

8K-1 3830

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ದೆಯು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

2014-15
ಕನಾಟಕ ಸರ್ಕಾರ

Government of Karnataka

ದಸ್ತಾವೇಚು ಹಾಳೆ
Document Sheet

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ಮೋಂಡಣ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-
Doc. No. RK 1.3830/14-15
Consisting Total Sheets..... 13

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚಗೆ ಉಪಯೋಗಿಸಲಬಹುದು
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ದಸ್ತಾವೇಚನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾ ಮತ್ತು ರೂ.
Total stamp duty paid Rs.

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 - Seepanna

Rddy

Seepanna T

Bezwodwala

Chintalapudi

Pochare

L. Raj Chander

*Anil Kumar &
G. Vijay Sharath*

E.N.G. (D) S.L.R Book No. BSK 1, 3830 J14-15
 Consisting Total Sheets..... 13
 Total..... 02-17 Pages



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ನೋಟಿಂಗ್ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾರ್ಯೀಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s. Sai Sapthagiri Developers Rep by its Partner Sri.B. Manjunath S/o.Sri. Bhujingappa Naidu , ಇಡು 427160.00 ರೂಪಾಯಿಗೆನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ಧ್ವಡಿಕರಿಸಲಾಗಿದೆ

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

ದಿನಾಂಕ : 11/12/2014


 ಉಪನೋರ್ಮಿಕೆ ಪತ್ರ ಯುಕ್ತ ಅಧಿಕಾರಿ
 ಹಿರಿಯ ಉಪನೋರ್ಮಿಕೆ ಪತ್ರ ಯುಕ್ತ ಅಧಿಕಾರಿ
 ಸಜಾದಪುರ, ಆಸ್ಸಕೆಲ್ಲ ತಾಲ್ಲೂಕು,
 ಬಸವನಗುಡಿ ಮುಂದಿನೆಂಬೆಂದು ಇಲ್ಲಿ.

Designed and Developed by C-DAC, ACTS Pune.

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಪದ್ಧತಿ ಸಂಖ್ಯೆ ಕರ್ನ. 152 ಮುನ್ದೆಯೇ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

Total 03-17 Pages 1

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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 ಬರದುಕೊಟ್ಟು ದಿನಾಂಕ
Date of execution

ಪೊತ್ತಿಸಿದ ಬಟ್ಟೆ ಮುದ್ರಾಂಕ ತುಲ್ಯ 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,
Ittamatu, BSK 3rd Stage,
Bangalore - 560085.

PAN : BEBPM5774A.

2. Sri. MUNIYAPPA. V,

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

PAN : AOPM1998A.

R-N. Jayarama
ಎಸ್. ಜಯರಾಮ

ಬಿಂದುವುಂಟು
ಬಿಂದುವುಂಟು

Roshan
L. Ravi Chandra
Anuradha
G. Vijay Shanthi



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

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B.M.G. (U) S.L.R. Doc. No. BK 1, 3830 /14-15
Consisting Total Sheets..... 13
Total..... 04-17 Pages

ದಿಸ್ತ್ರಿಕ್ಟ್ ಸಂಖ್ಯೆ : 3830

ಸಜಾರ್ ಪ್ರಾರ್ಥಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕೆಜೀರಿಯಲ್ಲಿ ದಿನಾಂಕ 11-12-2014 ರಂದು 10:40:36 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವರ್ವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	75600.00
2	ನೇವಾ 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	ಹಿಂಣಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Sai Sapthagiri Developers Rep by its Partner Sri.B. Manjunath S/o.Sri. Bhujingappa Naidu			ಬೆಂಜುನಾಡು

ಒರೆದುಕೊಟ್ಟಿದ್ದಾರಿ ಒಟ್ಟುತ್ತಾರೆ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸಜಾರ್ ಪ್ರಾರ್ಥಿ, ಅನೇಕಲ್ಲೂ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಿಂಣಿನ ಗುರುತು	ಸಹಿ
1	M/s. Sai Sapthagiri Developers Rep by its Partner Sri.B. Manjunath S/o.Sri. Bhujingappa Naidu (ಒರೆಹಿಂಡಣಿ)			ಬೆಂಜುನಾಡು
2	M/s. Sai Sapthagiri Developers Rep by its Partner Sri. Muniyappa.V S/o.Sri. Venkataramaiah (ಒರೆಹಿಂಡಣಿ)			ಮುನಿಪಾಯ, ವಿ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸಜಾರ್ ಪ್ರಾರ್ಥಿ, ಅನೇಕಲ್ಲೂ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕನಾರ್ಟಿಕ ಸರ್ಕಾರದ
ಅಧಿಕ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಹೊಮ್ಮೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕನಾರ್ಟಿಕ ಸರ್ಕಾರ
Government of Karnataka

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ಮೋಂಡಣ ಹಾಗೂ ಮುದ್ರಾ, ಒಳಾಖೆ
Registration and Stamps Department

ಚಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟು ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾ ರೂ. 5
Total stamp duty paid Rs. 5

3. **Sri. PRASHANTH. V,**
Aged about 26 years,
S/o.Sri.B.Venkatesh,
Residing at No.27, 3rd Cross,
4th Main, Anjaneyanagar,
Ittamatru, 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. Lakshmipathi 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. Teeyanna
G. Vijay Sharath

ವೆ. ಎಂ. ಟ

B. ಮಂತ್ರಿನಾಥ
ಅನುಭವ ಕುಮಾರ
Roshan V
E. Ravi Chandran
Anil Kumar
G. Vijay Sharath

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟಿನ ಗುರುತು	ಸಹಿ
3	M/s. Sai Sapthagiri Developers Rep by its Partner Sri.Prashanth.V S/o.Sri. B. Venkatesh (ಬರೆಹಿಕೊಂಡವರು)			<i>Prashanth.V</i>
4	M/s. Sai Sapthagiri Developers Rep by its Partner Sri.E. Ravichandran S/o.Sri. Erusappa (ಬರೆಹಿಕೊಂಡವರು)			<i>E. Ravichandran</i>
5	M/s. Sai Sapthagiri Developers Rep by its Partner Sri.Anil Kumar S/o.Sri. LakshmiPathi Naidu (ಬರೆಹಿಕೊಂಡವರು)			<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 (ಬರೆಹಿಕೊಂಡವರು)			<i>G. Vijay Sharath</i>
7	Sri.K.N. Jayanna S/o. Sri. Nanjunda Reddy (ಬರೆದುಹೊಡುವವರು)			<i>K.N. Jayanna</i>
8	Sri. Raghurama Reddy.K S/o. Late Konda Reddy (ಬರೆದುಹೊಡುವವರು)			<i>Raghurama Reddy ..</i>
9	Smt. T. Lakshmmamma W/o. Late C. Chowda Reddy (ಬರೆದುಹೊಡುವವರು)			<i>T. Lakshmmamma</i>

B.M.L. (I) S.L.R. Book No. BKL. 3830. 14-15A
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 Total. 06-17 Pages


 ಸಬ್ಬೆ ರಜೆನ್ರೆ ರ

ಹಿರಿಯ ಬ್ಲಾಬ್ಲೆಂಡಿಂದಣಾಧಿಕಾರಿಗಳ
 ಸಜಾದಮುರ, ಅನೇಕಲ್ಲಾ ತಾಲ್ಲೂಕು,
 ಬಸವನಗುಡಿ ನೊಂದಣಿ ಜಿಲ್ಲೆ.

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ ಕರ್ನಾಟಕ 152 ಮುನ್ಹೆಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

Total..... 07-17 Page No. 1
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ಮೋಂಡಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟು ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮುಂದು ರೂ.
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.

ಬೆಂಜುನಾಥ

K.N. Jayanna

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ಶ್ರೀ ವೀರ್ಯ

Roashan D.V.

L. Ravi Chandra

ಅನಿಲ ರಮಾ - K Page 4 of 13

G. Vijay Sharath

R.N.G. (U) S.I.P. Duct. No. BK I, 3830/14-15
 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.	<i>Jayaprakash</i>
2	Venkatesh B S/o.Bhujingappa Naidu # 27, 4th Main, Anjaneya Nagar, Ittamatu, BSK III Stage, Bangalore-85	<i>Venkatesh</i>

SP
ಸಿಬೆ ರಜಿಸ್ಟರ್

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸಜಾಂಪುರ್, ಆನೇಕೆಲ್ಲ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.



1 ನೇ ಪ್ರಸ್ತರೆಕದ ದಸ್ತಾವೇಜು
 ನಂಬರ್ SRJ-1-03830-2014-15 ಆಗಿ
 ಸ.ಡಿ. ನಂಬರ್ SRJD163 ನೇ ಧೂರ್ಲಿ
 ದಿನಾಂಕ 11-12-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



The Seal of the Sub-Registrar of Basavanagudi (Sarjapura)

SP
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಸಜಾಂಪುರ್)

Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
 ಸಜಾಂಪುರ್, ಆನೇಕೆಲ್ಲ ತಾಲ್ಲೂಕು,
 ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

11/12/14

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅದೇತ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಹೆಮು 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

ಚಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಲಾಗುತ್ತದೆ
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟು 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.Lakshmamma, 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

Reddy

Parvesh Johar

B. Raghurama Reddy

Parvesh Johar

J. Ravi Chandra

Avinash

G. Vijay Shalath

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ ಕರ್ಣ 152 ಮುನ್ಹಾಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ
Registration and Stamps Department

ಚಿಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟಿ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾ 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.Lakshmamma.
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.Lakshmamma.
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.Lakshmamma's A/c No. 000654407061, dated 26-09-2014.

K.N. Jayanna

ಬೆಂಗಳೂರು

ನ್ಯಾನ್ಯಾಲ್

P. Roshan
L. Ravichandram

Page 6 of 13

Anil Kumar
G. Vijay Shalath

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಪೀಠಿ ಕರ್ಣ 152 ಮುನ್ಹೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಚು ಹಾಳೆ

Document Sheet



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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ Registration and Stamps Department

ಚೆಲ್: ರೂ. 2/-

ದಸ್ತಾವೇಚನ್ನು ಬರೆದುಕೊಟ್ಟು ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾರೂಪ ಶ್ಲೋ ರೂ.
Total stamp duty paid Rs.

ఈ కాటియన్న యాపుడే దస్తావేజిగె లుపయోగిసుచికుదు
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ಚೆಲ್: ರೂ. 2/-

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.Lakshmamma.
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

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Rooshan & V

Page 7 of 13

L. Ravi Chandran -

Asit Kumar
G. Vijay Shalath

ସାହୁ କୁମାର

ಈ ದಸ್ತಾವೇಚು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

ಪೊತ್ತಿಗೆ ಒಟ್ಟು ಮುದ್ರಾ ಮತ್ತು 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.Lakshmmamma, PAN; AKLPT7521J, respectively.

K. N. Jayanna

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ಅವಾರ್ಟ್, ಬ್ರಿಂಗ್
Roashni, Page 8 of 13

L. Ravi Chavaram

Avil Anna R
G. Vijay Sharath

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಹೆಮು 2003
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka



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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ
Registration and Stamps Department

ಚಲೆ: ರೂ. 2/-

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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾ ರೂ. 13
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. Jayanna

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ಬೆಂಜುವರ್ತಿ

Ch. S. S. R. B.

Page 9 of 13

Polashree
L. Ravichandran.

Avil Kumar A
G. Vijay Sharath

ಕು ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅದೇಶ ಸಂಖ್ಯೆ ಕರ್ಣ 152 ಮುನ್ಹೆಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಡಣ ಹಾಗೂ ಮದ್ದಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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ದಸ್ತಾವೇಚನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾರೂಪ ತುಲ್ಯ 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.

Beemangala

K.N. Jayanna

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Page 10 of 12

Pooshanika Page 1
 I- Fair Charanam.

Asit Kumar
G. Vijay Shalath

పత్రమ్

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ, ಒ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾ ಮತ್ತು ರೂ.
Total stamp duty paid Rs.

9. That the PURCHASERS are entitled to alienate or convey the Schedule Property by way of Sale, Mortgage, Gift, Lease, Release, or do whatsoever they like to any person/s without any objections from the VENDORS or anybody claiming through them.

10. That the VENDORS hereby further assures that they have not executed any agreements or any deed or deeds in favour of any other person/s or with any Bank/Society or any other Financial Institutions in respect of the Schedule Property, which might affect the right, title and interest of the PURCHASERS herein.

11. That the VENDORS have handed over all necessary original documents relating to the Schedule Property along with possession of the Schedule Property to the PURCHASERS on this day.

12. That the Stamp Duty and Registration Fee will be borne by the PURCHASERS exclusively.

B. Chennappa

K. N. Jayanna

~~By H. N. Jayanna~~

Chennappa

Rooshant

L. Ravichandran

Anil Kumar

G. Vijay Shalath

Page 11 of 13

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ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ ಕ್ರಿ. 152 ಮುನ್ಹಿತ 2003
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

Total 16-17 P

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

Government of Karnataka

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ಸೋಂಡಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಚಿಲೆ: ರೂ. 2/-

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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. Jayamma

B. C. M. S. N. D.
C. V. S. A. T. A. S. W.

Pooreshtha.

L. Ravi Chennadra

Page 12 of 13

A. K. Venkata
G. Vijay Shalath

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅದೇತ ಸಂಖ್ಯೆ ಕೇಂದ್ರ 152 ಮುನ್ಡೊಮ್ಮೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

Total 17-17 ರೂ. ದಸ್ತಾವೇಚು ಹಾಳೆ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಚು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಮತ್ತು ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾ ಮತ್ತು ರೂ.
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**
(*K. Balaji*)
27, 2nd Cross,
Uttarachalli,
Subramanya puram,
Bengaluru - 61

2. **VENKATESH B**
27, 4th Main Anjanaynagar
ITMnada Bangalore - 85

3. **Jaya Prakash K.C.**
S/o Chowda Reddy,
Kadaganga Halli,
Subramanya Halli,
Anekal Tq.

DRAFTED BY:-

1. **K. N. Jayarama**

2. **R. Jay**

3. **PUTTARAJU T**
VENDORS.

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

1. **B. Venkateshwaran**

2. **U. Padmanabha**

3. **Rashmi**

4. **L. Ravichandram**

5. **Aswini Kumar**

6. **G. Vijay Shalath**

PURCHASERS.

DRAFTED BY

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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 Shrinivasa Swamy
Temples, Banashankari Sub Register Office &
Metro Rail Pillar No. E.P.-44 near), BENGALURU-560 071