

12 ಕರ್ನಾಟಕ ಪ್ರಾಂತೀಯ ನೀರಿಂದಿತ ತಿಳಿ.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ ೩೧೯ ೨೦೧೭-೧೮ ಪುಟ ಸರಬೀರ್

ಈ ದಸ್ತಾವೇಜು ಕಾರ್ಯಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕ ಸಂಖ್ಯೆ ೧೫೨ ಮುನ್ಹೆಯಲ್ಲಿ ೨೦೦೩
ದಿನಾಂಕ ೦೯-೦೫-೨೦೦೩ರ ಬ್ರಹ್ಮಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ, ಇಲಾಖೆ
Registration and Stamps Department

ಚೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ವಾವತಿದೆ ಒಟ್ಟು ಮುದ್ರಾ ತುಲ್ಯ ರೂ.
Total stamp duty paid Rs.

೧೫/೪/೨೦೧೭/೧೫೧೯೮

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALEDEEDIS MADE AND EXECUTED ON THE 15TH DAY OF APRIL MONTH TWO THOUSAND AND SEVENTEEN (15/04/2017) AT BANGALORE:

BY:-

1. **SMT.JAYAMMA**
W/o. late. Muniyappa
Aged about 54 years,
PAN NO:- BDAPJ0884P
2. **MRS.AMARAVATHI**
D/o. late. Muniyappa
Aged about 37 years,
3. **MR.VASANTH KUMAR**
S/o. late. Muniyappa
Aged about 34 years,

ALL ARE RESIDING AT:- #148, Renukamma Road, Kalkere,
Horamavu Post, K.R. Puram Hobli, Bangalore:- 560043.

Hereinafter called the "**VENDOR/S/OWNER/S**" (which expression shall mean and include their respective legal heirs, legal representatives, executors, assigns, administrators, successors, etc., wherever the context so admits, or demands) **ON THE FIRST PART;**

IN FAVOUR OF:-

M/S.DS-MAX REALTY PVT.LTD.,
A Company incorporated under the
Companies Act, 1956 and having the Office at
1854, 17th Main, 30th 'B' Cross,
HBR Layout, 1st Stage, 5th Block,
Bangalore:-560043.
PAN NO:- AADCD0950C

REPRESENTED BY ITS **AUTHORISED SIGNATORY,**
MR.SHIVASHANKAR CHIKKERI.

Hereinafter called the "**PURCHASER/S**" (which expression shall mean and include their respective legal heirs, legal representatives, executors, assigns, administrators, successors, etc., wherever the context so admits, or demands) **ON THE SECOND PART;**

1

For DS-MAX REALTY PVT. LTD.

Authorised Signatory

2017-18ರ ಪ್ರಥಮ ಸೆಂಟ್ರ್ಯೂಲ್

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾರ್ಯೀಯ ಕಲಂ 10 ರ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s DS-Max Realty Pvt Ltd Rep by its Authorised Signatory Shivashankar Chikkeri
ಇವರು 237180.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ಧ್ಯಾಕೆರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	237180.00	DD NO. 517518 Dt 13/04/2017 Drawn on Bank of Maharashtra, B'lore
ಒಟ್ಟು:	237180.00	

ಫೋನ್ : ಮಹಡೆವಪುರ

ದಿನಾಂಕ : 15/04/2017

ಉಪ-ನೋಂದಣಿ ಪ್ರಾಂತ್ಯದ ಅಧಿಕಾರಿ
ಶ್ರೀ ಸುಳಾಂದು ಧಾರಾರ
ಮಹಡೆವಪುರ, ಚಂಗಳೂರು.

Designed and Developed by C-DAC, ACTS Pune.

ಬಾಧ್ಯತಾ

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಸರ್ಕಾರಿ ಪತ್ರ
ಅಧಿಕೃತ ಸಂಖ್ಯೆ ಕಂಂ. 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಚ ಹಾಣಿ
Document Sheet

ಧೂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಚನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

:-:WITNESSETH AS FOLLOWS:-:

WHEREAS Smt. Jayamma w/o late Muniyappa, is the absolute owner of immovable land property bearing Sy. No. **58/1**, which measuring **39** Guntas, situated at **Kyalasanahalli Village**, K.R. Puram Hobli, Bangalore East Taluk. The said land property being acquired through by virtue of registered Sale Deed dated **30/04/2015**, which is regd as doc No. **BNS-1-16504/2015-2016**, in C.D. No. **BNSD405**, before the sub-registrar office, Banaswadi (Shivajinagar), Bangalore.

WHEREAS originally the schedule land property was held and possessed by Sri. Muniyellaga s/o. Sri. Hottiga and subsequent to his death, his successors i.e., Society Muniyappa, Smt. Ramakka w/o. Sri. Berakappa, Smt. Ulluramma w/o. Sri. Chikkamuniyappa got transferred the revenue records in their names and since then they are in peaceful possession of the schedule property and conferred in MR. No. **H33/2012-13** and later subsequently the predecessor of Vendors who executed Sale Deed, dated- **30/04/2015**, in favour of Smt. Jayamma w/o. late Muniyappa, before sub-registrar office, Banaswadi, Bangalore.

WHEREAS the **OWNER Smt. Jayamma** w/o. late Muniyappa having applied for Conversion from Agricultural to Non-Agricultural for residential use and obtained Conversion Order, dated- **08/08/2016**, in vide; Conversion Order No. **ALN (KRPH):SR.26/2016-17**, issued by Deputy Commissioner, Bangalore District, in respect to Sy. No. **58/1**, which measuring to an extent of **39.08** guntas of **Kyalasanahalli Village**, K.R. Puram Hobli, Bangalore East Taluk, Bangalore District. And further **Smt. Jayamma** w/o. late Muniyappa, having paid "A" Kharab charges of **Rs. 2,31,250/- (Rupees Two Lakhs Thirty One Thousand Two Hundred Fifty Only)** to an extent of **0.08** guntas.

WHEREAS the **OWNER Smt. Jayamma** w/o. late Muniyappa is the absolute owner of immovable converted land property bearing Sy. No. **58/1**, which measuring **39.08** guntas, situated at **Kyalasanahalli Village**, K.R. Puram Hobli, Bangalore East Taluk, in vide; Conversion Order dated **08/08/2016**, in vide; Conversion Order No. **ALN(KRPH) : SR.26/2016-17**, issued by Deputy Commissioner, Bangalore District and referred to as "**schedule property**" and she as absolute discretion to convey by way of sale, transfer, sale deed or any other deeds to any person in any manner at her absolute discretion.

WHEREAS Mrs. Amaravathi d/o. late Muniyappa and Mr. Vasanth Kumar s/o. late Muniyappa are the legal heirs of Smt. Jayamma and made parties to this Absolute Sale Deed to give full scope as evident of parties for legal possibilities.

WHEREAS Sri. D.M. Munirajappa s/o. Sri. Muniyappa is a confirming party in the Sale Deed dated **30/04/2015** and the previous Vendor/s have entered into Agreement of Sale dated **16/10/2014**, with Sri. D.M. Munirajappa s/o. Sri. Muniyappa, due to some unforeseen reasons, the Sale Deed could not be executed in favour of Sri. D.M. Munirajappa s/o. Sri.

ಉತ್ತರ

John M

AB

For DS-MAX REALTY PVT. LTD.

Authorised Signatory

ಜ್ಯೋತಿ ರೆಜಿಯಲ್ ಪ್ರಾಯೋಗಿಕ
ದ್ವಾರಾ ಸಂಪೂರ್ಣ 2017-18ರ ಪುಟ ಸಂಖ್ಯೆ.....

Print Date & Time : 15-04-2017 03:41:22 PM

ದಿನಾಂಕ ಸಂಖ್ಯೆ : 379

ಮಹಡೆವಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೀರಿಯಲ್ಲಿ ದಿನಾಂಕ 15-04-2017 ರಂದು 03:24:34 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕಗಳಿಗೆ

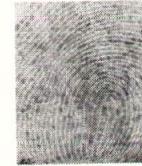
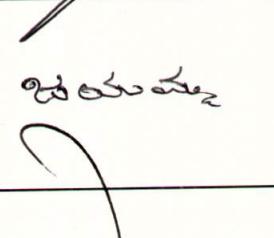
ಕ್ರಮ ಸಂಖ್ಯೆ	ವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	500.00
2	ಸೇವಾ ಶುಲ್ಕ	455.00
3	ಕಣ್ಣೆತಿಂಗ್ಲೆ ಶುಲ್ಕ	100.00
4	ಹೆಲತೆ ಮುದ್ರಾಂತ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	1095.00

ಶ್ರೀ M/s DS-Max Realty Pvt Ltd Rep by its Authorised Signatory Shivashankar Chikkeri . ಇವರಿಂದ ಕಾಜರ ಮಾಡಲು ಈ ದಿನಾಂಕ ಮತ್ತು ಸಂಖ್ಯೆಯನ್ನು ನಿರ್ದಿಷ್ಟ ಮಾಡಿ.

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s DS-Max Realty Pvt Ltd Rep by its Authorised Signatory Shivashankar Chikkeri .			

ಉಪ ಸ್ವೀಕಾರಕಾರಿ
ಮಹಡೆವಪುರ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಂಡಿರ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	M/s DS-Max Realty Pvt Ltd Rep by its Authorised Signatory Shivashankar Chikkeri .. (ಬರೆದುಕೊಂಡವರು)			
2	Jayamma W/o Late. Muniyappa . (ಬರೆದುಕೊಂಡವರು)			

ಉಪ ಸ್ವೀಕಾರಕಾರಿ
ಮಹಡೆವಪುರ, ಬೆಂಗಳೂರು.



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ ಕರ್ಣ ೧೫೨ ಮುನ್ಹೆಮು ೨೦೦೩
ದಿನಾಂಕ ೦೯-೦೫-೨೦೦೩ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಕಾರ್ಡ
Document Sheet

ಧೂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಿಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟು ದಿನಾಂಕ
Date of execution

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

Muniyappa. Under the circumstances, Sri. D.M. Munirajappa s/o. late Muniyappa is the brother of Smt. Jayamma w/o. late Muniyappa and made has consenting witness to this Absolute Sale Deed to give full scope as evident of consent witness for legal possibilities.

AND WHEREAS the **OWNER/S/VENDOR/S** being the owner/s of the immovable converted land property bearing Sy. No. **58/1**, which measuring **39.08** guntas, situated at **Kyalasanahalli Village**, K.R. Puram Hobli, Bangalore East Taluk, in vide; Conversion Order dated **08/08/2016**, in vide; Conversion Order No. **ALN(KRPH):SR.26/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District and intend to sell away a converted land property bearing Sy. No. **58/1**, which measuring **39.08** guntas, situated at **Kyalasanahalli Village**, K.R. Puram Hobli, Bangalore East Taluk, in vide; Conversion Order dated **08/08/2016**, in vide; Conversion Order No. **ALN(KRPH):SR.26/2016-17**, issued by Deputy Commissioner, Bangalore District, at out rate price to the Purchaser and referred to as "**schedule property**" and in search of a well-established builder/developer for purchase of property and the **OWNER** having approached the **DEVELOPER/S** and offered them for out rate price of sale of property, which measuring **39.08** guntas, of Sy. No. **58/1**, situated at **Kyalasanahalli Village**, K.R. Puram Hobli, Bangalore East Taluk.

WHEREAS the **OWNER/S/VENDOR/S** being self-acquired property and who is well seized and well possessed of the schedule property and has became the absolute owner of the said property and she has got right and sufficiently entitled to deal with the said land property in any manner whatsoever without any let or hindrances from anybody to alienate the property at her absolute discretion. The **OWNER/S/VENDOR/S** are legally competent to convey by sale, transfer or otherwise dispose of the schedule property in any manner at their option and discretion and there is no legal impediment of otherwise for sale of the schedule property.

WHEREAS the **OWNER/S/VENDOR/S** are in need of funds for their family beneficial purposes and other legal necessities and offered, desires and intend to sell away the schedule property.

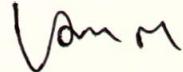
The **OWNER/S/VENDOR/S** are in desirous of disposing of the immovable converted land property bearing Sy. No. **58/1**, which measuring **39.08** guntas, situated at **Kyalasanahalli Village**, K.R. Puram Hobli, Bangalore East Taluk, to meet their family necessities/commitments, has agreed to sell the schedule property, which measuring **39.08** guntas, for a Full Sale Consideration Amount of **Rs.3,64,88,400/- (Rupees Three Crores Sixty Four Lakhs Eighty Eight Thousand Four Hundred Only)**, which is free from all encumbrances, liens, charges, proclamations, claims, demands, court attachments, stay, major/minor claims or maintenance claims and with clear and good marketable title and subsisting and that none else has/ have any right, title, interest or share therein and that cost of good title and clear and shall be that of **OWNER/S** at all times.

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For DS-MAX REALTY PVT. LTD.

Authorised Signatory

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	Amaravathi D/o Late. Muniyappa . (ಬರೆದುಹೊಡುವವರು)			
4	Vasanth Kumar S/o Late. Muniyappa . (ಬರೆದುಹೊಡುವವರು)			
5	D. M. Munirajappa S/o Muniyappa .. (ಒಟ್ಟಿಗೆ ಸಾಕ್ಷಿ)			

ಕ್ರಮ ಸಂಖ್ಯೆ..... ೨೨೨
2017-18ರ ಪ್ರಬ್ಲ ಸಂಖ್ಯೆ..... ೬

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ಬ್ರಹ್ಮಪುರ
ಪ್ರಾಂತದ ಮಹಾ ಪ್ರಾಂತ
ಮಹಾವಿಷ್ಠಿ, ಬೆಂಗಳೂರು.



ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಂ. 152 ಮುನ್ಹೊಮ್ಮೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾತ್ವಾರ್ಥಿ ಹಾಳೆ
Document Sheet

ಧೂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬಳಿ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾತ್ವಾರ್ಥಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಾತ್ವಾರ್ಥಿ ಬರದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

WHEREAS the **PURCHASER/DEVELOPER/S** who is in need of land property and being satisfied with title of the schedule property being indemnified and on assurance made by the **OWNER/S/VENDOR/S** and intend to purchase the schedule property and offered to purchase the schedule property of immovable converted land property bearing Sy. No. **58/1**, which measuring **39.08** guntas, situated at Kyalasanahalli Village, K.R. Puram Hobli, Bangalore East Taluk, for a full Sale Consideration of **Rs.3,64,88,400/- (Rupees Three Crores Sixty Four Lakhs Eighty Eight Thousand Four Hundred Only)** with free from all encumbrances.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT:

In pursuance of the above and the covenants contained herein, the **Purchaser** hereby paid the Full Sale Consideration Amount of **Rs.3,64,88,400/- (Rupees Three Crores Sixty Four Lakhs Eighty Eight Thousand Four Hundred Only)**, to the **Vendor/s/Owner/s** as per discussion having issued cheques in Full and Final settlement on the following below manner as follows:-

- Rs. 10,00,000/- (Rupees Ten Lakhs Only)** has already being paid by the Purchaser by way of cheque bearing No.060541, dated **28/12/2015**, Drawn on **Bank of Maharashtra**, Banaswadi Branch, Bangalore, to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.
- Rs. 70,00,000/- (Rupees Seventy Lakhs Only)** has already being paid by the Purchaser by way of cheque bearing No.061978, dated **13/03/2017**, Drawn on **Bank of Maharashtra, Banaswadi** Branch, Bangalore, to the Vendor/s/Owner/s, in the name of **Smt. Jayamma**, before the following witnesses and acknowledged the receipt of the same.
- Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only)** has already being paid by the Purchaser by way of cheque bearing No.061980, dated **13/03/2017**, Drawn on **Bank of Maharashtra, Banaswadi** Branch, Bangalore, to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.
- Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only)** has already being paid by the Purchaser by way of cheque bearing No.061979, dated **13/03/2017**, Drawn on **Bank of Maharashtra, Banaswadi** Branch, Bangalore, to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.
- Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)** has already being paid by the Purchaser by way of cheque bearing No.061981, dated **13/03/2017**, Drawn on **Bank of Maharashtra, Banaswadi** Branch, Bangalore, to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.
- Rs. 16,25,000/- (Rupees Sixteen Lakhs Twenty Five Thousand Only)** has already being paid by the Purchaser by way of cheque bearing No.061985, dated **05/04/2017**, Drawn

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ಬಾಹ್ಯ ಹಾಳೆ

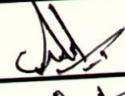
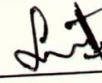
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For DS-MAX REALTY PVT. LTD.

Authorised Signatory

ಜ್ಯೋತಿಂಜ್ಞ ಸಂಖ್ಯೆ..... 2017-18ರ ಪುಟ ಸಂಖ್ಯೆ..... 8

ಗೊತ್ತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಂಖ್ಯೆ
1	Anil S/o Rajashekhar Gowda No 77, 1st Cross, K R Puram, B'llore	
2	Satish S/o Shankar No 1845, HBR Layout, B'llore	

ಉತ್ತಮ ನೋಂದಜಾಡಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 1824420/- has been paid thereon. D No. 8978/16-17 Dt 16/03/2017 At Sub Registrar Office, Mahadevapura, Bangalore & Registration fee Rs. 364890/-

ಉತ್ತಮ ನೋಂದಜಾಡಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.



1 ನೇ ಪ್ರಸ್ತರದ ದಾತ್ವತ್ವೇಜು
ನಂಬರ್ MDP-1-00379-2017-18 ಅಗಿ
ಷ.ಡಿ. ನಂಬರ್ MDPD203 ನೇ ದ್ವರಲ್ಲಿ
ದಿನಾಂಕ 16-04-2017 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಉತ್ತಮ ನೋಂದಜಾಡಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

Designed and Developed by C-DAC, ACTS, Pune

ಉತ್ತಮ ನೋಂದಜಾಡಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ದಾಖಲೆ ಸಂಖ್ಯೆ ೨೧೯
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ದಿನಾಂಕ ೦೯-೦೫-೨೦೦೩ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಕಾರ್ಡ
Document Sheet

ಧೂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಾಖಲೆಯನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

on **Bank of Maharashtra, Banaswadi** Branch, Bangalore, to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.

- g. **Rs. 16,25,000/- (Rupees Sixteen Lakhs Twenty Five Thousand Only)** has already being paid by the Purchaser by way of cheque bearing No. **061986**, dated **05/04/2017**, Drawn on **Bank of Maharashtra, Banaswadi** Branch, Bangalore, to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.
- h. **Rs. 32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand Only)** has already being paid by the Purchaser by way of cheque bearing No. **061982**, dated **05/04/2017**, Drawn on **Bank of Maharashtra, Banaswadi** Branch, Bangalore, to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.
- i. **Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only)** has paid by the Purchaser by way of cheque bearing No. **062883**, dated **13/04/2017**, Drawn on **Bank of Maharashtra, Banaswadi** Branch, Bangalore, to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.
- j. **Rs. 50,00,000/- (Rupees Fifty Lakhs Only)** has paid by the Purchaser by way of Postdated cheque bearing No. **256932**, dated **28/04/2017**, Drawn on **Bank of Maharashtra, Banaswadi** Branch, Bangalore, to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.
- k. **Rs. 36,35,116/- (Rupees Thirty Six Lakhs Thirty Five Thousand One Hundred Sixteen Only)** has paid by the Purchaser by way of Postdated cheque bearing No. **256933**, dated **15/05/2017**, Drawn on **Bank of Maharashtra, Banaswadi** Branch, Bangalore, to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.
- l. **Rs. 3,64,884/- (Rupees Three Lakhs Sixty Four Thousand Eight Hundred Eighty Four Only)** has been deducted towards TDS.
- m. **Rs. 64,88,400/- (Rupees Sixty Four Lakhs Eighty Eight Thousand Four Hundred Only)** has paid by the Purchaser to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.

On receipt of which, the **Vendor/s/Owner/s** hereby acknowledged for having received the entire Full Sale Consideration Amount of **Rs.3,64,88,400/- (Rupees Three Crores Sixty Four Lakhs Eighty Eight Thousand Four Hundred Only)**, from the **Purchaser** in Full and Final settlement, before the following witnesses.

1. The **Vendor/s** as beneficial **Owner/s** does hereby Sell, Transfer, Convey, Assign and Grant unto the Purchaser/s the schedule property and all the rights, title, interest, liberties, all easements, ways, water courses, privileges, common appendages pertaining thereto and

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಕಾರ್ಯಾಲಯ ಸಂಖ್ಯೆ 152 ಮುನ್ಹೊಮ್ಮೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಿಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

reputed to belong thereto, **TO HAVE AND TO HOLD AND TO ENJOY** the same unto the **Purchaser**, absolutely free from all encumbrances, claims, charges, rates, demands all litigation, attachments, lien, surety ship claims, bank debts etc., of whatsoever.

2. The **Vendor/s/Owner/s** assure the Purchaser that the schedule property is free from all kinds of encumbrances, litigations etc., and apart from the Vendor/s/Owner/sno one has any rights, title, interest etc., in respect of schedule property and the Vendor/s/Owner/s have not done any such acts, deeds and things knowingly or unknowingly that the title of the schedule property may be impeached.
3. The **Vendor/s** hereby covenants that they will at all times execute every such lawful deed, assurance or things as shall reasonably be required for further and more perfectly assuring the schedule property in favour of the **Purchaser**.
4. The **Vendor/s** hereby covenants and agree with the **Purchaser** to save harmless and indemnify the **Purchaser** against all losses or damages which they might sustain or incur in respect of any encumbrances made by the **Vendor/s** or any of their predecessors in title or in respect of any other claims or acquisition that may be put forward to the schedule property or in respect of any arrears of taxes, rates, cesses, assessments or any other charges or lien or any attachments made by any Court of law.
5. The **Vendor/s** have this day relinquished all their rights, title, interest, claims whatsoever in respect of the schedule property and delivered the vacant absolute possession of the schedule property to the **Purchaser**. From the date of this Absolute Sale Deed, the **Purchaser** shall possess and enjoy the schedule property as absolute owner and thereby paying all the future taxes, cesses, etc., to the concerned authority with the full powers of Sale, Mortgage, Gift, lease, release etc., and the **Purchaser** shall also develop and build the Schedule Property as they like at their absolute discretion. From this day onwards the **Vendor/s/Owner/s** nor their legal heirs, children's, executors, administrators, legal representatives, etc., have no manner of any rights, title, interest and claims or whatsoever in respect of schedule property.
6. The **Vendor/s** have today handed over all the available original title deeds of documents and other revenue records pertaining to the schedule property to the **Purchaser**.
7. The **Vendor/s** hereby represent to the **Purchaser** that the schedule property is free from all types of encumbrances i.e., lease, mortgage, any agreements, banks debts, etc., and in the event of any arrears in respect thereof, the **Vendor/s** shall clear all such liabilities in full without any consequential liabilities to the **Purchaser**. The **Vendor/s** hereby covenant with **Purchaser** that they have not entered into any agreement of sale etc., in favour of any other person or persons whomsoever in any manner.

ಬಿಂದು ಕುಮಾರ

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Yours m

For DS-MAX REALTY PVT. LTD.

Authorised Signatory

ಕರ್ನಾಟಕ ಸರ್ಕಾರ ದಾಖಲೆ ಕೆಂಪು ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಸೋರು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಷ ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಒಳಿತೆ : ರೂ. 2/-

ಕಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಷಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಷನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

8. The **Vendor/s** hereby assures the **Purchaser** that the schedule property is self-acquired property and they are the absolute owner/s of the schedule property and no other person or persons have any right, title, or interest in or over the schedule property, if there is, any claims arises over the schedule property from their legal heir's or any other person/s, the **Vendor/s** hereby agrees that they shall clear all such claims at their own cost and risk and put the **Purchaser** in lawful and peaceful possession over the schedule property.
9. The **Vendor/s** have "**NO OBJECTION**" for the **Purchaser** to get the Khatha and transfer other revenue records shall change in the name of the **Purchaser** in respect of the schedule property and covenants to do all acts; deeds and things which are necessary in this regard.
10. The **Vendor/s** further agree to compensate the **Purchaser** in full, in case there shall be any defect or litigation in the title of the **Vendor/s/Owner/s** to the Schedule Property or part thereof and shall fully indemnify the **Purchaser** for any loss, damages, claims, expenses suffered or incurred by the **Purchaser** on account of any defect in the title or any claims in respect of the Schedule Property.
11. The **Vendor/s/Owner/s** have this day handed over the peaceful vacant possession of the schedule property to the **Purchaser**. The **Purchaser** shall make use of the amenities as per the schedule hereunder.

SCHEDULE PROPERTY

All that piece & parcel of undeveloped converted land property bearing Sy. No. **58/1**, which measuring **39.08** guntas, situated at **Kyalasanahalli Village**, K.R. Puram Hobli, Bangalore East Taluk, in vide; Conversion Order dated **08/08/2016**, in vide; Conversion Order No. **ALN(KRPH):SR.26/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District and bounded on:

East By : Road,
West By : Sy. No. 62,
North By : Sy. No. 57,
South By : Sy. No. 58/2 and remaining portion of Sy. No. 58/1.

The Present Market Value of the property is **Rs.3,64,88,400/- (Rupees Three Crores Sixty Four Lakhs Eighty Eight Thousand Four Hundred Only)**.

ಒಂದು ವರ್ಷ

BB

Varma

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಸರ್ಕಾರಿ ಪತ್ರ
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಸೌರು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರತಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಕಾರ್ಡ
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ಮೋಂಡಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳು ದಿನಾಂಕ
Date of execution

ಪೊತ್ತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ತುಲ್ಯ ರೂ.
Total stamp duty paid Rs.

IN WITNESS WHEREOF the **VENDOR/S** and the **PURCHASER** have this day affixed their respective signatures to this **Absolute Sale Deed** on this day of **April** month **2017**, first above written in presence of the following attesting witnesses.

CONSENTING WITNESS:

SRI.D.M.MUNIRAJAPPA
S/o. Sri. Muniyappa

WITNESSES:

1.

Anil
77, 1st Cross
K.R. Puram
Bangalore - 56
2.

Parish
1845, HBL layout
Bangalore - 43

1. SMT. JAYAMMA

2. MRS. AMARAVATHI

3. MR. VASANTH KUMAR
VENDOR/S/OWNER/S

For DS-MAX REALTY PVT. LTD.

Authorised Signatory
M/S DS MAX REALTY PVT.LTD.,
PURCHASER/DEVELOPER

Drafted by:
MR. LINGARAJ. S. NADAGOUDA.,
Advocate, Bangalore.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಮತ್ತ 15

(78 ನೇ ಪ್ರಕ್ರಿಯೆ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 404

ಕಳೆಗೆರಿ : ಮಹಡೆವಪ್ಪರ್

Original

ದಿನಾಂಕ : 15/04/2017

ಶ್ರೀ M/s DS-Max Realty Pvt Ltd Rep by its Authorised Signatory Shivashankar
Chikkeli. - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2017 - 18 ಪಷಣದ ಪ್ರಸ್ತರ - 1 ಪ್ರಸ್ತರದ 379 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

ರೂ. ಪೈ.

ನೋಂದಣಿ ಶುಲ್ಕ	500.00
ಸೇವಾ ಶುಲ್ಕ	455.00
ಕೊರಕ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
ಒಟ್ಟು :	995.00

Rs. 995.00 ನಗದಾಗಿ Paid in Cash Rs.

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : ----- + 0

ಒಟ್ಟು : 995.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಒಂಬತ್ತು ನೂರು ತೊಂಬತ್ತೆಂದು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 15/04/2017 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಸಬ್ಬೆ ರಚನ್ನೆ ತ್ರಿ ಮಹಡೆವಪ್ಪರ್