15315

ಕ ದೆಸ್ಕಾ ವೇಜು 9 ಜಾಳಿಗಳು ಮಾರಾಟ ಮಾಡಿದವರು 5000Rs.

DNG (U) KRP/15315/2002-03/ 1-15

ABSOLUTE SALE DEED

This DEED OF SALE executed on this the Fourth day of January Two Thousand Three (04.01.2003); BY:

Sri.S.BYRE GOWDA, S/o Sonnappa, Aged about 46 years, R/at Thanisandra Village, Krishnarajapuram Hobli, Bangalore East Taluk.

(hereinafter together referred to as the 'VENDOR');

IN FAVOUR OF:

Sri.RAVIKUMAR, S/o late Banarasidas, Aged 35 years, R/at No.30/2, 7th Cross, Pipeline Road, Cholurpalya, Magadi Road, Bangalore - 560 023.

(hereinafter referred to as the 'PURCHASER');

The expression 'VENDOR' & 'PURCHASER' shall whenever the context so requires or admits, mean and include their respective, heirs, executors, administrators, successors and assigns:

WITNESSES AS FOLLOWS;

I. WHEREAS the Vendor herein is the Sole and absolute owner in possession and enjoyment of all that converted lands bearing Sy.No.87/3 of Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk, measuring 2 Acres.

II. WHEREAS the above said property was joint family property of Sri.Sonne Gowda, his first son the Vendor herein

S. Byregowda

Per want of Rs. ..... Rupees of Rs. 5000-00

..... of Rs. 1000-00 of Rs. .....

..... of Rs. ..... of Rs. .....

Total 5 Sheets

No. 1252-1256 Rs. 5000-00

Sri/Smt. Ravikumar

Date: 2-12-2002

P R Chandrakala
P.R. CHANDRAKALA
'A' Class Stamp Vendor
S.V.L. No. 6/95-96
No. 38-A, Avenue Road
Bangalore-560 002

ಕೃಷ್ಣರಾಜಪುರ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಯವರ
ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 6 JAN 2003
ದಂದು ಹಾಗು ಭಾಂಬಿ ಮಾಡಿದ್ದು
ಮಳ್ಳ ಶ್ರೀ/ಶ್ರೀಮತಿ Ravikumar
ರವರಿಂದ ಹಾಜರ್ ಮಾಡಲ್ಪಟ್ಟಿದೆ.
ಮೂಲಾದ ಪುಟ್ಟ ಬೆಲೆ.....ಶೂನ್ಯ.....
ನೋಂದಣಿ ಪುಟ್ಟ.....ನಿರಖಿಸಿದೆ.....
ನಕಲು ಪುಟ್ಟ.....ರೂ. 5-00
ಹೆಚ್ಚುವರಿ ಪುಟ್ಟ.....ರೂ. 15-00
ಅಂಚೆ ಪೆಟ್ಟ.....ರೂ. 100-00
ಇತರೆ.....ರೂ. 40-00
ಮುದ್ರಾ ಬೆಲೆ.....ರೂ. 1120-00

BNG (D) KRP/623/5/2002-03/2-15

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು

ಖರೀದು ಕೊಟ್ಟವರಾಗಿ ಒಳಗೊಂಡಿರುವವರು/ವ

S. Byregowda

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು

2 ... 02-03 5000Rs.

BNG (U) KRP/1631/2002-03/3-18

and his another son Sri. Manjunath. on 27.5.1994 there was a oral partition among Sri.Sonne Gowda and his two sons in the said partition the aforesaid land viz., an extent of 2 Acres in Sy.No.87/3 in Thanisandra Village, was allotted to the share of the Vendor herein. The Vendor, his father and his brother jointly approached the revenue department and got all the properties of the joint family mutated in terms of the said oral partition.

III. WHEREAS accordingly vide Mutation Register Extract in 7/95-96 an extent of 2 Acres of land was registered in the name of the Vendor herein. The Vendor is also shown as the owner and cultivator of the aforesaid land in the RTC and Pahani. Subsequently the Vendor herein applied and got the entire extent of 2 Acres allotted to him in the partition converted from Agricultural to Non-Agricultural Residential purpose vide order of Special Deputy Commissioner, Bangalore District in Order No.ALN:SR (E)116:2002-03 Dt:17.12.2002.

IV. WHEREAS though the Vendor herein is shown as the

S. Byregowda

19 NOV 2002

No. 952-4/2002 Dated 23-12-2002

Sri/Smt. Rashi Kumar

N. R. Chandhakula

N. R. CHANDHAKULA
'A' Class Stamp Vendor
S.V.L. No. 6/98-99
No. 35/1, Avenue Road,
BANGALORE -560 002.

LR(E) 15315/2002-03/ಬೆಂ-೬

ಪರಿಶೀಲಿಸಿದವರು

Manish Y. Lakhara
251 A, Ghalipuram
3rd Cross, Bangalore-10

I ನ ಕ್ಷೇತ್ರದ 2556 ರ ಹಂಚುಚೀಟಿ
16.1.1967 ರ ಪುಟಸಂಖ್ಯೆ 15315 /2002-03 ರ
ಪರಿಶೀಲನೆ ಮಾಡಲಾಯಿತು/ಪ್ರಮಾಣಿಸಲಾಯಿತು,

G. Jayakumar
Thasildar
Arabic College (Post)
Bangalore-45

ದಿನಾಂಕ 13-1-03

ಹಿರಿಯ ಉಪವಿಭಾಗಾಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ

4/1/03

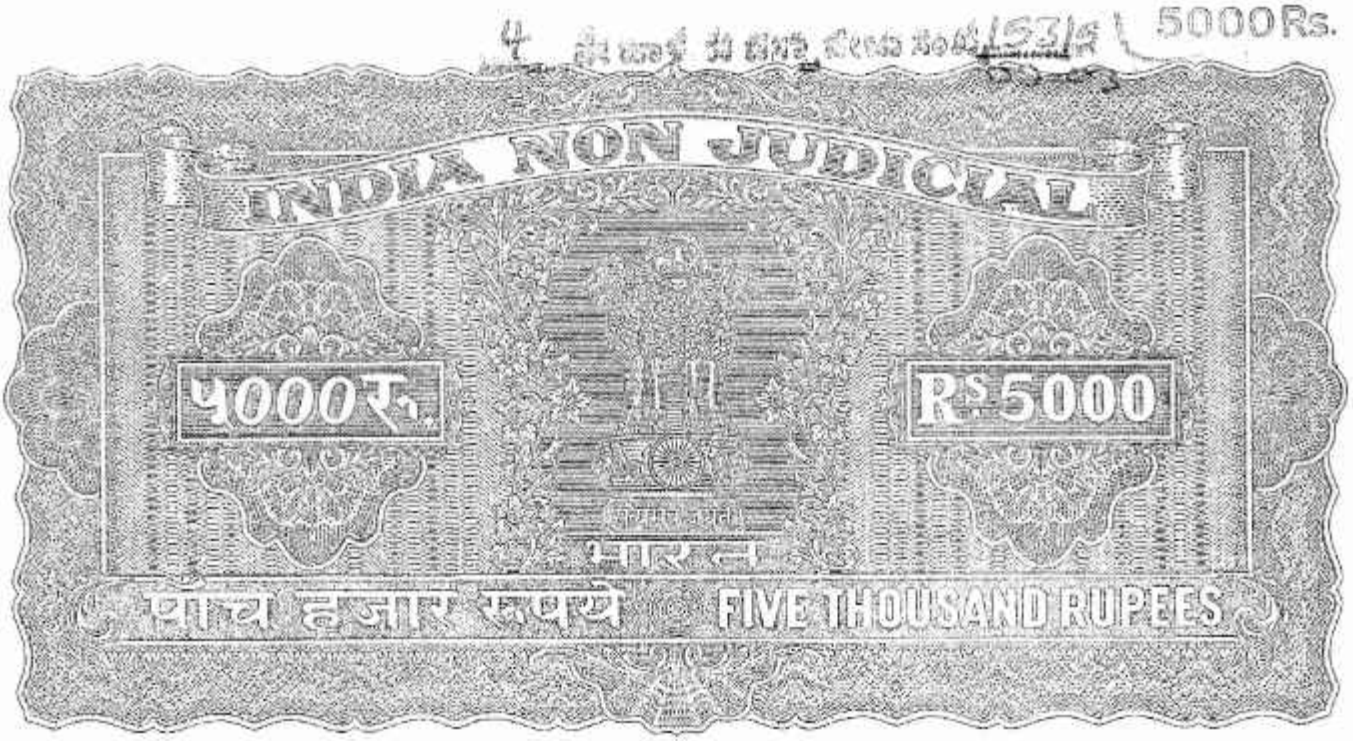
ಹಿರಿಯ ಉಪವಿಭಾಗಾಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು

3 ಶ್ರೀ ಸಾಕೇತ ಪೇಪರ್ಸ್ ಪ್ರೈವೇಟ್ ಲಿಮಿಟೆಡ್ 5000Rs.

owner to an extent of 2 Acres in Sy.No.87/3 of Thanisandra, an extent of 0.05 Gunta is already acquired by Petroleum and Natural Gas Ministry of Central Government and the Vendor is in possession and enjoyment of only an extent of 1 Acre 35 Guntas in Sy.No.87/3 of Thanisandra Village. The Vendor herein is in physical possession and enjoyment of the same as sole and absolute owner thereof.

V. WHEREAS the Vendor is desirous of retaining extent of 1 Gunta or about 1200 sft. at North West Corner of the land from out of the total extent of 1 Acre 35 Guntas held by him and to dispose off the remaining extent of 1 Acre 34 Guntas, and to invest the proceeds for purchase of suitable property for the benefit and enjoyment of himself and his family. The Vendor who was on look out for suitable buyer approached the Purchaser and his friend Asif-Ur-Rehaman and offered to them the aforesaid extent of 1 Acre 34 Guntas land representing that he is the absolute owner having clear encumbrance free title to the schedule property and the Purchaser herein believing said assurance accepted to

S. Byregowda



BNG (U) KBP/[illegible]/2002-03

purchase only an extent of 1 Acre 12 Guntas out of the total extent of 1 Acre 34 Gunta remaining with the Vendor and his friend Asif-Ur-Rahaman agreed to purchase the remaining 22 Guntas. The extent of 1 Acre 12 Gunta agreed to be purchased by the Purchaser herein is morefully defined in the schedule written hereunder and hereinafter referred to as the schedule land.

VIII. NOW THIS DEED OF ABSOLUTE SALE WITNESSES THAT, in pursuance of the foregoing and in consideration of a sum of Rs.19,00,000/- (Rupees Nineteen lakh only), which sum the Purchaser has paid to the Vendor from time to time on various dates, the receipt of which sum the Vendor hereby accept and acknowledge and acquit the Purchaser therefrom. The Vendor as absolute owner hereby grant, transfer, assign and convey UNTO the Purchaser BY WAY OF SALE all that 1 Acre 12 Guntas of land being portion of Sy.No.87/3 of Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk, with all easements and privileges appaurtenant thereto TO HAVE and TO HOLD the same by the Purchaser as absolute owner.

LS315 1000Rs.

BNG (J) ERP/LS315/2002-03/2-15

The Vendor has this day delivered vacant possession of schedule property to the Purchaser.

IX. THE VENDOR HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS;

1. The Purchaser shall be entitled to hold, possess, build upon and enjoy the schedule land hereby conveyed and all the rents and profits received therefrom without any disturbance or interference by the Vendor or any other person claiming through or under him.

2. The Schedule Land is the absolute property of the Vendor and that no one else has any share, right, title, interest and or claim over the same and that, the Vendor has full power to sell the same and execute this sale deed.

3. The title of the Vendor to the schedule land hereby conveyed is good, marketable and subsisting and that they have absolute power to convey the same.

4. The schedule land hereby conveyed is not subject to

S. Byregowda

BNG (U) KRP/LS315/2002-03/11-18

any attachment, acquisition, court or other proceedings and they are free from all encumbrances, liens, charges, maintenance claims, easementary rights, right of way etc.,

5. The Vendor has paid all rates, taxes, cesses and other public charges payable in respect of the schedule land to all statutory authorities upto date. In the event of their being any liability in that behalf, the Vendor undertake to pay the same and keep the Purchaser fully indemnified and harmless in that behalf.

6. The Vendor has this day delivered all the documents of title relating to the schedule land to the Purchaser.

7. The Vendor shall whenever so required by the Purchaser sign all applications and forms to cause transfer of katha of the schedule land to the name of the Purchaser in the revenue records of Government and shall also do and execute all such other and further acts, deeds and things at the request of the Purchaser, as may be necessary for more fully and perfectly assuring the title of the Purchaser to

1000Rs.

BNG (U) KRP/[illegible]/2002-03/[illegible]

the schedule lands.

8. The Vendor shall at all times keep the Purchaser fully indemnified and harmless against all loss or liability, costs or claims, action or proceedings, if any, should arise against the Purchaser or the schedule land conveyed to it, by reason of any defect in or want of title on the part of the Vendor or any one of them or their predecessor-in-title and against any consequential disturbance or interference to the peaceful possession and enjoyment of the schedule lands on the part of the Purchaser.

9. Asif Ur Rahaman, the Purchaser of 22 Gunta land in the same survey number has joined the Vendor as consenting witness to assure the Purchaser herein that, he will keep a portion of land measuring East to West 28' and North to South 260' vacant at all times without taking up any construction thereon to enable the Purchaser herein to have access to the schedule land from the Government Road.

S. Byregowda

1000Rs.

BNG (U) KRP/(E)15/2002-03

-8-

SCHEDULE

All that Portion of Converted Land bearing Sy.No.87/3 of Thanisandra Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring an extent of 1 Acre 12 Guntas and converted from Agricultural to Non-Agricultural Residential use vide Order No.ALN/SR(E)116:2002-03, Dt:17.12.2002 of Special Deputy Commissioner, Bangalore District, Bangalore and bounded as under;

Out of 1 Acre 12 Guntas, 1 (one) Gunta is bounded as under;

on the East : By Sy.No.87/4,
West : By Road in Same Sy.No.
North: By Government Road and
South: By Portion in Sy.No.87/3 (Asif Ur Rahaman).

Remaining 1 Acre 11 guntas is bounded as under;

on the East : By Sy.No.87/4,
West : By Sy.No.87/2,
North: By Portion in Sy.No.87/3 (Asif Ur Rahaman) with a Road in same land leading to Government Road,
South: By Property of Manju in Sy.No.87/3.

A sketch showing the entire extent of 87/3 held by the Vendor and the portion retained by the Vendor, portion sold

S. Byrappa

1000Rs.

BNG (U) KBP/[illegible]/2002-03/[illegible]

to the Purchaser herein and others is prepared and enclosed to this Document. In the said Sketch, the extent of 1 Gunta sold to the Purchaser is identified by letters 'CDLM' and 1 Acre 11 Gunta by letters 'EFGHJK'.

The sale consideration for the schedule land i.e., 1 Acre 12 Guntas is Rs.19,00,000/-, which is far in excess of the Guide line Market Value and the stamp duty of Rs.2,56,500/- is accordingly paid on this deed.

IN WITNESS WHEREOF the Vendor has executed this Deed of Absolute Sale on the day and date first above mentioned before the Witnesses attesting hereunder:

S. Byregowda

(S.BYRE GOWDA)
V E N D O R

(ASIF UR RAHAMAN)
CONSENTING WITNESS:
WITNESS:

1. Smt. Shardamma
w/o S. Byre Gowda
Thanigandra
K.R. Puram, Bangalore

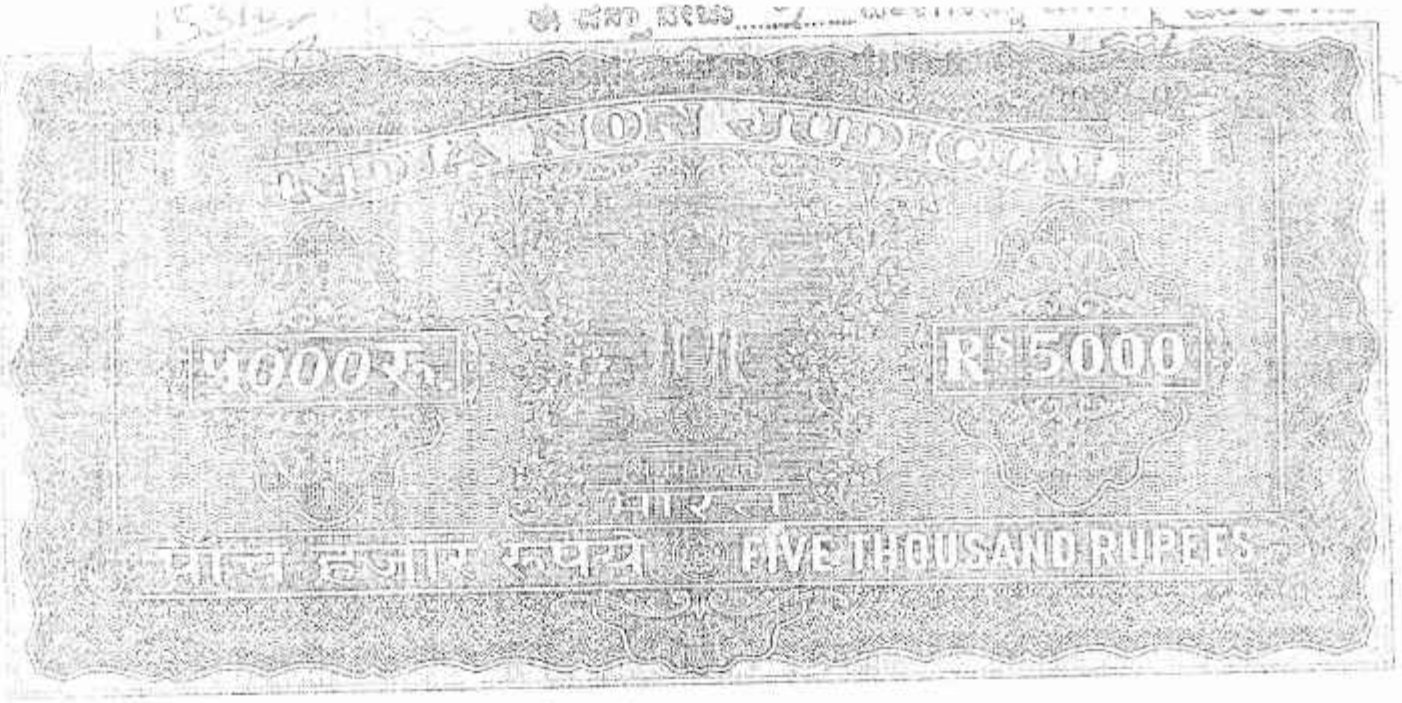
2. Manish Y. Lalchia
20/A, Dhulipuram
3rd cross, Bangalore-10

(RAVI KUMAR)
P U R C H A S E R

Drafted by:
S.N.Satyanarayana,
Advocate.

.....నేను పైన తెలియు విషయములు నిజమే.....

S. Basavaraja



ABSOLUTE SALE DEED

This DEED OF SALE executed on this the Fourth day of January Two Thousand Three (04.01.2003); BY:

Sri.S.BYRE GOWDA, S/o Sonnappa, Aged about 46 years, R/at Thanisandra Village, Krishnarajapuram Hobli, Bangalore East Taluk.

hereinafter together referred to as the 'VENDOR');

IN FAVOUR OF:

Mr.ASIF UR RAHAMAN, S/o S.M.Hussain, Aged 37 years, R/at No.13, D.S.Lane, Kaaberpet Cross, Bangalore - 560 002.

hereinafter referred to as the 'PURCHASER');

For expression VENDOR & 'PURCHASER shall, wherever the context so requires or admits, mean and include their respective heirs, executors, administrators, successors and assigns;

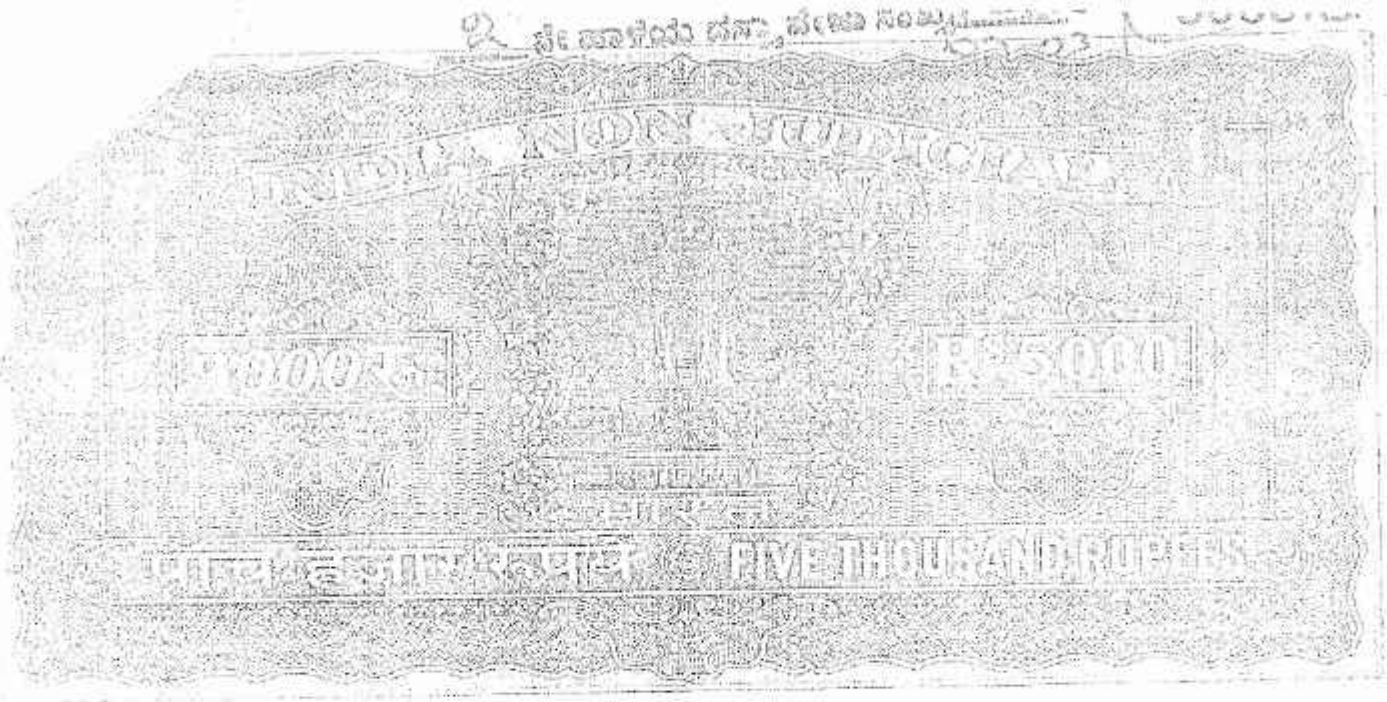
WITNESSETH AS FOLLOWS:

1. WHEREAS the Vendor herein is the Sole and absolute owner in possession and enjoyment of all that converted lands bearing Sy.No.97/3 of Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk, measuring 2 Acres.

2. WHEREAS the above said property was joint family property of Late.Sonne Gowda, his first son the Vendor herein

Date: 1-1-2005

M.R. CHANDRAKULA
M.A. (Fine Arts) Visakha
M.V.A. (Fine Arts) Baroda
No. 25/1, Avenue Road,
Bangalore-560002



and his brother Sri Manjunath. On 27.5.1994 there was a oral partition among Sri.Sonne Gowda and his two sons in the said partition the aforesaid land viz., an extent of 2 Acres in Sy.No.92/3 in Thamisandra Village, was allotted to the share of the Vendor herein. The Vendor, his father and his brother jointly approached the revenue department and got all the properties of the joint family mutated in terms of the said oral partition.

AND WHEREAS accordingly vide Mutation Register Extract No.T/KTN-96 an extent of 2 Acres of land was registered in the name of the Vendor herein. The Vendor is also shown as the owner and cultivator of the aforesaid land in the RTC and Pahani. Subsequently the Vendor herein applied and got the entire extent of 2 Acres allotted to him in the partition converted from Agricultural to Non-Agricultural Residential purpose vide order of Special Deputy Commissioner, Bangalore District in Order No.ALN:SR [illegible] dtd:17.12.2002.

AND WHEREAS though the Vendor herein is shown as the

No. 1272-1280 Rs. 5000=00

Sri/Smt. Abdur Rahaman

Date: 1-1-2003

N. R. Chandhakula
N.R. CHANDHAKULA
'A' Class Stamp Vendor
S.V.L. No. 8/98-99
No. 35/1, Avenue Road,
Bangalore-560002

DMS (II) KHP/1536/2002-03/ Genl B

ಕಂದಾಯ ಉಪವಿಭಾಗಾಧಿಕಾರಿಯವರು
ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು

G. Gangadhara
Kemi Sandra
Arabic College Post
Bangalore-45

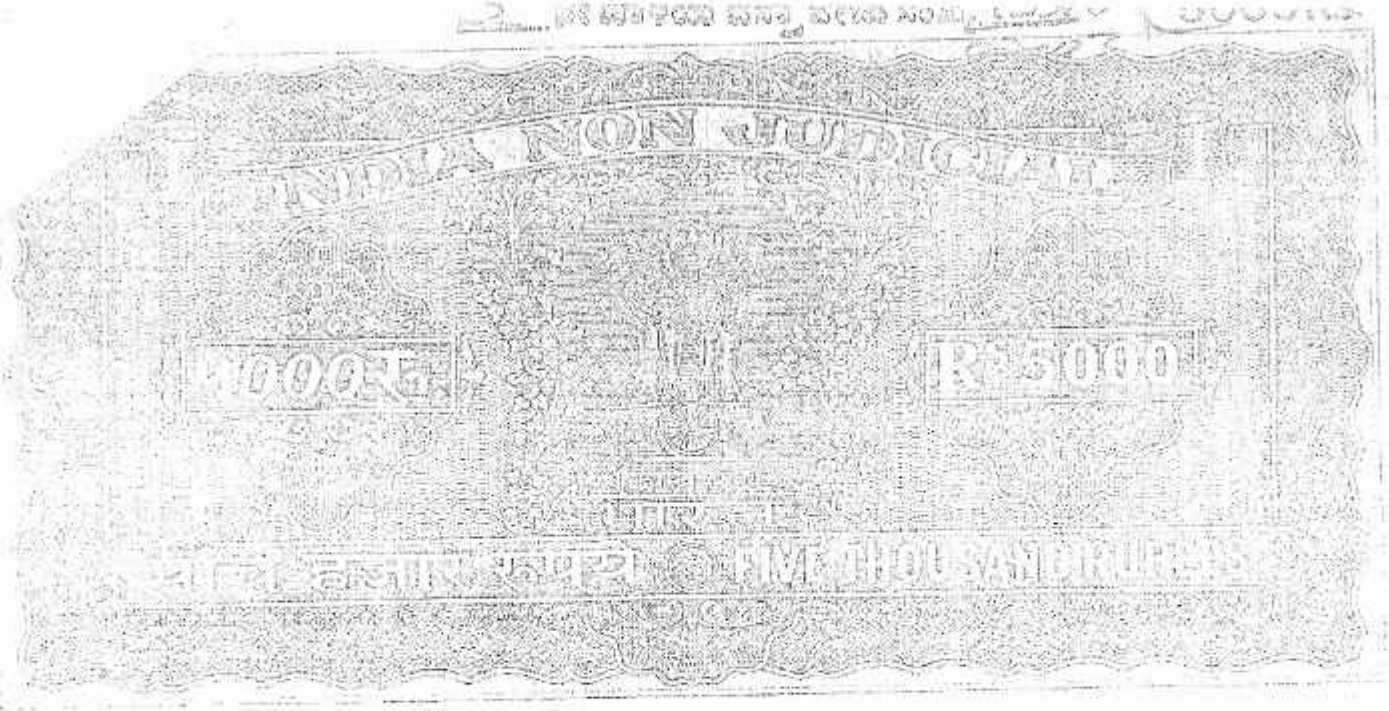
I ..... ಈ ಪತ್ರವು 2250 ..... ಕ್ಕೆ ಸಂಬಂಧಿಸಿದ
170-178 ನೇ ಪುಟಗಳಲ್ಲಿ 536 ..... ಸಂಖ್ಯೆಯಲ್ಲಿ 2000 ..... ರೂ. ಗಳ
ಸ್ಟಾಂಪು ಪೇಪರಾಗಿರುತ್ತದೆ.

ದಿನಾಂಕ 13-1-03

ಉಪ ವಿಭಾಗಾಧಿಕಾರಿಯವರು
ಕೃಷ್ಣರಾಜಪುರ

Manish Y Lalwa
Lot 9, Chalipura.
2nd Cross, Bangalore-10.

ಕಂದಾಯ ಉಪವಿಭಾಗಾಧಿಕಾರಿಯವರು
ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು

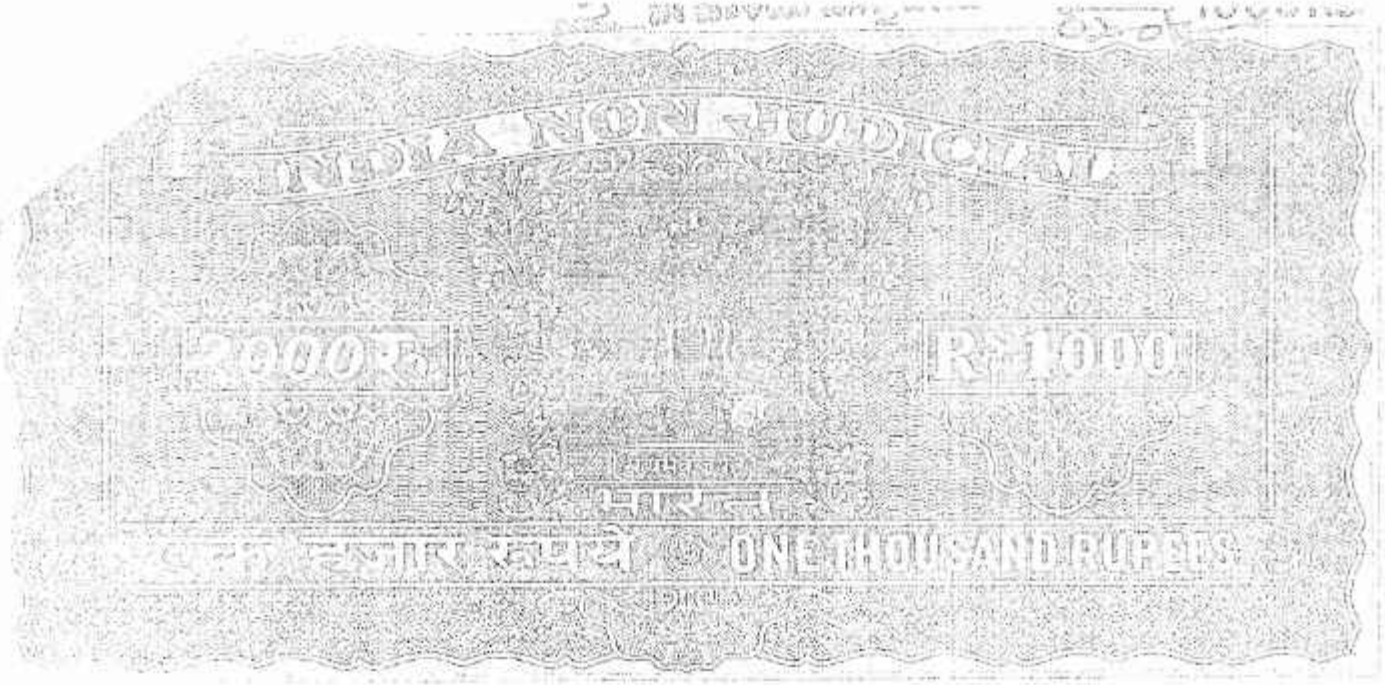


owner to an extent of 2 Acres in Sy.No.67/3 of Thanisandra. ... extent of 0.36 Guntas is already acquired by Petroleum ... Natural Gas Ministry of Central Government and the ... in possession and enjoyment of only an extent of 1 Acre 39 Guntas in Sy.No.67/3 of Thanisandra Village. The Vendor herein is in physical possession and enjoyment of the ... as sole and absolute owner thereof.

... the Vendor is desirous of retaining extent of ... 1 Acre 1200 Sft. at North West Corner of the land ... out of the total extent of 1 Acre 39 Guntas held by ... and to dispose off the remaining extent of 1 Acre 34 ... and to invest the proceeds for purchase of suitable ... for the benefit and enjoyment of himself and his ... The Vendor, who was on look out for suitable buyer approached the Purchaser and his friend Ravikumar and offered to them the aforesaid extent of 1 Acre 34 Guntas ... representation that he is the absolute owner having clear ... free title to the aforesaid property and the ... herein believing said assurance accepted to

purchase only an extent of 22 Guntas out of the total extent of 2 acre 34 Gunta remaining with the Vendor and his friend ..... agreed to purchase the remaining 1 Acre 12 Gunta. The extent of 22 Gunta agreed to be purchased by the Purchaser herein is more fully defined in the schedule written hereunder and hereinafter referred to as the scheduled land.

NOW THIS DEED OF ABSOLUTE SALE WITNESSES THAT, in pursuance of the foregoing and in consideration of a sum of Rs.8,70,000/- (Rupees Eight lakh Seventy Thousand only), which the Purchaser has paid to the Vendor from time to time on various dates, the receipt of which sum the Vendor hereby accept and acknowledge and acquit the Purchaser therefrom. The Vendor as absolute owner hereby grant, transfer, assign and convey UNTO the Purchaser BY WAY OF SALE all that 22 Guntas of land being portion of Sy.No.87/3 of Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk, with all easements and privileges appurtenant thereto TO HAVE and TO HOLD the same by the Purchaser as



about its owner.

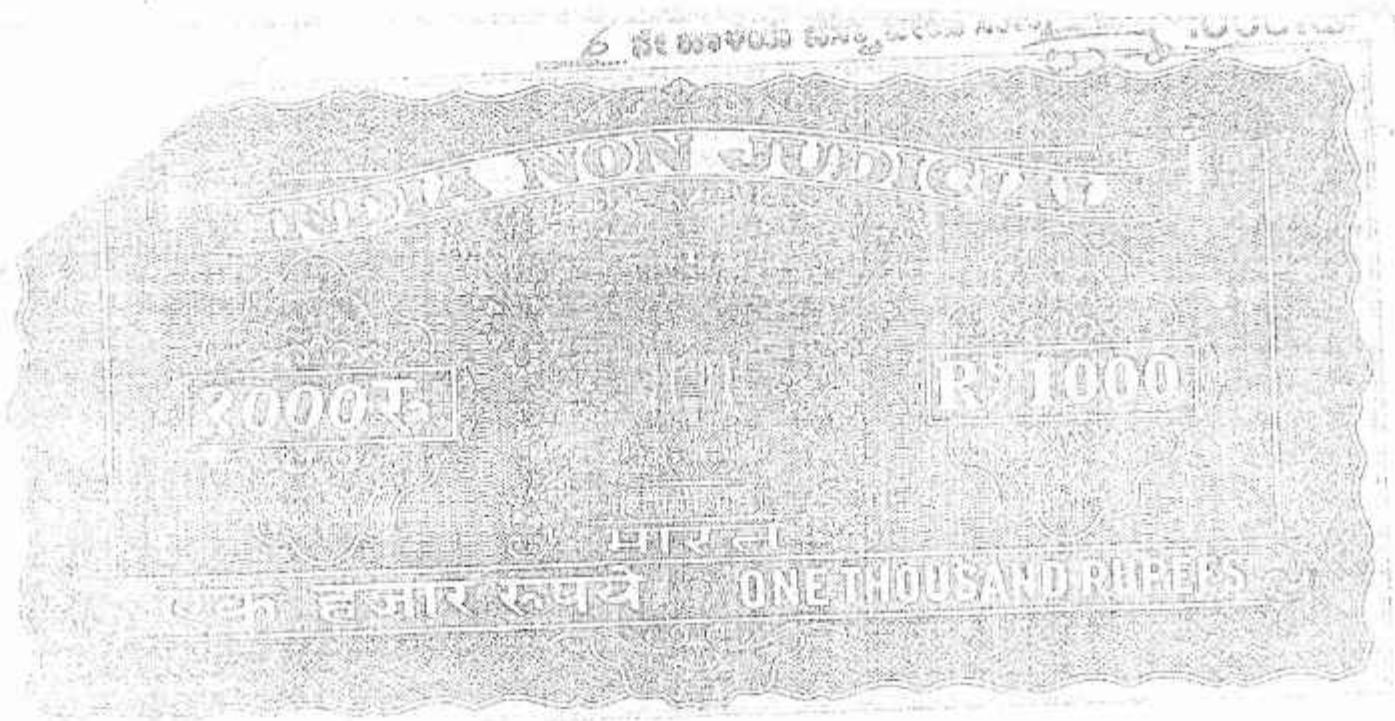
The Vendor has this day delivered vacant possession of schedule property to the Purchaser.

3. THE VENDOR HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS;

1. The Purchaser shall be entitled to hold, possess, build upon and enjoy the schedule land hereby conveyed and all the rents and profits received therefrom without any hindrance or interference by the Vendor or any other person claiming through or under him.

2. The Schedule Land is the absolute property of the Vendor and that no one else has any share, right, title, interest and or claim over the same and that, the Vendor has full power to sell the same and execute this sale deed.

3. The title of the Vendor to the schedule land hereby conveyed is good, marketable and subsisting and that they have absolute power to convey the same.



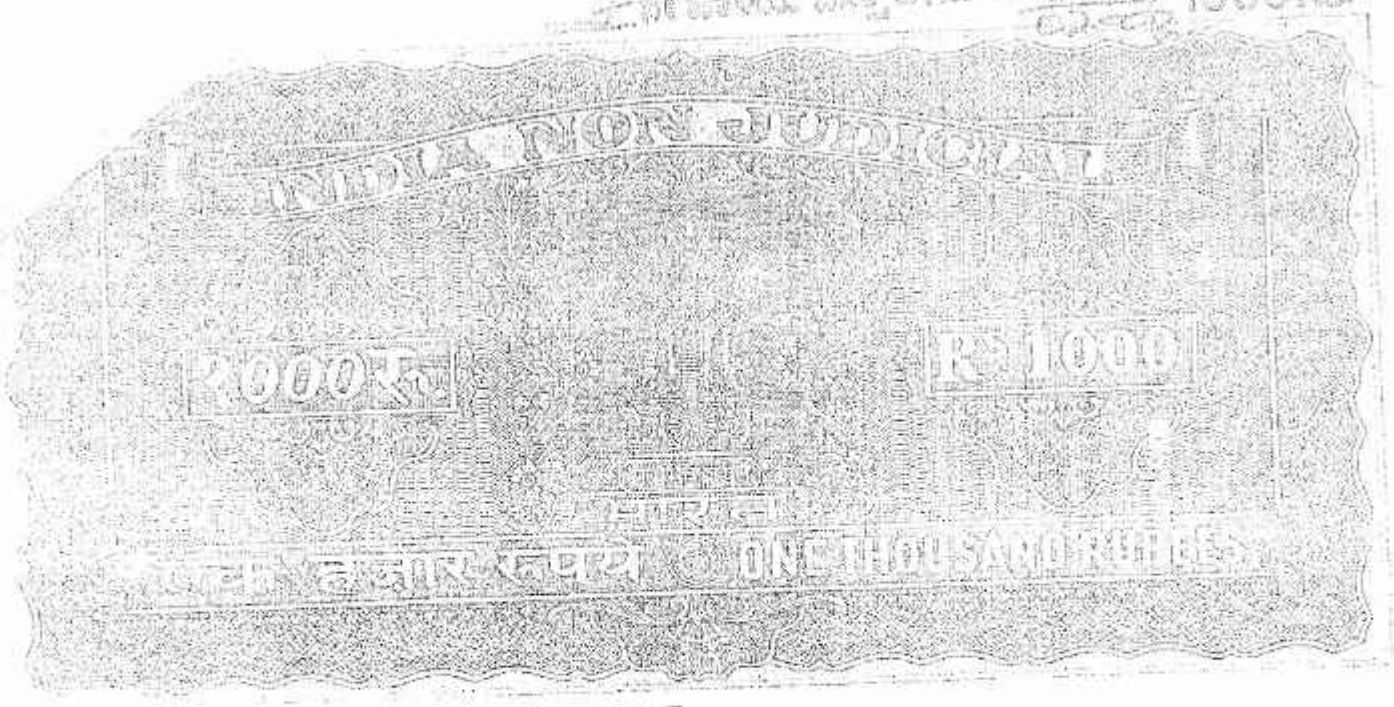
SRO (B) BBY/2361/2002-03/ 11-48

4. The schedule land hereby conveyed is not subject to any attachment, acquisition, court or other proceedings and they are free from all encumbrances, liens, charges, maintenance claims, easementary rights, right of way etc..

5. The Vendor has paid all rates, taxes, cesses and other public charges payable in respect of the schedule land to all statutory authorities upto date. In the event of there being any liability in that behalf, the Vendor undertake to pay the same and keep the Purchaser fully indemnified and harmless in that behalf.

6. The Vendor has this day delivered all the documents of title relating to the schedule land to the Purchaser.

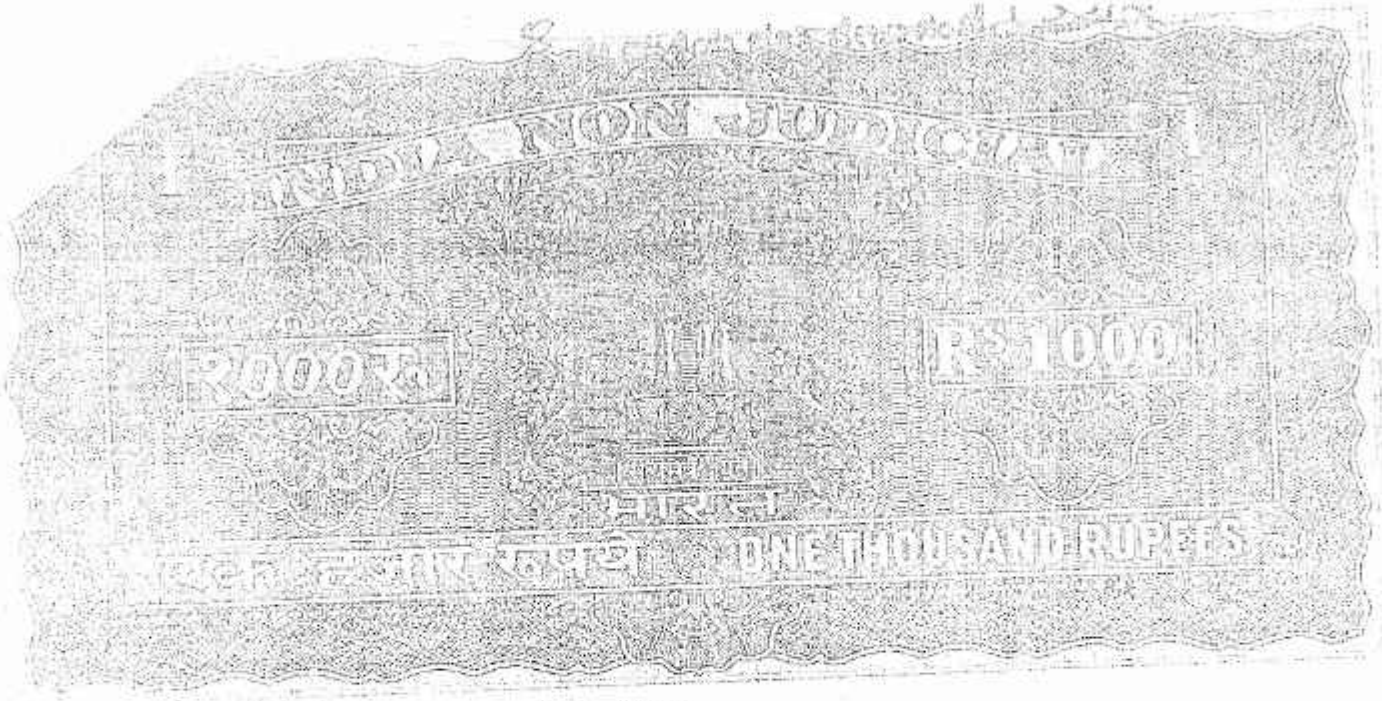
7. The Vendor shall whenever so required by the Purchaser sign all applications and forms to cause transfer of title of the schedule land to the name of the Purchaser in the revenue records of Government and shall also do and execute all such other and further acts, deeds and things at the request of the Purchaser, as may be necessary for more



fully and perfectly assuring the title of the Purchaser to the schedule lands.

d. The Vendor shall at all times keep the Purchaser indemnified and harmless against all loss or damage, costs or claims, action or proceedings, if any, which arise against the Purchaser or the schedule land purchased by it, by reason of any defect in or want of title on the part of the Vendor or any one of them or their predecessor-in-title and against any encumbrance or interference to the peaceful possession and enjoyment of the schedule lands on the part of the Purchaser.

e. Mr.Ravikumar who has purchased the remaining extent of 1 Acre 12 Guntas in same survey number along with the Purchaser herein and who has right of way over the schedule land to reach the Government land from the land purchased by him has joined the Vendor and Purchaser as confirming party to this document.



RNR5361/2002-03 15-18

-8-

SCHEDULE

All that Portion of Converted Land bearing Sy.No.87/3 of Thanisandra Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring an extent of 22 Guntas and converted for non-agricultural to Non-Agricultural Residential use vide order No.ALN/SR(E)116:2002-03, Dt:17.12.2002 of Special Deputy Commissioner, Bangalore District, Bangalore and bounded as under:

On the East : By Sy.No.87/4,
West : By Sy.No.87/2,
North: By Portion of same survey number belonging to Vendor, Pavikumar and Private Road leading to Government road,
South: By portion in Sy.No.87/3 (Ravi Kumar).

A sketch showing the entire extent of 87/3 held by the Vendor and the portion retained by the Vendor, portion sold to the Purchaser herein and others. The Schedule land is identified by letters 'ABCDEFGH'. The extent of land identified and accepted to be utilised as road is identified by letter 'BCFG'. The extent of 22 Guntas covered under this document include the land identified for the purpose of private road.

The sale consideration for the schedule land i.e., 22 Gts. is Rs.70,000/-, which is for an excess of the

BNG (U) KRP/LS-346/2002-03/17-18

-9-

Guide line Market Value and the stamp duty of Rs.1,17,450/- is accordingly paid on this deed.

IN WITNESS WHEREOF the Vendor has executed this Deed of Absolute Sale on the day and date first above mentioned before the Witnesses attesting hereunder;

S. Byregowda

(S. BYRE GOWDA)
V E N D O R

CONSENTING WITNESS.
WITNESS:

1.

2.

(MODIF UR REDDY)
P U R C H A S E R

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