QKI 3249

876 GUJAN R. 2249 12016-2617 BK P P 1 - 11 0



ದಸ್ತಾವೇಜು ಹಾಳೆ

#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದ್ಯುಪೀಜೆಗೆ ಉಪಯೋಗಸಬಹುದು This sheet can be used for any document

## :: ABSOLUTE SALE DEED ::

This DEED OF ABSOLUTE SALE executed at Bangalore on this Monday, Twentieth day of June, Two Thousand Sixteen (20/06/2016) by

- 1. Sri. H. KRISHNA REDDY Aged about 65 Years S/o. Late Hanumappa
- 2. Smt. KANTHAMMA Aged about 62 Years W/o. H. Krishna Reddy
- 3. Sri. MANJUNATH REDDY Aged about 30 Years S/o. H. Krishna Reddy
- 4. Sri. K. NAGARAJ Aged about 29 Years S/o. H. Krishna Reddy

SL.No.1 to 4 residing at #10 Channakeshavanagar B.T.S Layout Arekere, B.G Road BANGALORE - 560076

5. Smt. LALITHA. K
Aged about 34 Years
W/o. Thimma Reddy
Residing #42 4<sup>th</sup> Main
3<sup>rd</sup> Cross N.S. Palya
B.T.M 2<sup>nd</sup> Stage
BANGALORE - 560076.

that that

Page 1 of 7

2

#### ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಸೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Shantha Kumar , ಇವರು 159790.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ವಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	40.00	Paid in Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	158750.00	DD No. 037399, Dated 18/06/2016, Isused
		by Axis Bank Ltd., Bangalore.
ఒట్ను :	158790.00	

ಸ್ಥಳ : ಜಯನಗರ

ದಿನಾಂಕ: 20/06/2016

Senior Sub-Registra: (6)

(ಜಯನಗರ )

Designed and Developed by C-DAC ACTS Pune.



#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

6. Smt. JYOTHI .K
Aged about 32 Years
W/o. Muniraju Reddy
Residing at #Old Post Office Road
Near Anjaneya Swamy Temple
Dodda Banaswadi
BANGALORE - 560043.

All are represented by their GPA Holder

Sri. SHANTHA KUMAR Aged about 42 Years S/o. Late Thimmappa Residing at No.168/30, 4<sup>th</sup> Main, Vyali kaval, BANGALORE - 560003.

Hereinafter called to the "VENDORS" of the ONE PART which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.

#### TO AND IN FAVOUR OF

Sri. SHANTHA KUMAR Aged about 42 Years S/o. Late Thimmappa Residing at No.168/30, 4<sup>th</sup> Main, Vyali kaval, BANGALORE - 560003.

Hereinafter called the PURCHASER of the OTHER PART which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.

Page 2 of 7

1016 (ULIMPRO 49. 12016-2017/8K Page 4-11)

Print Da & Time: 20-05-2016 04:22:21 PM

ಸ್ತಾವೇಜು ್ಕೈ : 2249

ತಯನಗರ ಪಲ್ಲಿರುವ ಉಪಸೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-06-2016 ರಂದು 03:08:11 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶಿಲ್ಯದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯ	ವಿವರ	. ರೂ. ಪ್ರ
in a	ನೋಂದಣಿ ಶುಲ್ಕ	146200.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	420.00
3	ಕನ್ಸೆಂಟಿಂಗ್ ಫೀ	100.00
	2.ಟൂ :	146720.00

್ರೀ Shantha Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	H * .	ಭೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
್ರೀ Shantha Kumo	ır			Thou

Senior Sub-Registed 6

#### **ರದುಕೊಟ್ಟ**ದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Shantha Kumar , (ಬರೆಸಿಕೊಂಡವರು)			They
2	H.Krishna Reddy, Kanthamma, Manjunath Reddy, K.Nagaraj, Lalitha.K & Jyothl.K, Rep by their GPA Holder, Sri.Shantha Kumar . (ಬರೆದುಕೊಡುವವರು)			- Show!

Senior Sub-Registra: 6 6



#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

WHEREAS, the Vendors are the absolute owners in possession and enjoyment of the land bearing Site No. 36 measuring 4000 Square Feet East to West 15.0 meters and North – South 24.0 meters Are situated at J.P. Nagar 8<sup>th</sup> stage 3<sup>rd</sup> Blok Uttaralli Hobli, Bangalore South Taluk, Bangalore, which is more fully described in the schedule herein and hereinafter referred to as the SCHEDULE PROPERTY.

WHEREAS, the property more fully described in the schedule hereunder is acquired by the Vendors from the Bangalore Development Authority via absolute sale deed having no. BDA-1-04735-2015-16 CD NO. BDAD2016 Dated 13-01-2016, Possession Certificate No. 118/2015-16 dated 20/01/2016 and Khatha. No. BDA/RO/36/J.P.N/8/3/2015 Dated 6/02/2016.

WHEREAS, the Vendors as contemplated to sell Schedule Property to meet the family commitments and also to acquire some alternate yielding property and in view legal necessities the Vendors have decided to sell the entire extent of the **Schedule** Property and herein the Purchaser agreed to purchase the same.

WHEREAS, the Vendors represented to the Purchaser in the following manner:

- a) The Vendors are the absolute owners of the Schedule Property and no person/s other than them have any rights, title, or interest share in the same.
- b) That the Schedule property is not subject to any encumbrances, and attachments

thong thouse

Page 3 of 7

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹಸರು BNG(U)J	R. 2049	川路に最近は清視の動	7 xa
3	H.Krlshna Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			wal.
4	Kanthamma . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)		A Complete	ಕಾನಕ್ಕು
5	Manjunath Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			M. planjiroth.
6	K.Nagaroļ .			M. Hadred.

Senior Sub-Regions



### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

- c) That the Vendors have not entered into any agreements, arrangements for sale or transfer of the Schedule Property.
- d) That the Vendors have not obtained any loan and have not created any encumbrances on the Schedule Property in any Manner.
- e) The Vendors assured that there are no other litigation or transaction entered into or pending anywhere in respect of the Schedule Property that they have the custody of all the relevant original title deeds.

### NOW THIS DEED OF SALE WITNESSETH

THAT in pursuance of the aforesaid agreement the VENDORS do hereby sell, convey, transfer, and assigns unto and to the use of the PURCHASER, the property more fully described in the Schedule hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the VENDORS to and upon the said property TO HAVE AND TO HOLD the said property hereby conveyed unto the PURCHASER absolutely and forever.

# THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the property more fully described in the Schedule hereunder shall be quietly and peacefully entered into and held and enjoyed by the PURCHASER without any interference, interruption, or disturbance from the VENDORS or any person claiming through or under them.

Than It

Page 4 of 7

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹಸರು ಮತ್ತು ವಿ <b>ಳಾಸ</b>	ಸಹಿ
1	Shashi Ku <b>mar</b> Sarjapura Road, <b>Bangalore</b> .	Shedh.
2	Manjunath JP Nagar, Ban <b>galore</b>	Carol II

Senior Sub-R Jayanagar, Bangalor,

nereby certify, that on production of the original GPA document. I have satisfied myself that the stamp uty of Rs. 660000/- has been paid thereon. Vide Document No. 1243/2015-16, Dated 19/02/2016, Book-4,

D No.JAYD245, In the Office the Sub-Registrar Jayanagar, Bangalore.



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನೆಂಬರ JAY-1-02249-2016-17 ಆಗಿ .ಸಿ.ಡಿ. ನಂಬರ JAYD257 ನೇ ದ್ದರಲ್ಲಿ

ದಿನಾಂಕ 20-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

enior Sub-Registra

ं कार्योक्ष्य क्रिस्कुल कि वृत्तक्ष्य क्रिस्त ।

signed and Developed by C-DAC, ACTS, Pune



### ದಸ್ತಾವೇಜು ಹ್ಯಾಳ್ಳೆ

#### **Document Sheet**

್ರಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

- 2. That the VENDORS have absolute right, title and full power to sell, convey and transfer unto the PURCHASER by way of absolute sale and that the VENDORS has not done anything or knowingly suffered anything whereby their right and power to sell and convey to the PURCHASER the property hereby conveyed.
- That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDORS shall discharge the same from and out of his own funds and keep the PURCHASER indemnified.
- 4. That the VENDORS hereby declares with the PURCHASER that the VENDORS has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the PURCHASER shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the VENDORS
- 5. That the VENDORS has handed over the vacant possession of the property more fully described in the Schedule hereunder to the PURCHASER on 20.06.2016 and delivered the connected original title document in respect of the schedule mentioned property.

Shuan

Thurst

Page 5 of 7



#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

- That the VENDORS will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
  - 7. That the VENDORS do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also obtain khatha in the name of the PURCHASER and undertakes to execute any deed in this respect.
  - 8. That the VENDORS do hereby acknowledges total sale consideration amount of Rs.48,00,000/- received as per the Full Settlement Agreement Dated 19/02/2016.

#### :: SCHEDULE ::

ALL THE PIECE AND PARCEL of the Immovable Residential Property being a Vacant Site bearing No.36, situated at J.P.NAGAR 8<sup>TH</sup> PHASE 3<sup>RD</sup> BLOCK, Khatha No. BDA/RO/36/J.P.N/8/3/2015 measuring East-West: 15.0 meters (50 feets) North-South: 24.0 meters (80 feets) totally measuring 360.0 square meters (4000 square feet), and bounded on the:-

East By

Site No. 37

West By

Site No. 35

North By

Road

South By

Private Property

Page 6 of 7

Show!

Throng



### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document

IN WITNESS WHEREOF, the VENDORS herein have affixed their signatures to this indenture on the day month and the Year above written in the presence of the following witnesses.

**CONSENTING WITNESSES:** 

HI 15 or Eh na ledge H. KRISHNA REDDY)

(H. KRISHNA REDDY)

(KANTHAMMA)

To Marjusto

(MANJUNATH REDDY)

(K. NAGARAJ)

WITNESSES:

1. <

1

**VENDORS** 

Represented by their GPA Holder

**PURCHASER** 

(SHANTHA KUMAR)

2. Shash

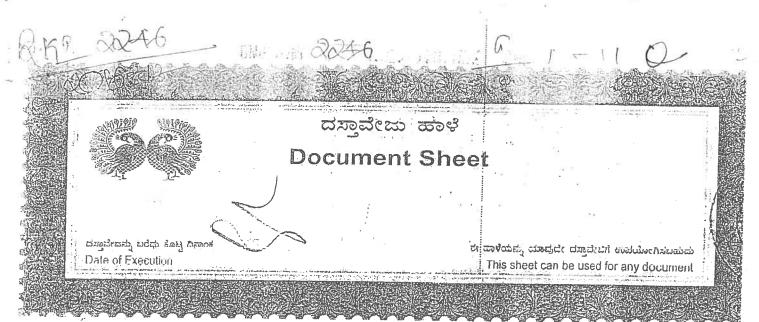
Jumas and ra

Cormelorsom (P)

Bangalore - 35

Page 7 of 7

Draffed By



### :: ABSOLUTE SALE DEED ::

This DEED OF ABSOLUTE SALE executed at Bangalore on this Monday, Twentieth day of June, Two Thousand Sixteen (20/06/2016) by

- 1. Sri. H. KRISHNA REDDY Aged about 65 Years S/o. Late Hanumappa
- 2. Smt. KANTHAMMA Aged about 62 Years W/o. H. Krishna Reddy
- 3. Sri. MANJUNATH REDDY Aged about 30 Years S/o. H. Krishna Reddy
- 4. Sri. K. NAGARAJ Aged about 29 Years \$/o. H. Krishna Reddy

SL.No.1 to 4 residing at #10 Channakeshavanagar B.T.S Layout Arekere, B.G Road BANGALORE - 560076

5. Smt. LALITHA. K
Aged about 34 Years
W/o. Thimma Reddy
Residing #42 4<sup>th</sup> Main
3<sup>rd</sup> Cross N.S. Palya
B.T.M 2<sup>nd</sup> Stage
BANGALORE - 560076.

Thion thing

Page 1 of 7

ಕರ್ನಾಟಕ ಸರ್ಕಾರ ನೋಂದಣೆ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Shantha Kumar , ಇವರು 1587% ರಿ. ರಿ೪ ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಪೊತ್ತ (ಬೆಂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	40.00	Pald In Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	158750.00	DD No. 037395, Dated 18/06/2016, Isused by Axis Bank Ltd., Bangalore.
ఒట్ను :	158790.00	

ಸ್ಥಳ : ಜಯನಗರ

ದಿನಾಂಕೆ : 20/06/2016

Jayanayar, Bangaloh Sity

Designed and Developed by C-DAC ACTS Fune.



#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

Smt. JYOTHI .K
Aged about 32 Years
W/o. Muniraju Reddy
Residing at #Old Post Office Road
Near Anjaneya Swamy Temple
Dodda Banaswadi
BANGALORE - 560043.

All are represented by their GPA Holder

Sri. SHANTHA KUMAR Aged about 42 Years S/o. Late Thimmappa Residing at No.168/30, 4<sup>th</sup> Main, Vyali kaval, BANGALORE - 560003.

Hereinafter called to the "VENDORS" of the ONE PART which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.

#### TO AND IN FAVOUR OF

Sri. SHANTHA KUMAR Aged about 42 Years S/o. Late Thimmappa Residing at No.168/30, 4<sup>th</sup> Main, Vyali kaval, BANGALORE - 560003.

Hereinafter called the PURCHASER of the OTHER PART which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.

Page 2 of 7

#### 

BNG(U)JPR 2246 12016-201718K Posp 4-1)

· Date & Time : 20-0 2016 04:16:12 PM

ವೇಜು ಸಂಖ್ಯೆ : 2246

ನಗರ ದಲ್ಲಿರುವ ಉಪರೋಧವಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-06-2016 **ರಂದು 01:31:21** PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ದೊಂದಿಗೆ

) ಸಂಖ್ಯೆ	ವಿವರ		ರೂ ಪೈ
1	ನೋಂದಣೆ ಕುಣ್ಣ		146200.00
2	ಸ್ಟ್ಯಾನಿಂಗ್ ಫೀ		420.00
3	ಕನ್ನೆಂಟಿಂಗ್ ≑೯	1	100,00
. 3	ఓట్ను :	•	146720.00

Shantha Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಚೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ðe Shantha Kumar			thing

Jayanayar, Bangalola Dity

ಿದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

್ರಮ ಸಿಂಖ್ಯೆ	ಹೆಸಲು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Shantha Ku <b>mar</b> . (ಬರೆಸಿಕೊಂಡ <b>ವರು)</b> 			thing
2	H.Krishna Reddy, Kanthamma, Manjunath Reddy, K.Nagaraj, Lalitha.K & Jyothi.K. Rep by their GPA Holder, Sri.Shantha Kumar : (ಬರೆಡುಕೊಡುವವರು)			-glon

Senior Sub-Registral 6 16



#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು \_\_\_\_This sheet can be used for any document

WHEREAS, the Vendors are the absolute owners in possession and enjoyment of the land bearing Site No. 35 measuring 4000 Square Feet East to West 15.0 meters and North – South 24.0 meters Are situated at J.P. Nagar 8<sup>th</sup> stage 3<sup>rd</sup> Blok Uttaralli Hobli, Bangalore South Taluk, Bangalore, which is more fully described in the schedule herein and hereinafter referred to as the SCHEDULE PROPERTY.

WHEREAS, the property more fully described in the schedule hereunder is acquired by the Vendors from the Bangalore Development Authority via absolute sale deed having no. BDA-1-04734-2015-16 CD NO. BDAD2016 Dated 13-01-2016, Possession Certificate No. 119/2015-16 dated 20/01/2016 and Khatha. No. BDA/RO/35 /J.P.N/8/3/2015 Dated 6/02/2016.

WHEREAS, the Vendors as contemplated to sell Schedule Property to meet the family commitments and also to acquire some alternate yielding property and in view legal necessities the Vendors have decided to sell the entire extent of the Schedule Property and herein the Purchaser agreed to purchase the same.

WHEREAS, the Vendors represented to the Purchaser in the following manner:

- a) The Vendors are the absolute owners of the Schedule Property and no person/s other than them have any rights, title, or interest share in the same.
- b) That the Schedule property is not subject to any encumbrances, and attachments

Think

Phian

Page 3 of 7

,ಮ ಂಖ್ಯೆ	ಕಸರು BNG(U)J	1000 A Face d 2016-20	71 <u>BK</u> 62383330030 6- 1	7. 元为
3	H.Krishna Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			13 Wills
4	Kanthamma (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			इ. १०मृ
5	Manjunath Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			Thompsolf
6	K.Nagaruj . ್(ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			f. Nageral

Senior Sub-Regard Party Advanagar, Bangalor City



### **Document Sheet**

ವಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

- c) That the Vendors have not entered into any agreements, arrangements for sale or transfer of the Schedule Property.
- d) That the Vendors have not obtained any loan and have not created any encumbrances on the Schedule Property in any Manner.
- e) The Vendors assured that there are no other litigation or transaction entered into or pending anywhere in respect of the Schedule Property that they have the custody of all the relevant original title deeds.

### NOW THIS DEED OF SALE WITNESSETH

THAT in pursuance of the aforesaid agreement the VENDORS do hereby sell, convey, transfer, and assigns unto and to the use of the PURCHASER, the property more fully described in the Schedule hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the VENDORS to and upon the said property TO HAVE AND TO HOLD the said property hereby conveyed unto the PURCHASER absolutely and forever.

# THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the property more fully described in the Schedule hereunder shall be quietly and peacefully entered into and held and enjoyed by the PURCHASER without any interference, interruption, or disturbance from the VENDORS or any person claiming through or under them.

Throng

Thricy

Page 4 of 7

<u>ಸಿತಿಸುವವರು</u>

ರು ಖ್ಯ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	지하
5	Shashi Kumar Sarjapura Road, Bangalore.	Shash.
	Manjunath JP Nagar, Bangalore	

Senior Sub-Registra (6)

uereby certify that on production of the original GPA document. I have satisfied myself that the stamp uty of Rs. 660000/- has been paid thereon. Vide Document No. 1241/2015-16, Dated 19/02/2016, Book-4, D No.JAYD245, in the Office the Sub-Registrar Jayanagar, Bangalore.

Senior Sub-Registrate

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ JAY-1-02246-2016-17 ಆಗಿ ನಿ.ಡಿ. ನಂಬರ JAYD257 ನೇ ವೈರ

ದಿನಾಂಕ 20-ರಿಕ-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ.

genior Sub-Registral

महिता है जिसके हैं की उन्हें विकित्त के लिया है।

signed and Developed by C-DAC, ACTS, Puna





#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ಧಿನಾಂಕ Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು \_\_\_\_This sheet can be used for any document

- 2. That the VENDORS have absolute right, title and full power to sell, convey and transfer unto the PURCHASER by way of absolute sale and that the VENDORS has not done anything or knowingly suffered anything whereby their right and power to sell and convey to the PURCHASER the property hereby conveyed.
- 3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDORS shall discharge the same from and out of his own funds and keep the PURCHASER indemnified.
- 4. That the VENDORS hereby declares with the PURCHASER that the VENDORS has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the PURCHASER shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the VENDORS
- 5. That the VENDORS has handed over the vacant possession of the property more fully described in the Schedule hereunder to the PURCHASER on 20.06.2016 and delivered the connected original title document in respect of the schedule mentioned property.

throng throng

Page 5 of 7



### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವಣಿಗೆ ಉಪಯೋಗಿಸಬಹುದು \_\_\_\_\_This sheet can be used for any document

- That the VENDORS will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
  - 7. That the VENDORS do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also obtain khatha in the name of the PURCHASER and undertakes to execute any deed in this respect.
- 8. That the VENDORS do hereby acknowledges total sale consideration amount of Rs.48,00,000/- received as per the Full Settlement Agreement Dated 19/02/2016.

#### :: SCHEDULE ::

ALL THE PIECE AND PARCEL of the Immovable Residential Property being a Vacant Site bearing Site.No.35, situated at J.P.NAGAR 8<sup>TH</sup> PHASE 3<sup>RD</sup> BLOCK, Khatha No. BDA/RO/35 /J.P.N/8/3/2015 measuring East-West: 15.0 meters (50 feets) North-South: 24.0 meters (80 feets) totally measuring 360.0 square meters (4000 square feet), and bounded on the:-

East By

Site No. 36

West By

Site No. 34

North By

Road

South By

Private Property

Page 6 of 7

there!

8,



### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

IN WITNESS WHEREOF, the VENDORS herein have affixed their signatures to this indenture on the day month and the Year above written in the presence of the following witnesses.

**CONSENTING WITNESSES:** 

I. KRISHNA REDDY)

W E O E

(KANTHAMMA) & May valt

(MANJUNATH REDDY)

(K. NAGARAJ)

WITNESSES:

TONN DER

VENDORS
Represented by their GPA Holder
(SHANTHA KUMAR)

2. Saske

Dunrapandra Cormeloraan (p)

Barngaloge - 35

De-61-188

(SHANTHA KUMAR)
PURCHASER

Page 7 of 7

RKC QQAF BROWNER 2247 129.6201718 Completed to



ದಸ್ಕಾವೇಜು ಹಾಳೆ

#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

### :: ABSOLUTE SALE DEED ::

This DEED OF ABSOLUTE SALE executed at Bangalore on this Monday, Twentieth day of June, Two Thousand Sixteen (20/06/2016) by

- 1. Şri. H. KRISHNA REDDY Aged about 65 Years Şlo. Late Hanumappa
- 2. Şmt. KANTHAMMA Aged about 62 Years W/o. H. Krişhna Reddy
- 3. Sri. MANJUNATH REDDY Aged about 30 Years \$/o. H. Krishna Reddy
- 4. Sri. K. NAGARAJ Aged about 29 Years S/o. H. Krishna Reddy

SL.No.1 to 4 residing at #10 Channakeshavanagar B.T.S Layout Arekere, B.G Road BANGALORE - 560076

5. Smt. LALITHA. K
Aged about 34 Years
W/o. Thimma Reddy
Residing #42 4<sup>th</sup> Main
3<sup>rd</sup> Cross N.S. Palya
B.T.M 2<sup>nd</sup> Stage
BANGALORE - 560076

Page 1 of 7

Almort.

ghay

BNG(U)JNBQQA - 17016-2617/BK P=GP Q-11

ಕರ್ನಾಟಕ ಸರ್ಕಾರ ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Shentha Kurnar , ಇವರು 158790.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

i ijed	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನೆಗೆಚಿತ ರೊಪೆ	40.00	Paid in Cash
කුම්ට් කාලෙස් ශී.කී.	158750.00	DD No. 037394, Dated 18/06/2016, Isused
5		by Axis Bank Ltd., Bangalore.
2.53;	158790.00	

ಸ್ಥಳ : ಜಾರುಪಗಳ

Date: 20/06/2016

organica Regero 0 6 6

Designed and Developed by C-DAC ACTS Pune.



#### **Document Sheet**

ದಸ್ತಾವೇಜಮ್ನ ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

6. Smt. JYOTHI .K
Aged about 32 Years
W/o. Muniraju Reddy
Residing at #Old Post Office Road
Near Anjaneya Swamy Temple
Dodda Banaswadi
BANGALORE - 560043.

All are represented by their GPA Holder

Sri. SHANTHA KUMAR Aged about 42 Years S/o. Late Thimmappa Residing at No.168/30, 4<sup>th</sup> Main, Vyali kaval, BANGALORE - 560003.

Hereinafter called to the "VENDORS" of the ONE PART which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.

#### TO AND IN FAVOUR OF

Sri. SHANTHA KUMAR Aged about 42 Years S/o. Late Thimmappa Residing at No.168/30, 4<sup>th</sup> Main, Vyall kaval, BANGALORE - 560003

Hereinafter called the PURCHASER of the OTHER PART which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.

Page 2 of 7

Throng

et cen	13	933		MARI	MI	THI.	i
1375	1.3	1701	5501111	12.5	Ph 636	1848	

1500 JUR Q Q 417 77018 1017/BK Page 4-1

nt Date & Time : 20-06-2016 04:18:24 FM

್ತಾವೇಜು ಸಂಖ್ಯೆ : 2247

ಖುನೆಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ಬವರ ಕಚೇರಿಯಲ್ಲಿ ದಿವಾಂಕ 20-06-2016 ರಂದು 02:50:02 PM ಗಂಟೆಗೆ 🚑 ಕೆಳಗೆ ವಿವರಿಸಿದ

ಲ್ನದೊಂದಿಗೆ

ಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂಗಣಿ ಸುಣ್ಯ	146200.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	420,00
3	ಕನ್ನೆಂಟಿಂಗ್ ಫೀ	100.00
1,7	ఒట్ను :	146/20.00

Shantha Kum**ar** ಇವರಿಂದ ಹಾಜರೆ ಮಾಡಲ್ಪಟ್ಟಬೆ

ಹೆಸರು	ಪ್ರೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಜನ್ನ ಸಹಿ
ಶ್ರೀ Shantha Kumar			Short

Senior Subtragman Lilly Layanayar, Bangalor Tity

ೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಿಂಖ್ವೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	. ಸಹಿ
1	Shantha Kumar (ಬರೆಸಿಕೊಂಡವರು)			that
2	H.Krishna Reddy, Kanthamma, Manjunath Reddy, K.Nagaraj, Lalitha.K & Jyothi.K, Rep by their GPA Holder, Sri.Shantha Kumar . (ಬರೆದುಕೊಡುವವರು)			Short

Senior Sub-Registra: 6



# ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

WHEREAS, the Vendors are the absolute owners in possession and enjoyment of the land bearing Site No. 34 measuring 4000 Square Feet East to West 15.0 meters and North – South 24.0 meters Are situated at J.P. Nagar 8<sup>th</sup> stage 3<sup>rd</sup> Blok Uttaralli Hobli, Bangalore South Taluk, Bangalore, which is more fully described in the schedule herein and hereinafter referred to as the SCHEDULE PROPERTY.

WHEREAS, the property more fully described in the schedule hereunder is acquired by the Vendors from the Bangalore Development Authority via absolute sale deed having No. BDA-1-04741-2015-16 CD NO. BDAD2016 Dated 13-01-2016, Possession Certificate No. 119/2015-16 dated 20/01/2016 and Khatha. No. BDA/RO/34/J.P.N/8/3/2015 Dated 6/02/2016.

WHEREAS, the Vendors as contemplated to sell Schedule Property to meet the family commitments and also to acquire some alternate yielding property and in view legal necessities the Vendors-have decided to sell the entire extent of the Schedule Property and herein the Purchaser agreed to purchase the same.

WHEREAS, the Vendors represented to the Purchaser in the following manner:

- a) The Vendors are the absolute owners of the Schedule Property and poperson/s other than them have any rights, title, or interest share in the same.
- b) That the Schedule property is not subject to any encumbrances, and attachments

Thought

flory

Page 3 of 7

44.4				
ಕ್ರಮ ಸಂಖ್ಯೆ	### BIG   1947	AP = 1016-261	7/BK ಹೆಚ್ಚಿಕ್ಕಿದರುತು ೧೯	1 Dià
2	H.Krishna Reddy (ಒಪ್ಪಿಗೆ ಸಾಸ್ತಿ)			LAX2 pres
	Kanthamma			
4	(ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			ಕಾಂತಿಯ
5	Manjunath Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			estarion"
6	K.Nagaraj . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			Je-Naguaj

Senior Sub-Ragi 100 6



#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

- c) That the Vendors have not entered into any agreements, arrangements for sale or transfer of the Schedule Property.
- d) That the Vendors have not obtained any loan and have not created any encumbrances on the Schedule Property in any Manner.
- e) The Vendors assured that there are no other litigation or transaction entered into or pending anywhere in respect of the Schedule Property that they have the custody of all the relevant original title deeds.

#### NOW THIS DEED OF SALE WITNESSETH

THAT in pursuance of the aforesaid agreement the VENDORS do hereby sell, convey, transfer, and assigns unto and to the use of the PURCHASER, the property more fully described in the Schedule hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the VENDORS to and upon the said property TO HAVE AND TO HOLD the said property hereby conveyed unto the PURCHASER absolutely and forever.

# THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

 That the property more fully described in the Schedule hereunder shall be quietly and peacefully entered into and held and enjoyed by the PURCHASER without any interference, interruption, or disturbance from the VENDORS or any person claiming through or under them.

Thong that

Page 4 of 7

ರುತಿಸುವವರು

ಕ್ರಮ ಸಿಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Shashl Kumar Sarjapura Road, Bangalore.	Shash
2	Manjunath JP Nagar, Bangalore	Es at ad

Senior Sub-Registration of Layanayar, Bangalor Bird

nereby certify that on production of the original GPA document. I have satisfied myself that the stamp uty of Rs. 660000/- has been paid thereon. Vide Document No. 1240/2015-16, Dated 19/02/2016, Book-4,

D No.JAYD245, in the Office the Sub-Registrar Jayanagar, Bangalore.

Senior Sub-Registra 16

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ JAY-1-02247-2016-17 ಆಗಿ

ಸಿ.ಡಿ. ನಂಬರ JAYD257 ನೇ ದ್ದರಲ್ಲಿ

ದಿನಾಂಕ 20-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

البه المجافزة Senior Sub-Reg المجافزة المجافزة المجافزة المجافزة المجافزة المجافزة المجافزة المجافزة المجافزة ا المجافزة الم

asigned and Developed by C-DAC, ACTS, Pune



#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

- 2. That the VENDORS have absolute right, title and full power to sell, convey and transfer unto the PURCHASER by way of absolute sale and that the VENDORS has not done anything or knowingly their right and power to sell and convey to the PURCHASER the property hereby conveyed.
- 3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDORS shall discharge the same from and out of his own funds and keep the PURCHASER indemnified.
- 4. That the VENDORS hereby declares with the PURCHASER that the VENDORS has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the PURCHASER shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the VENDORS
- 5. That the VENDORS has handed over the vacant possession of the property more fully described in the Schedule hereunder to the PURCHASER on 20.06.2016 and delivered the connected original title document in respect of the schedule mentioned property.

I Should

Page 5 of 7

ENGLUJUR 2247

Par 10-11



# ದಸ್ತಾವೇಜು ಾಳೆ

### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬಳೆದು ಕ್ರೀಟ್ನ ವಿನಾಂಕ Date of Execution

ಈ ಹಾಳಿಯನ್ನು ಯಾವುದೇ ದ್ರಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document

- 6. That the VENDORS will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
- 7. That the VENDORS do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also obtain khatha in the name of the PURCHASER and undertakes to execute any deed in this respect.
- 8. That the VENDORS do hereby acknowledges total sale consideration amount of Rs.48,00,000/- received as per the Full Settlement Agreement Dated 19/02/2016.

#### :: SCHEDULE ::

ALL THE PIECE AND PARCEL of the Immovable Residential Property being a Vacant Site bearing Site.No.34, situated at J.P.NAGAR 8<sup>TH</sup> PHASE 3<sup>RD</sup> BLOCK Khatha No. BDA/RO/34/J.P.N/8/3/2015 measuring East-West: 15.0 meters (50 feets) North-South: 24.0 meters (80 feets) totally measuring 360.0 square meters (4000 square feet), and bounded on the:-

East By

Site No. 35

West By

Site No. 33

North By

Road

South By

**Private Property** 

Page 6 of 7

Shron

Shory





# Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

IN WITNESS WHEREOF, the VENDORS herein have affixed their signatures to this indenture on the day month and the Year above written in the presence of the following witnesses.

No. 2
CONSENTING WITNESSES:
LI 13 Tah maleno
(H. KRISHNA REDDY)
ಕಾಂತ್ರಿಯೆ
(KANTHAMMA)
K. Manjuath.
(MANJUNATH REDDY)
1- Maguaj.
(K. NAGARAJ) (
WITNESSES:

Represented by their GPA Holder SHANTHA KUMAR)

> SHANTHA KUMAR) PURCHASER

> > Page 7 of 7

RKC QQAF BROWNER 2247 129.6201718 Completed to



ದಸ್ಕಾವೇಜು ಹಾಳೆ

#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

### :: ABSOLUTE SALE DEED ::

This DEED OF ABSOLUTE SALE executed at Bangalore on this Monday, Twentieth day of June, Two Thousand Sixteen (20/06/2016) by

- 1. Şri. H. KRISHNA REDDY Aged about 65 Years Şlo. Late Hanumappa
- 2. Şmt. KANTHAMMA Aged about 62 Years W/o. H. Krişhna Reddy
- 3. Sri. MANJUNATH REDDY Aged about 30 Years \$/o. H. Krishna Reddy
- 4. Sri. K. NAGARAJ Aged about 29 Years S/o. H. Krishna Reddy

SL.No.1 to 4 residing at #10 Channakeshavanagar B.T.S Layout Arekere, B.G Road BANGALORE - 560076

5. Smt. LALITHA. K
Aged about 34 Years
W/o. Thimma Reddy
Residing #42 4<sup>th</sup> Main
3<sup>rd</sup> Cross N.S. Palya
B.T.M 2<sup>nd</sup> Stage
BANGALORE - 560076

Page 1 of 7

Almort.

ghay

BNG(U)JNBQQA - 17016-2617/BK P=GP Q-11

ಕರ್ನಾಟಕ ಸರ್ಕಾರ ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Shentha Kurnar , ಇವರು 158790.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

i ijed	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನೆಗೆಚಿತ ರೊಪೆ	40.00	Paid in Cash
කුම්ට් කාලෙස් ශී.කී.	158750.00	DD No. 037394, Dated 18/06/2016, Isused
5		by Axis Bank Ltd., Bangalore.
2.53;	158790.00	

ಸ್ಥಳ : ಜಾರುಪಗಳ

Date: 20/06/2016

organica Regero 0 6 6

Designed and Developed by C-DAC ACTS Pune.



#### **Document Sheet**

ದಸ್ತಾವೇಜಮ್ನ ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

6. Smt. JYOTHI .K
Aged about 32 Years
W/o. Muniraju Reddy
Residing at #Old Post Office Road
Near Anjaneya Swamy Temple
Dodda Banaswadi
BANGALORE - 560043.

All are represented by their GPA Holder

Sri. SHANTHA KUMAR Aged about 42 Years S/o. Late Thimmappa Residing at No.168/30, 4<sup>th</sup> Main, Vyali kaval, BANGALORE - 560003.

Hereinafter called to the "VENDORS" of the ONE PART which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.

#### TO AND IN FAVOUR OF

Sri. SHANTHA KUMAR Aged about 42 Years S/o. Late Thimmappa Residing at No.168/30, 4<sup>th</sup> Main, Vyall kaval, BANGALORE - 560003.

Hereinafter called the PURCHASER of the OTHER PART which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.

Page 2 of 7

Throng

et cen	13	931		16717	MI	TH	ð
1375	1.3	1701	5501111	1123316	Ph Bid	1848	

1500 JUR Q Q 417 77018 1017/BK Page 4-1

nt Date & Time : 20-06-2016 04:18:24 FM

್ತಾವೇಜು ಸಂಖ್ಯೆ : 2247

ಖುನೆಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ಬವರ ಕಚೇರಿಯಲ್ಲಿ ದಿವಾಂಕ 20-06-2016 ರಂದು 02:50:02 PM ಗಂಟೆಗೆ 🚑 ಕೆಳಗೆ ವಿವರಿಸಿದ

ಲ್ನದೊಂದಿಗೆ

ಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂಗಣಿ ಸುಣ್ಯ	146200.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	420,00
3	ಕನ್ನೆಂಟಿಂಗ್ ಫೀ	100.00
1,7	ఒట్ను :	146/20.00

Shantha Kum**ar** ಇವರಿಂದ ಹಾಜರೆ ಮಾಡಲ್ಪಟ್ಟಬೆ

ಹೆಸರು	ಪ್ರೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಜನ್ನ ಸಹಿ
ಶ್ರೀ Shantha Kumar			Short

Senior Subtragman Lilly Layanayar, Bangalor Tity

ೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಿಂಖ್ವೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	. ಸಹಿ
1	Shantha Kumar (ಬರೆಸಿಕೊಂಡವರು)			that
2	H.Krishna Reddy, Kanthamma, Manjunath Reddy, K.Nagaraj, Lalitha.K & Jyothi.K, Rep by their GPA Holder, Sri.Shantha Kumar . (ಬರೆದುಕೊಡುವವರು)			Short

Senior Sub-Registra: 6



### ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

WHEREAS, the Vendors are the absolute owners in possession and enjoyment of the land bearing Site No. 34 measuring 4000 Square Feet East to West 15.0 meters and North – South 24.0 meters Are situated at J.P. Nagar 8<sup>th</sup> stage 3<sup>rd</sup> Blok Uttaralli Hobli, Bangalore South Taluk, Bangalore, which is more fully described in the schedule herein and hereinafter referred to as the SCHEDULE PROPERTY.

WHEREAS, the property more fully described in the schedule hereunder is acquired by the Vendors from the Bangalore Development Authority via absolute sale deed having No. BDA-1-04741-2015-16 CD NO. BDAD2016 Dated 13-01-2016, Possession Certificate No. 119/2015-16 dated 20/01/2016 and Khatha. No. BDA/RO/34/J.P.N/8/3/2015 Dated 6/02/2016.

WHEREAS, the Vendors as contemplated to sell Schedule Property to meet the family commitments and also to acquire some alternate yielding property and in view legal necessities the Vendors-have decided to sell the entire extent of the Schedule Property and herein the Purchaser agreed to purchase the same.

WHEREAS, the Vendors represented to the Purchaser in the following manner:

- a) The Vendors are the absolute owners of the Schedule Property and poperson/s other than them have any rights, title, or interest share in the same.
- b) That the Schedule property is not subject to any encumbrances, and attachments

Thought

flory

Page 3 of 7

12.75				
ಕ್ರಮ ಸಂಖ್ಯೆ	#20 BIGDAR	XP = 1016-261	7/BK 23333 ADDE 6	1 Dià
-3	H.Krishna Reddy (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			LAX2 press
	Kanthamma			
4	(ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			ಕಾಂತಿಯ
5	Manjunath Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			estarinata.
6	K.Nagaraj . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			Je-Naguaj

Senior Sub-Ragi 100 6



### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

- c) That the Vendors have not entered into any agreements, arrangements for sale or transfer of the Schedule Property.
- d) That the Vendors have not obtained any loan and have not created any encumbrances on the Schedule Property in any Manner.
- e) The Vendors assured that there are no other litigation or transaction entered into or pending anywhere in respect of the Schedule Property that they have the custody of all the relevant original title deeds.

### NOW THIS DEED OF SALE WITNESSETH

THAT in pursuance of the aforesaid agreement the VENDORS do hereby sell, convey, transfer, and assigns unto and to the use of the PURCHASER, the property more fully described in the Schedule hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the VENDORS to and upon the said property TO HAVE AND TO HOLD the said property hereby conveyed unto the PURCHASER absolutely and forever.

# THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

 That the property more fully described in the Schedule hereunder shall be quietly and peacefully entered into and held and enjoyed by the PURCHASER without any interference, interruption, or disturbance from the VENDORS or any person claiming through or under them.

Thong that

Page 4 of 7

ರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Shashl Kumar Sarjapura Road, Bangalore.	Shash
2	Manjunath JP Nagar, Bangalore	Esafaa

Senior Sub-Registration of Layanayar, Bangalor Bird

nereby certify that on production of the original GPA document. I have satisfied myself that the stamp uty of Rs. 660000/- has been paid thereon. Vide Document No. 1240/2015-16, Dated 19/02/2016, Book-4,

D No.JAYD245, in the Office the Sub-Registrar Jayanagar, Bangalore.

Senior Sub-Registra 16

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ JAY-1-02247-2016-17 ಆಗಿ

ಸಿ.ಡಿ. ನಂಬರ JAYD257 ನೇ ದ್ದರಲ್ಲಿ

ದಿನಾಂಕ 20-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

البه المجافزة Senior Sub-Reg المجافزة المجافزة المجافزة المجافزة المجافزة المجافزة المجافزة المجافزة المجافزة ا المجافزة الم

asigned and Developed by C-DAC, ACTS, Pune



#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

- 2. That the VENDORS have absolute right, title and full power to sell, convey and transfer unto the PURCHASER by way of absolute sale and that the VENDORS has not done anything or knowingly their right and power to sell and convey to the PURCHASER the property hereby conveyed.
- 3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDORS shall discharge the same from and out of his own funds and keep the PURCHASER indemnified.
- 4. That the VENDORS hereby declares with the PURCHASER that the VENDORS has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the PURCHASER shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the VENDORS
- 5. That the VENDORS has handed over the vacant possession of the property more fully described in the Schedule hereunder to the PURCHASER on 20.06.2016 and delivered the connected original title document in respect of the schedule mentioned property.

I Should

Page 5 of 7

ENGLUJUR 2247

Par 10-11



### ದಸ್ತಾವೇಜು ಾಳೆ

### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬಳೆದು ಕ್ರೀಟ್ನ ವಿನಾಂಕ Date of Execution

ಈ ಹಾಳಿಯನ್ನು ಯಾವುದೇ ದ್ರಾಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document

- 6. That the VENDORS will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
- 7. That the VENDORS do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also obtain khatha in the name of the PURCHASER and undertakes to execute any deed in this respect.
- 8. That the VENDORS do hereby acknowledges total sale consideration amount of Rs.48,00,000/- received as per the Full Settlement Agreement Dated 19/02/2016.

#### :: SCHEDULE ::

ALL THE PIECE AND PARCEL of the Immovable Residential Property being a Vacant Site bearing Site.No.34, situated at J.P.NAGAR 8<sup>TH</sup> PHASE 3<sup>RD</sup> BLOCK Khatha No. BDA/RO/34/J.P.N/8/3/2015 measuring East-West: 15.0 meters (50 feets) North-South: 24.0 meters (80 feets) totally measuring 360.0 square meters (4000 square feet), and bounded on the:-

East By

Site No. 35

West By

Site No. 33

North By

Road

South By

**Private Property** 

Page 6 of 7

Shron

Shory





### Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

IN WITNESS WHEREOF, the VENDORS herein have affixed their signatures to this indenture on the day month and the Year above written in the presence of the following witnesses.

No. 2
CONSENTING WITNESSES:
LI 13 Tah maleno
(H. KRISHNA REDDY)
ಕಾಂತ್ರಿಯೆ
(KANTHAMMA)
K. Manjuath.
(MANJUNATH REDDY)
1- Maguaj.
(K. NAGARAJ) (
WITNESSES:

Represented by their GPA Holder SHANTHA KUMAR)

> SHANTHA KUMAR) PURCHASER

> > Page 7 of 7

Bh 2053



ದಸ್ತಾವೇಜು ಹಾಳೆ

#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

### :: ABSOLUTE SALE DEED ::

This DEED OF ABSOLUTE SALE executed at Bangalore on this Monday, Twentieth day of June, Two Thousand Sixteen (20/06/2016) by

- 1. Sri. H. KRISHNA REDDY Aged about 65 Years S/o. Late Hanumappa
- 2. Smt. KANTHAMMA Aged about 62 Years W/o. H. Krishna Reddy
- 3. Sri. MANJUNATH REDDY Aged about 30 Years S/o. H. Krishna Reddy
- 4. Sri. K. NAGARAJ Aged about 29 Years \$/o. H. Krishna Reddy

SL.No.1 to 4 residing at #10 Channakeshavanagar B.T.S Layout Arekere, B.G Road BANGALORE - 560076

5. Smt. LALITHA. K
Aged about 34 Years
W/o. Thimma Reddy
Residing #42 4<sup>th</sup> Main
3<sup>rd</sup> Cross N.S. Palya
B.T.M 2<sup>nd</sup> Stage
BANGALORE - 560076.

throng - shown

Page 1 of 7

BNG(U)JI'R QQ SC' 12016-201718K P=50 0 -11

DESCRIPTION OF THE PROPERTY OF

#### ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಹೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ಈ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ತ್ರೀ Shantha Kumar , ಇವರು 158790.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಷಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ '	ವೊತ್ತ (ರೂ.)	<b>ಹಣದ ಪಾವತಿಯ ಏವರ</b>
ನಗಡು ರೂಪ	40.00	Paid in Cash
व्यक्टें धन्दुवन दे.वि.	158750.00	DD No. 037401, Dated 18/06/2016, Isused by Axis Bank Ltd., Bangalore.
: 163-2	158790.00	

ಸ್ಥಳ : ಜಯನಗರ

ದಿನಾಂಕೆ: 20/06/2016

Aganagar, Bangalora Lity
(sobard)

Designed and Developed by C-BAC ACTS Pune.



### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

6. Smt. JYOTHI .K
Aged about 32 Years
W/o. Muniraju Reddy
Residing at #Old Post Office Road
Near Anjaneya Swamy Temple
Dodda Banaswadi
BANGALORE - 560043.

All are represented by their GPA Holder

Sri. SHANTHA KUMAR Aged about 42 Years S/o. Late Thimmappa Residing at No.168/30, 4<sup>th</sup> Main, Vyali kaval, BANGALORE - 560003

Hereinafter called to the "VENDORS" of the ONE PART which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.

#### TO AND IN FAVOUR OF

Sri. SHANTHA KUMAR Aged about 42 Years S/o. Late Thimmappa Residing at No.168/30, 4<sup>th</sup> Main, Vyali kaval, BANGALORE - 560003.

Hereinafter called the PURCHASER of the OTHER PART which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.

Page 2 of 7

2015 2017/8K POGA - 1

int Date & Time: 20-06-2016 04:28:46 P.M.

0

ಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2252

ಯನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-06-2016 ರಂದು 02:57:36 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ

ುಲ್ಕದೊಂದಿಗೆ

್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೊಳಂದಣಿ ಶುಲ್ಯ	146200.00
2	ಸ್ರ್ಯಾನಿಂಗ್ ಫೀ	420,00
.3	ಕನ್ನೆಂಟಿ೧೧% ಫೀ	100.00
- 1	ఒట్టు:	146720.00

#### ್ಗ Shantha Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟವೆ

ಹೆಸರು	ಪೋಟಿಂ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು .	ಸಹಿ
ಶ್ರೀ Shantha Kumar			this !

Senior Sub-Reg 3116 16

#### ುರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು .	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	Shantha Kumar . (ಬರೆಸಿಕೊಂಡವರು)			-that
2	H.Krishna Reddy, Kanthamma, Manjunath Reddy, K.Nagaraj, Lalitha.K & Jyothi.K, Rep by their GPA Holder, Sri.Shantha Kumar . (ಬರೆದುಕೊಡುವವರು)			- Jhurong

Senior Sub-Registra 6

11-5 GRZS J. ... D. S-11



### ದಸ್ತಾವೇಜು ಹಾಳೆ

#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಭರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

WHEREAS, the Vendors are the absolute owners in possession and enjoyment of the land bearing Site No. 33 measuring 4000 Square Feet East to West 15.0 meters and North – South 24.0 meters Are situated at J.P. Nagar 8<sup>th</sup> stage 3<sup>rd</sup> Blok Uttaralli Hobli, Bangalore South Taluk, Bangalore, which is more fully described in the schedule herein and hereinafter referred to as the SCHEDULE PROPERTY.

WHEREAS, the property more fully described in the schedule hereunder is acquired by the Vendors from the Bangalore Development Authority via absolute sale deed having no. BDA-1-04736-2015-16 CD NO. BDAD216 Dated 13-01-2016, Possession Certificate No. 120/2015-16 dated 20/01/2016 and Khatha. No. BDA/RO/33/J.P.N/8/3/2015 Dated 6/02/2016.

WHEREAS, the Vendors as contemplated to sell Schedule Property to meet the family commitments and also to acquire some alternate yielding property and in view legal necessities the Vendors have decided to sell the entire extent of the **Schedule Property** and herein the Purchaser agreed to purchase the same.

WHEREAS, the Vendors represented to the Purchaser in the following manner

- a) The Vendors are the absolute owners of the Schedule Property and no person/s other than them have any rights, title, or interest share in the same.
- b) That the Schedule property is not subject to any encumbrances, and attachments

Throng Thingy

Page 3 of 7

	10 100	0250	G.	
ಮ ಾಖ್ಯೆ	ಹಸರು BNG(U).	MR 2016-2	17/Blesset Made O	2 xão
	H.Krishna Reddy .			1101
3	(ಒಪ್ಪಿಗೆ ನಾಕ್ಷಿ)			Ashor
	Kanthamma .			a 2 ,
4	(ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			ಕಾಂತಮ
	Manjunath Reddy .		57110	Lan
5	(ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			Moderaly
6	K.NagaraJ.			land.
	(ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			M. Hagraf.

Senior Sub-Reg (16. 16. 14)





#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗ್ಲಿಬಹುದು \_\_\_\_This sheet can be used for any document

- c) That the Vendors have not entered into any agreements, arrangements for sale or transfer of the Schedule Property.
- d) That the Vendors have not obtained any loan and have not created any encumbrances on the Schedule Property in any Manner.
- e) The Vendors assured that there are no other litigation or transaction entered into or pending anywhere in respect of the Schedule Property that they have the custody of all the relevant original title deeds.

### NOW THIS DEED OF SALE WITNESSETH

THAT in pursuance of the aforesaid agreement the VENDORS do hereby sell, convey, transfer, and assigns unto and to the use of the PURCHASER, the property more fully described in the Schedule hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the VENDORS to and upon the said property TO HAVE AND TO HOLD the said property hereby conveyed unto the PURCHASER absolutely and forever.

## THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the property more fully described in the Schedule hereunder shall be quietly and peacefully entered into and held and enjoyed by the PURCHASER without any interference, interruption, or disturbance from the VENDORS or any person claiming through or under them.

Throng

- Short

Page 4 of 7

ಶತಿಸುವವರು ಹಸರು ಮತ್ತು ವಿಲಾಸ ಸಹಿ oal Shashi Kumor 1 Sarjapura Roadi Bangalore.

Manjunath
JP Nagar, Bangalore

nereby certify that on production of the original GPA document. I have satisfied myself that the stamp and of Rs. 660000/- has been paid thereon. Vide Document No. 1235/2015-16, Dated 19/02/2016, Book-4,

D No.JAYD245, in the Office the Sub-Registrar Jayanagar, Bangalore.

Senior Sub-Register 6 /6

Senior Substraging



1 **ನೇ ಪುಸ್ತಕದ ದಸ್ತಾ**ವೇಜು ನಂಬಕ JAY-1-02252-2016-17 ಆಗಿ

ಸಿ.ಡಿ. ನಂಬರ JAYD257 ನೇ ದ್ದರಲ್ಲಿ

ದಿನಾಂಕ 20-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

Senior Sub-Registre

isigned and Developed by C-DAC, ACTS, Pune



### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಣಂಕ Date of Execution ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document

- 2. That the VENDORS have absolute right, title and full power to sell, convey and transfer unto the PURCHASER by way of absolute sale and that the VENDORS has not done anything or knowingly suffered anything whereby their right and power to sell and convey to the PURCHASER the property hereby conveyed.
- 3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDORS shall discharge the same from and out of his own funds and keep the PURCHASER indemnified.
- 4. That the VENDORS hereby declares with the PURCHASER that the VENDORS has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the PURCHASER shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the VENDORS
- 5. That the VENDORS has handed over the vacant possession of the property more fully described in the Schedule hereunder to the PURCHASER on 20.06.2016 and delivered the connected original title document in respect of the schedule mentioned property.

- flowery

Thingy

Page 5 of 7



#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

- 6. That the VENDORS will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
  - 7. That the VENDORS do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also obtain khatha in the name of the PURCHASER and undertakes to execute any deed in this respect.
  - 8. That the VENDORS do hereby acknowledges total sale consideration amount of Rs.48,00,000/- received as per the Full Settlement Agreement Dated 19/02/2016.

#### :: SCHEDULE ::

ALL THE PIECE AND PARCEL of the Immovable Residential Property being a Vacant Site bearing Site.No.33, situated at J.P.NAGAR 8<sup>TH</sup> PHASE 3<sup>RD</sup> BLOCK Khatha No. BDA/RO/33/J.P.N/8/3/2015 measuring East-West: 15.0 meters (50 feets) North-South: 24.0 meters (80 feets) totally measuring 360.0 square meters (4000 square feet), and bounded on the:-

East By

Site No. 34

West By

Site No. 32

North By

Road

South By

Private Property

Page 6 of 7

Shoon

Shon



### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

IN WITNESS WHEREOF, the VENDORS herein have affixed their signatures to this indenture on the day month and the Year above written in the presence of the following witnesses.

**CONSENTING WITNESSES:** 

(H. KRISHNA REDDY) To lealy

(KANTHAMMA)

K. May vach.

(MANJUNATH REDDY)

(K. NAGARAJ)

**WITNESSES:** 

1. Company 5 parts 2001

VENDORS

Represented by their GPA Holder
(SHANTHA KUMAR)

2. Shash

Jumasandra

Cosmelasam [P]

Bangalore -35

(SHANTHA KUMAR) PURCHASER

Page 7 of 7

By Deaphod By

20/06/20/6

REGIONAL ROSSO BUSINERS POR STATE CONTRACTOR CONTRACTOR



ದಸ್ತಾವೇಜು ಹಾಳೆ

### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

ಈ ಹಾಳಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು \_\_\_\_ This sheet can be used for any document

### :: ABSOLUTE SALE DEED ::

This DEED OF ABSOLUTE SALE executed at Bangalore on this Monday, Twentieth day of June, Two Thousand Sixteen (20/06/2016) by

- 1. Sri. H. KRISHNA REDDY Aged about 65 Years S/o. Late Hanumappa
- 2. Smt. KANTHAMMA Aged about 62 Years W/o. H. Krishna Reddy
- 3. Sri. MANJUNATH REDDY Aged about 30 Years S/o. H. Krishna Reddy
- 4. Sri. K. NAGARAJ Aged about 29 Years S/o. H. Krishna Reddy

SL.No.1 to 4 residing at #10 Channakeshavanagar B.T.S Layout Arekere, B.G Road BANGALORE - 560076

5. Smt. LALITHA. K
Aged about 34 Years
W/o. Thimma Reddy
Residing #42 4<sup>th</sup> Main
3<sup>rd</sup> Cross N.S. Palya
B.T.M 2<sup>nd</sup> Stage
BANGALORE - 560076.

Page 1 of 7

Think

-Shand

BNG(U)JN102010 17016-2617/BK P25P 2-11

0

HEN BURNELLENGERS

ಕರ್ನಾಟಕ ಸರ್ಕರ

ಸೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮಾಡ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Shantha Kumar , ಇವರು 15675% ರೋಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಪೂತ್ರ (ರೂ:)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗಡು ರೂಪ	. 40100	Pald in Cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	158750000	DD No. 037398, Dated 18/06/2016, Issued
		by Axis Bank Ltd., Bangalore.
ఒకిష్మ ; `	158770.00	The second secon

ಸ್ಥಳ : ಜಯನಗರ

ದಿನಾಂಕೆ: 20/06/2016

vasanaya Sangplois Tity

Designed and Developed by C-DAE ACTS Pune.

e e -- 77

·--.

man.



#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

6. Smt. JYOTHI .K
Aged about 32 Years
W/o. Muniraju Reddy
Residing at #Old Post Office Road
Near Anjaneya Swamy Temple
Dodda Banaswadi
BANGALORE - 560043.

All are represented by their GPA Holder

Sri. SHANTHA KUMAR Aged about 42 Years S/o. Late Thimmappa Residing at No.168/30, 4<sup>th</sup> Main, Vyali kaval, BANGALORE - 560003.

Hereinafter called to the "VENDORS" of the ONE PART which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.

#### TO AND IN FAVOUR OF

Sri. SHANTHA KUMAR Aged about 42 Years S/o. Late Thimmappa Residing at No.168/30, 4<sup>th</sup> Main, Vyali kaval, BANGALORE - 560003.

Hereinafter called the PURCHASER of the OTHER PART which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.

Jhan.

- Shary

Page 2 of 7

BNGUDING QQ80 17018 1718K CUASP 4-11

int Date & Time: 20-05-2015 04:24:22 PM

ಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2200

<u>Q</u>

ಯನಗರ ದಲ್ಲಿರುವ ಉಪರ್ನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-05-2016 ರಂದು 03:11:48 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಇ್ರದೊಂದಿಗೆ

ಕ್ರಿಮೆ ಸ	ರಾಖ್ಯೆ	ನಿವರ	ರೂ. ಪೈ
1	- 5	ನೋಂದಣಿ ಪುಲ್ಯ	146200.00
2		ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	420.00
_ 3	1	ಕನ್ನೆಂಟಿಂಗ್ ಫೀ	100.00
	A.	బుక్రిప్పై :	146720.00

### ್ರೀ Shantha Kumar ಇವರಿಂದ ಹಾಜಕ ಮಾಡಲ್ಪಟ್ಟಿದೆ

<b>कै</b> संघे	ಪೋಟೊ .	ಹೆಚ್ಚೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Shantha Kurnar			Short

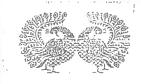
Senior Suburegation

ುರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

		THE RESIDENCE		
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Shantha Kumar . (ಬರೆಸಿಕೊಂಡವೆಯ)			Hugy
2	H.Krishna Reddy, Karithamina, Manjunath Reddy, K.Nagaraj, Lalitha, K. & Jyothi, K. Rep by their GPA Holder, Sri. Sharitha Kurmas . (wdaliadialid)			Thirt

Senior Sub-Reg Ord Jayanayar, Bangalor 1

Unquinal 2010 man Fig. 5-11



### ದಸ್ತಾವೇಜು ಹಾಳೆ

### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

WHEREAS, the Vendors are the absolute owners in possession and enjoyment of the land bearing Site No. 32 measuring 4000 Square Feet East to West 15.0 meters and North – South 24.0 meters Are situated at J.P. Nagar 8<sup>th</sup> stage 3<sup>rd</sup> Blok Uttaralli Hobli, Bangalore South Taluk, Bangalore, which is more fully described in the schedule herein and hereinafter referred to as the SCHEDULE PROPERTY.

WHEREAS, the property more fully described in the schedule hereunder is acquired by the Vendors from the Bangalore Development Authority via absolute sale deed having No.BDA-1-04738-2015-16 CD NO. BDAD216 Dated 13-01-2016, Possession Certificate No. 120/2015-16 dated 20/01/2016 and Khatha. No. BDA/RO/32/J.P.N/8/3/2015 Dated 6/02/2016.

WHEREAS, the Vendors as contemplated to sell Schedule Property to meet the family commitments and also to acquire some alternate yielding property and in view legal necessities the Vendors have decided to sell the entire extent of the **Schedule Property** and herein the Purchaser agreed to purchase the same.

WHEREAS, the Vendors represented to the Purchaser in the following manner:

- a) The Vendors are the absolute owners of the Schedule Property and no person/s other than them have any rights, title, or interest share in the same.
- b) That the Schedule property is not subject to any encumbrances, and attachments

Throng

Shran

Page 3 of 7

ರುತಿಸುವವರು

BNSHIJAR 2250 12018-21-718K P-58-8-11

ಕ್ರಮ ಸಂಖ್ಯ	ಹೆಸರು ಮತ್ತು ನಿಲ್ಲಾ	ಸೆಗಿ
1	Shashi Kumar Sarjapura Road, Bangalore.	Shash
2	Manjunath JP Nagar, Bangalore	Coopland

Senior Sub-Registras

ereby certify that an production of the original GPA document. I have satisfied myself that the stamp ity of Rs. 660000/- has been paid thereon. Vide Document No. 1238/2015-16, Dated 19/02/2016, Book-4, D No.JAYD245, In the Office the Sub-Registrar Jayanagar, Bangalore.

Jayanagar, Bangalor Auty



1 ನೇ ಪುಸ್ತಕದ ದೆಸ್ತಾವೇಜು ನಂಬರ JAY-1-02250-2016-17 ಆಗಿ

ಸಿ.ಡಿ. ನಂಬರ JAYD257 ನೇ ದ್ದರ**್ಥಿ** 

ದಿನಾಂಕ 20-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

Senfor Sub-Registra:

igned and Developed by C-DAC, ACTS, Pune





#### **Document Sheet**

ದೆಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

- 2. That the VENDORS have absolute right, title and full power to sell, convey and transfer unto the PURCHASER by way of absolute sale and that the VENDORS has not done anything or knowingly suffered anything whereby their right and power to sell and convey to the PURCHASER the property hereby conveyed.
- 3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDORS shall discharge the same from and out of his own funds and keep the PURCHASER indemnified.
- 4. That the VENDORS hereby declares with the PURCHASER that the VENDORS has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the PURCHASER shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the VENDORS
- 5. That the VENDORS has handed over the vacant possession of the property more fully described in the Schedule hereunder to the PURCHASER on 20.06.2016 and delivered the connected original title document in respect of the schedule mentioned property.

That.

ghan

Page 5 of 7

ENGLISHE ZZZD/2016-20:1/8K P- 10-11



### ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

ರಸ್ತಾವೇಜನ್ನು ಭರೆದು ಕೊಟ್ಟ ಏನಾಂಕ Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು \_\_\_\_This sheet can be used for any document

- 6. That the VENDORS will at all times and at the cost of the PURCHASER : execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
- 7. That the VENDORS do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also obtain khatha in the name of the PURCHASER and undertakes to execute any deed in this respect.
- 8. That the VENDORS do hereby acknowledges total sale consideration amount of Rs.48,00,000/- received as per the Full Settlement Agreement Dated 19/02/2016.

#### :: SCHEDULE ::

ALL THE PIECE AND PARCEL of the Immovable Residential Property being a Vacant Site bearing Site No.32, situated at J.P.NAGAR 8<sup>TH</sup> PHASE 3<sup>RD</sup> BLOCK, Khatha No. BDA/RO/32/J.P.N/8/3/2015 measuring East-West: 15.0 meters (50 feets) North-South: 24.0 meters (80 feets) totally measuring 360.0 square meters (4000 square feet), and bounded on the:-

East By

Site No. 33

West By

Site No. 31

North By

Road

South By

**Private Property** 

Page 6 of 7

Thank



### Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

IN WITNESS WHEREOF, the VENDORS herein have affixed their signatures to this indenture on the day month and the Year above written in the presence of the following witnesses.

CONSENTING WITNESSES

(H. KRISHNA REDDY)

ತಾಂತಿಯ್

(KANTHAMMA)

Fr. Harfralh ,

(MANJUNATH REDDY)

(K. NAGARAJ)

**WITNESSES:** 

1. CIMP AND THE PARTY OF THE PA

2. Shasi

Tomasandra

Carmelasamop

Bangalore m

VENDORS

VENDORS
Represented by their GPA Holder
(SHANTHA KUMAR)

(SHANTHA KUMAR) PURCHASER

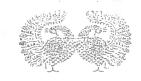
Page 7 of 7

Deepfel By

20/06/2015

SIE NO. 31

BKT ORAE - BNG(U)JI'R. R. R. Z. Z. S. T. T. BK CP. 1 - 1 O



ದಸ್ತಾವೇಜು ಹಾಳೆ

#### Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾಪೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document

### :: ABSOLUTE SALE DEED ::

This DEED OF ABSOLUTE SALE executed at Bangalore on this Monday, Twentieth day of June, Two Thousand Sixteen (20/06/2016) by

- 1. Sri. H. KRISHNA REDDY Aged about 65 Years S/o. Late Hanumappa
- 2. Şmt. KANTHAMMA Aged about 62 Years W/o. H. Krishna Reddy
- 3. Sri. MANJUNATH REDDY Aged about 30 Years S/o. H. Krishna Reddy
- 4. Sri. K. NAGARAJ Aged about 29 Years S/o. H. Krishna Reddy

SL.No.1 to 4 residing at #10 Channakeshavanagar B.T.S Layout Arekere, B.G Road BANGALORE - 560076

5. Smt. LALITHA. K
Aged about 34 Years
W/o. Thimma Reddy
Residing #42 4<sup>th</sup> Main
3<sup>rd</sup> Cross N.S. Palya
B.T.M 2<sup>nd</sup> Stage
BANGALORE - 560076.

Page 1 of 7

Throng Throng

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಸೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕಿ ಇಲಾಖೆ

#### Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಂಬ್ಲೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

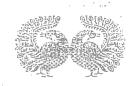
ತ್ರೀ Shantha Kumar , ಇವರು 158790.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ :	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	40,00;	Paid in Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	158750100	DD No. 037396, Dated 18/06/2016, Isused by Axis Bank Ltd., Bangalore.
হ্মন্ত্র:	158799100	

ದಿನಾಂಕ: 20/06/2016

Jayanagar, Bangalots Sity

Designed and Developed by C-DAC ACTS Pure.



#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ವಿನಾಂಕ Date of Execution ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document

6. Smt. JYOTHI.K
Aged about 32 Years
W/o. Muniraju Reddy
Residing at #Old Post Office Road
Near Anjaneya Swamy Temple
Dodda Banaswadi
BANGALORE - 560043.

All are represented by their GPA Holder

Sri. SHANTHA KUMAR Aged about 42 Years S/o. Late Thimmappa Residing at No.168/30, 4<sup>th</sup> Main, Vyali kaval, BANGALORE - 560003.

Hereinafter called to the "VENDORS" of the ONE PART which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.

#### TO AND IN FAVOUR OF

Sri. SHANTHA KUMAR Aged about 42 Years S/o. Late Thimmappa Residing at No.168/30, 4<sup>th</sup> Main, Vyali kaval, BANGALORE - 560003.

Hereinafter called the PURCHASER of the OTHER PART which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.

Page 2 of 7

Thurst

Throng

#### HANNEN MENTERS

CHERTIP 2248 1916 11/12/ Page 4-11

int Date & Time : 20-05-2016 04:20:23 FM

2

ಸ್ಥಾವೇಜು ಸಂಖ್ಯೆ : 2248

ಯನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-06-2016 ರಂದು 02:43:58 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಲ್ಯದೂಂದಿಗೆ

್ರಮ ಸಂಖ್ಯೆ	ವಿವರ೪	ರೂ. ಪೈ
1	ಸೋಂದಣಿ ಶುಲ್ಕ	146200.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	420.00
3	ಕನ್ನೆಂಟಿಂಗ್ ಫೀ	100.00
	ఒట్ను :	146720.00

#### e Shantha Kumar ಇವರಿಂದ ಹಾಜರೆ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
बु: Shantha Kumar			-that

Senior Substantion of the Jayanayar, Bangalors City

ರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ		-22-	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	കമുഖ്യപ്പെ സധയ	2000
	Shantha Kumar .			00 0
1	(ಬರೆಸಿಕೊಂಡವರು)	artic world find	ĐĐ.	June
	H.Krishna Reddy, Kanthamma			
	Manjunath Reddy, K. Nogaraji			
2	Lalitha.K & Jyothi.K, Rep by their GPA Holder, Srl.Shantha Kumar.			Thich
	(ಬರೆದುಕೊಡುವವರು)			•
		-12		

Asenior Sub-Regy D.16 Jayanagar, Bangalor Sin

2048 5 5-11 0



### ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

WHEREAS, the Vendors are the absolute owners in possession and enjoyment of the land bearing Site No. 31 measuring 4000 Square Feet East to West 15.0 meters and North – South 24.0 meters Are situated at J.P. Nagar 8<sup>th</sup> stage 3<sup>rd</sup> Blok Uttaralli Hobli, Bangalore South Taluk, Bangalore, which is more fully described in the schedule herein and hereinafter referred to as the SCHEDULE PROPERTY.

WHEREAS, the property more fully described in the schedule hereunder is acquired by the Vendors from the Bangalore Development Authority via absolute sale deed having no. BDA-1-04737-2015-16 CD NO. BDAD216 Dated 13-01-2016, Possession Certificate No. 121/2015-16 dated 20/01/2016 and Khatha. No. BDA/RO/31/J.P.N/8/3/2015 Dated 6/02/2016.

WHEREAS, the Vendors as contemplated to sell Schedule Property to meet the family commitments and also to acquire some alternate yielding property and in view legal necessities the Vendors have decided to sell the entire extent of the Schedule Property and herein the Purchaser agreed to purchase the same.

WHEREAS, the Vendors represented to the Purchaser in the following manner:

- a) The Vendors are the absolute owners of the Schedule Property and no person/s other than them have any rights, title, or interest share in the same.
- b) That the Schedule property is not subject to any encumbrances, and attachments

Through

Throng

Page 3 of 7

ಕ್ರಮ ಸಂಖ್ಯೆ	्रमण्डासम् व्यक्तिस्यः क्वैत्रस्यः	17527£ 12016.	2017/BK 100	D 720
3	H.Krishna Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			& Kner
4	Kanthamma . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			30302
5	Manjunath Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷ)			X. Davipola.
6	K.Nagaraj . (ఒక్కిగే నాక్షి)			M. Naguel.

Senior Sub-Registro



### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ರಿನಾಂಕ Date of Execution ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document

- c) That the Vendors have not entered into any agreements, arrangements for sale or transfer of the Schedule Property.
- d) That the Vendors have not obtained any loan and have not created any encumbrances on the Schedule Property in any Manner.
- e) The Vendors assured that there are no other litigation or transaction entered into or pending anywhere in respect of the Schedule Property that they have the custody of all the relevant original title deeds.

#### NOW THIS DEED OF SALE WITNESSETH

THAT in pursuance of the aforesaid agreement the VENDORS do hereby sell, convey, transfer, and assigns unto and to the use of the PURCHASER, the property more fully described in the Schedule hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the VENDORS to and upon the said property TO HAVE AND TO HOLD the said property hereby conveyed unto the PURCHASER absolutely and forever.

## THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the property more fully described in the Schedule hereunder shall be quietly and peacefully entered into and held and enjoyed by the PURCHASER without any interference, interruption, or disturbance from the VENDORS or any person claiming through or under him.

Triguil

Thingy

Page 4 of 7

MSRUJER QQ48 12016 2017/EK Press 8-11 Q

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	; ಸಹ
	Shashi Kumar	
	Sajapura Road, Bangalore,	Sheel.
2	Marijunath	0
2	JP Nagar, Bangalore	Soca P. T

Senior Sub-Registra!

iereby certify that on production of the original GPA document. I have satisfied myself that the stamp ity of Rs. 660000/- has been paid thereon. Vide Document No. 1239/2015-16, Dated 19/02/2016, Book-4, D No.JAYD245, in the Office the Sub-Registrar Jayanagar, Bangalore.

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಚರ JAY-1-02248-2016-17 ಆಗಿ

ಸಿ,ಡಿ. ನಂಬರ JAYD257 ನೇ ದ್ದರಲ್ಲಿ

ದಿಷಾಂಕೆ 20-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

Senior Sub-Registre O

gned and Developed by C-DAC, ACTS, Pure



#### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

- That the VENDORS have absolute right, title and full power to sell, convey and transfer unto the PURCHASER by way of absolute sale and that the VENDORS has not done anything or knowingly suffered anything whereby their right and power to sell and convey to the PURCHASER the property hereby conveyed.
- 3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDORS shall discharge the same from and out of his own funds and keep the PURCHASER indemnified.
- 4. That the VENDORS hereby declares with the PURCHASER that the VENDORS has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the PURCHASER shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the VENDORS
- 5. That the VENDORS has handed over the vacant possession of the property more fully described in the Schedule hereunder to the PURCHASER on 20.06.2016 and delivered the connected original title document in respect of the schedule mentioned property.

Shory throng

Page **5** of **7** 



### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬಕೆದು ಕೊಟ್ಟ ಬನಾಂಕ Date of Execution

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

- That the VENDORS will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
- 7. That the VENDORS do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also obtain khatha in the name of the PURCHASER and undertakes to execute any deed in this respect.
- That the VENDORS do hereby acknowledges total sale consideration amount of Rs.48,00,000/- received as per the Full Settlement Agreement Dated 19/02/2016.

#### :: SCHEDULE ::

ALL THE PIECE AND PARCEL of the Immovable Residential Property being a Vacant Site bearing Site No.31 situated at J.P.NAGAR 8<sup>TH</sup> PHASE 3<sup>RD</sup> BLOCK, Khatha No. BDA/RO/31/J.P.N/8/3/2015 measuring East-West: 15.0 meters (50 feets) North-South: 24.0 meters (80 feets) totally measuring 360.0 square meters (4000 square feet), and bounded on the:-

East By

Site No. 32:

West By

Site No. 30

North By

Road

South By

Private Property.

Page 6 of 7

that in

BNG(U) JNR. QQ 48 12016-2017/BK P 3P 1 (-1)



ದಸ್ತಾವೇಜು ಹಾಳೆ

### **Document Sheet**

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ Date of Execution

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

IN WITNESS WHEREOF, the VENDORS herein have affixed their signatures to this indenture on the day month and the Year above written in the presence of the following witnesses.

**CONSENTING WITNESSES** 

Frankhow teder

(H. KRISHNA REDDY) 좋아 글 때

(KANTHAMMA)

- F. Hoajualt

(MANJUNATH REDDY)

(K. NAGARAJ)

WITNESSES:

20 06 2016

Represented by their GPA Holder (SHANTHA KUMAR)

**PURCHASER** 

Page 7 of 7