Jayanna

(Signature)

ಲಕ್ಷ್ಮಿ ಎಸ್. T

ಬೆಂಗಳೂರು

ಯಂತ್ರಾಲಯ

Rashan U.

L. Ravi Chandraiah

Anil Kumar
Gurjay Shastri

B.M.G. (U) S.I.P. Doc. No. BK I, 3030/14-15


Consisting Total Sheets..... 13

Total..... 08-17 Pages

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Jayaprakash S/o. Late Chowda Reddy Kada Agrahara Village, Sarjapura Hobli, Anekal Tq, Bangalore dist.	
2	Venkatesh B S/o.Bhujingappa Naidu # 27, 4th Main, Anjaneya Nagar, Ittamadu, BSK III Stage, Bangalore-85	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ SRJ-1-03830-2014-15 ಆಗಿ ಪಿ.ಡಿ. ನಂಬರ್ SRJD163 ನೇ ದ್ವರಲ್ಲಿ ದಿನಾಂಕ 11-12-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಸರ್ಜಾಪುರ)	
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Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
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ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

AND WHEREAS, in the aforesaid registered Sale Deed dated 21-02-2000 the boundaries were wrongly mentioned and same had been rectified and correct through a Rectification Deed executed by Smt.Gowramma and others represented by their GPA Holder Mr.Veerendra Kathuria, in favour of Sri.Pravesh Johar and which was registered as document No.ABL-1-03725/2014-15 of Book I, Stored in C.D.No.ABLD220, dated 08-08-2014 in the Office of the Sub-Registrar, Attibele, Anekal Taluk.

AND WHEREAS Sri.K.N.Jayanna, Sri.K.Raghurama Reddy.K and Smt.T.Lakshamma, hereinafter called the Vendors, purchased the same from Sri.Parvesh Johar, through a Registered Sale Deed, vide document No.ABL-1-03726/2014-15, Book-I, Stored in C.D. No.ABLD220, dated 08-08-2014, in the office of the Sub- Registrar Attibele, Anekal Taluk,

Eversince from the date of purchase, the VENDORS are in actual physical possession and enjoyment of the same without any let or hindrances from any persons and the Khatha of the Schedule Property also stands in the name of the VENDORS in the records of Yamare Grama Panchayathi and they have paid upto date taxes to the concerned authority.

WHEREAS the VENDORS for want of funds, for their legal necessities and for family beneficial purposes, to clear the debts and also to invest the proceeds elsewhere for the family benefit and as such the VENDORS have offered the Schedule Property for sale for a valuable sale consideration of **Rs.56,00,000-00 (Rupees Fifty Six Lakhs only)** which is free from all encumbrances, charges, etc., whatsoever and the PURCHASERS have agreed to purchase the same for the said sale consideration of **Rs.56,00,000-00 (Rupees Fifty Six Lakhs only)** free from all encumbrances, charges, etc., whatsoever.

K.N. Jayanna

[Signature]

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ರಮೇಶ್ವರನಾಥ
ಕುಮಾರ್, ಎ

Raghurama

L. Ravi Chandraiah
Ani Anna K
G. vijay shalath

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

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 ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

That in pursuance of the above and in consideration of **Rs.56,00,000-00 (Rupees Fifty Six Lakhs only)** paid by the PURCHASERS to the VENDORS in the following manner before the witnesses :-

1. **Rs.5,90,000-00 (Rupees Five Lakhs Ninety Thousand only)** by way of Cheque No.588967, dated 17-09-2014, drawn on Corporation Bank Ltd., Padmanabhanagar, Bangalore, issued in the name of 3rd Vendor Smt.T.Lakshamma.
2. **Rs.6,00,000-00 (Rupees Six Lakhs only)** by way of Cheque No.617472, dated 26-09-2014, drawn on The Karnataka Bank Ltd., BSK 3rd Stage Branch, Bangalore, issued in the name of 3rd Vendor Smt.T.Lakshamma.
3. **Rs.6,00,000-00 (Rupees Six Lakhs only)** by way of Cheque No.039005, dated 26-09-2014, drawn on Allahabad Bank, BSK 3rd Stage Branch, Bangalore, issued in the name of 1st Vendor Sri.K.N.Jayanna.
4. **Rs.6,00,000-00 (Rupees Six Lakhs only)** by way of Cheque No.841335, dated 26-09-2014, drawn on The Karnataka Bank Ltd., Indira Nagar Branch, Bangalore, issued in the name of 2nd Vendor Sri.K.Raghurama Reddy.
5. **Rs.6,00,000-00 (Rupees Six Lakhs only)** amount transferred through RTGS to Vendor No.3 Smt.T.Lakshamma's A/c No. 000654407061, dated 26-09-2014.

K.N. Jayanna

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ಮುನ್ಸೀಫ್

ಶಾಖೆ

L. Ravi Chandraiah

Anil Kumar

G. vijay shalath

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Date of execution

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

6. **Rs.3,00,000-00 (Rupees Three Lakhs only)** by way of Cheque No.948347, dated 7-11-2014, drawn on The Karnataka Bank Ltd., Indiranagar Branch, Bangalore, issued in the name of 2nd Vendor Sri.K.Raghurama Reddy.
7. **Rs.4,00,000-00 (Rupees Four Lakhs only)** by way of Cheque No.327943, dated 7-11-2014, drawn on Corporation Bank, BSK 3rd Stage Branch, Bangalore, issued in the name of 3rd Vendor Smt.T.Lakshamma.
8. **Rs.2,50,000-00 (Rupees Two Lakhs Fifty Thousand only)** by way of Cheque No.241805, dated 27-11-2014, drawn on The State Bank of Mysore, BSK 3rd Stage Branch, Bangalore, drawn in the name of 2nd Vendor Sri.K.Raghurama Reddy.
9. **Rs.4,00,000-00 (Rupees Four Lakhs only)** by way of Cheque No.327944, dated 07-11-2014, drawn on The Karnataka Bank Ltd., BSK 3rd Stage Branch, Bangalore, issued in the name of 3rd Vendor Sri.K.N.Jayanna.
10. **Rs.3,50,000-00 (Rupees Three Lakhs Fifty Thousand only)** by way of Cheque No.323852, dated 04-12-2014, drawn on Citi Union Bank, Bangalore, issued in the name of 2nd Vendor Sri.K.Raghurama Reddy.
11. **Rs.1,63,200-00 (Rupees One Lakh Sixty Three Thousand and Two Hundred only)** by way of Cheque No.006335, dated 11-12-2014, drawn on State Bank of India, Chittoor Branch, issued in the name of 2nd Vendor Sri.K.Raghurama Reddy.

K. N. Jayanna

[Signature]

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Page 7 of 13

F. Ravi Chandraiah

And K. R.

G. Vijay Shalath

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Date of execution

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

12. **Rs.2,40,000-00 (Rupees Two Lakhs Forty Thousand only)** by way of Cheque No.353031, dated 04-12-2014, drawn on Alahabad Bank, Bangalore, issued in the name of 1st Vendor Sri.K.N.Jayanna.
13. **Rs.4,00,000-00 (Rupees Four Lakhs only)** by way of Cheque No.039013, dated 06-12-2014, drawn on The Karnataka Bank Ltd., BSK 3rd Stage, Bangalore, issued in the name of 1st Vendor Sri.K.N.Jayanna.
14. **Rs.23,200-00 (Rupees Twenty Three Thousand Two Hundred only)** by way of Cheque No.006336, dated 11-12-2014, drawn on State Bank of India, Chittoor Branch, issued in the name of 1st Vendor Sri.K.N.Jayanna.
15. **Rs.27,600-00 (Rupees Twenty Seven Thousand Six Hundred only)** by way of Cheque No.006337, dated 11-12-2014, drawn on State Bank of India, Chittoor Branch, issued in the name of 3rd Vendor Smt.Lakshmmama.
16. **Amount of Rs.56,000-00 (Rupees Fifty Six Thousand only)** deducted as Tax Deduct at Source in the above said entire sale consideration amount and same had been remitted to the Government of India under the provisions of Section 194 IA of the Income Tax Act-1961 – TDS on sale of immovable property vide Challan No 04265, 08741 and 08856, dated 09-12-2014 with BSR Code 0013283, 0004329 and 0004329 of State Bank of India Bank, **Rs.16800/-** to the VENDOR No.1, Sri.K.N.Jayanna, PAN : AKAPJ4267C, **Rs.16800/-** to the VENDOR No.2, Sri.K.Raghurama Reddy, PAN; BIGPK6674K and **Rs.22400/-** to the VENODR No.3, Smt.T.Lakshamma, PAN; AKLPT7521J, respectively.

K. N. Jayanna

(Signature)

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L. Ravi Chandra

And Anna . R

G. vijay shalath

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Total stamp duty paid Rs.

The VENDORS does hereby acknowledge, towards full and final settlement of the sale consideration of **Rs.56,00,000-00 (Rupees Fifty Six Lakhs only)** and the VENDORS DOES HEREBY sells, conveys, transfers, grants and assigns UNTO AND TO THE USE of the Schedule Property hereunder with all rights, title, interests, property claim, advantages and appurtenances and other privileges of the said VENDORS into or upon the Schedule Property or every part thereof, belonging to the Schedule Property TO HAVE TO HOLD AND TO ENJOY the Schedule Property hereby conveyed to the said PURCHASERS absolutely and for ever free from all encumbrances, charges, etc., and put the PURCHASERS into actual vacant Physical Possession of the Schedule Property, unto and in favour of the PURCHASERS herein this day, thereby registering the Sale Deed in favour of the PURCHASERS.

THE VENDORS HEREBY COVENANTS WITH THE PURCHASERS AS FOLLOWS:-

1. That the VENDORS have clear right, title and interest to sell the Schedule Property unto the PURCHASERS and except the VENDORS, no other person/s has/have or had any kind of right, title, interest, claim, share, demand, etc., over the same.
2. That the VENDORS from this day ceases to be the owner of the Schedule Property and transfers absolutely all rights, title and interest along with vacant possession of the Schedule Property to the PURCHASERS.
3. That the PURCHASERS shall hereafterwards and at all time peacefully and quietly hold, own, possess and enjoy the Schedule Property without any let or hindrance from the VENDORS or any person/s whomsoever claiming through the VENDORS.

K. N. Tayanna

[Signature]

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Page 9 of 13

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f. Ravichandran

Anil Kumar

G. Vijay Shanthi

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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

4. That the Schedule Property is free from all liens, charges, court attachments, minor claims, maintenance claims, defect-in-title, mortgage, etc., and in future if any dispute or litigations arise, the VENDORS hereby undertakes to set right the same at their own costs, risks and consequences.

5. That the VENDORS hereby save harmless and indemnify the PURCHASERS against all losses, damages, costs, charges, etc., which the PURCHASERS may incur, sustain or legally be 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 covenant herein by them or for the reason of any arrears of taxes or encumbrances or defect-in-title or whatsoever in nature.

6. The VENDORS and all persons claiming under them shall from time to time, upon the request of the PURCHASERS, do, execute and perform all such lawful acts, deeds and things that may be found necessary for further and more perfectly assuring and transferring the clear and perfect title of the Schedule Property unto the PURCHASERS at the cost of the VENDORS.

7. That the Schedule Property hereby sold to the PURCHASERS shall be owned and held by the PURCHASERS absolutely and enjoyed by them without any let or hindrance, interference, interruptions, disturbances or obstructions whatsoever by the VENDORS or any person/s claiming through the VENDORS.

8. That the VENDORS have no objection to transfer the Khatha of the Schedule Property in favour of the PURCHASERS, subject to payment of future taxes by the PURCHASERS.

K. N. Jayanna

(Signature)

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Roshan

S- Raj Charaman

Anil Kumar
G. vijay shalath

- உதவி

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Date of execution

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Total stamp duty paid Rs.

SCHEDULE

All that piece and parcel of Property bearing **Khaneshumari No.94/188/7/140 and 95/189/8/141**, presently comes within the limits of Yamare Grama Panchayathi, bearing **New Property No.94/188/7 & 95/189/8**, have **New E Property No.150200100100900125**, formed out of **converted land bearing Sy.No.12 of KADA AGRAHARA VILLAGE**, Sarjapura Hobli, Anekal Taluk, Bangalore District, which is duly converted from Agricultural purposes to Non-Agricultural residential purposes vide Conversion Order Official Memorandum No.ALN.SR(A)353/1995-96, dated 03-07-1996 issued by the Assistant Commissioner, Bangalore Sub-Division, Bangalore, **totally measuring 10800 Square feet**, and bounded on the:-

East	by	:	Sy No.36 of Somapura Village,
West	by	:	Road,
North	by	:	Site No.276,
South	by	:	Private Property.

K. N. Jayanna

(Signature)

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ಕುರೂಪ್ಪೆ, ಎ

Roshathi.

I. Ravi Chennaraya

Page 12 of 13

Anil Kumar

G. vijay shalath

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ

Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Total stamp duty paid Rs.

IN WITNESS WHEREOF THE VENDORS and PURCHASERS have affixed their signatures to this DEED OF ABSOLUTE SALE on the day, month and year first above mentioned.

WITNESSES:-

1. K. BALAJI
(I.e. Balaji)
27, 2nd Cross,
Uttarahalli
Subramanya praveest,
Bangalore - 61

2. Venkatesh B
27, 4th Main Anjanagar
Ittamma Bangla - 85

3. Jayaprakash K.C.
S/o Chowda Reddy
Kandagara hali,
Srirajwara Holli,
Anekal Tq.

DRAFTED BY :-

1. K. N. Jayanna

2. [Signature]

3. [Signature]
VENDORS.

M/s. SAI SAPTHAGIRI DEVELOPERS,
Represented by its Partners

1. B. Channappa

2. [Signature]

3. [Signature]

4. K. Ravi Chandraiah

5. Aniruma K

6. G. vijay shalath

PURCHASERS.**DRAFTED BY**

Page 13 of 13

L. PUTTARAJU, B.A., LL.B
ADVOCATE

Office : Shop No. 4, # 32, Aravinda Complex,
Kanakapura Main Road, Vivekananda Colony, J.P. Nagar
(Near Banashankaramma, Sri Shanmahaatma Swamy
Temples, Banashankari Sub Register Office &
Metro Rail Piller No. E.P.-44 near), BENGALURU-560 071