

24730

2003-04

BNG(U)-BLR(5)/.....2003-2004

SALE DEED

This Indenture of Absolute Sale is made and executed at Bangalore on this Third day of March Two Thousand Four (03.03.2004) By

SRI. M. RAMAIAH REDDY
Aged about 74 years
S/o late Hanuma Reddy,
Residing No.277/03, 9th A Main,
Jayanagar II Block,
BANGALORE - 560 011.

Hereinafter called the "VENDOR" of the ONE PART and

IN FAVOUR OF

SRI. E. MURALIHAR
Aged about 42 years,
S/o Sri. E.Subbanna,
Residing at Katcheruvu Village,
Ananthapur Dist.,
ANDHRA PRADESH.

Hereinafter called the "PURCHASER" of the OTHER PART.

(The term Vendor and Purchaser shall wherever the context so requires shall mean and include their legal heirs, legal representatives, administrators, administrative, attorneys, assigns etc.)

WITNESSETH AS FOLLOWS:

Whereas the Vendor is the sole and absolute owner and is in possession and enjoyment of the Agricultural Land bearing Sy.No.159 situated at Harlu Village, Varthur Hobli, Bangalore South Taluk, measuring to an extent 2 Acres 6 Guntas morefully described in the Schedule hereunder and hereinafter called the SCHEDULE PROPERTY and the same is

H.R. Ramaiah Reddy



ಈ ನಕಲು ಅರ್ಜಿಯು...../2017-18
 ಈ ನಕಲು ಅರ್ಜಿಯು...../2017-18
 ಈ ನಕಲು ಅರ್ಜಿಯು...../2017-18

Print Date & Time: 03-03-2004 11:13:22 AM

24739

03-03-2004 11:05:40 AM

Sl. No.	Item	Rate
1	...	3750.00
2	...	240.00
3	...	35.00
Total:		4025.00

Dr. E. Muralidhar

Name	Photograph	Thumb Impression	Signature
Dr. E. Muralidhar			

Handwritten signature and text in Kannada script.

...

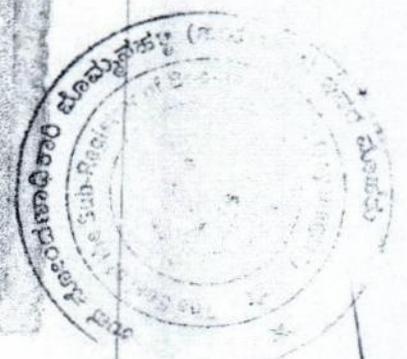
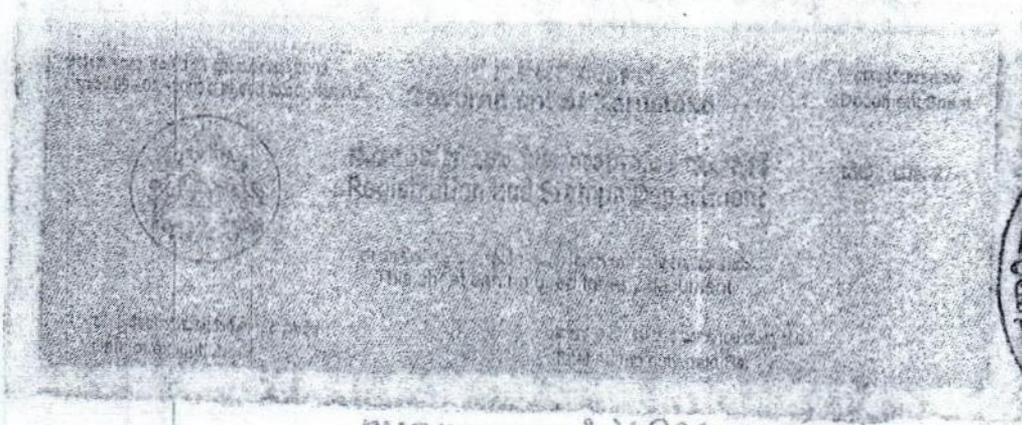
S. No.	Name	Photograph	Thumb Impression	Signature
1	E. Muralidhar			
2	H. Ramesh Reddy			

Handwritten signature and text in Kannada script.

file:///C:/Endorsement.html



Vertical handwritten text on the right side of the page, including the number 7677 and the year 2017-18.



BNG(U)-BLR(S)/M 234/2003-2004 3-8

Vendor's Self acquired Property acquired through Endorsement No. K.174/1968-69 dated 27.05.1968, issued by Deputy Commissioner, Bangalore

The Khata Pahani, Mutation No.36/1968-69 and other revenue records of the Schedule Property stands in the name of the Vendor in the records of Bellandur Village Panchayath Office and the Vendor has been paying the taxes thereof regularly to the concerned office and till this date the Vendor herein in peaceful possession and enjoyment of the same and it is free from all kinds of encumbrances.

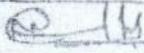
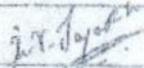
Whereas the Vendor for want of money for his domestic and other legal necessities has offered and agreed to sell the Schedule Property measuring 0-30 Guntas out of 2 Acres 6 Guntas to the Purchaser for a valuable consideration of the sum of Rs.3,75,000/- (Rupees Three Lakhs Seventy Five Thousand Only) free from all encumbrances and the Purchaser has accepted the offer of the Vendor and agreed to purchase the Schedule Property for the said sale consideration.

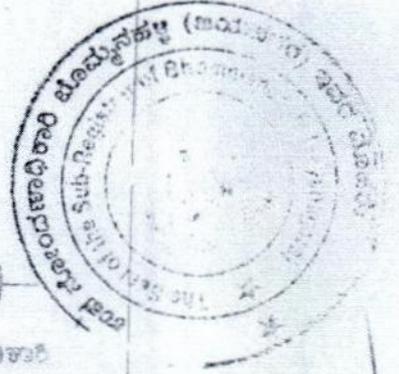
Now this Deed of Absolute Sale witnesseth that in pursuance of the above and in consideration of the sum of Rs.3,75,000/- (Rupees Three Lakhs Seventy Five Thousand Only) being the full sale consideration of the Schedule Property paid by the Purchaser to the Vendor by way of Cash received before the under mentioned witnesses. The receipt of which sum the Vendor hereby acknowledges, admits and confirms the full and final settlement. The Vendor does hereby convey, transfer, sell and assigns all that piece and parcel of the Schedule Property unto and to the use of the Purchaser with all estate, right, title, interest, claim, share, demand etc, of the Vendors unto or upon the same to have, to hold and to enjoy the same by the Purchaser absolutely and forever. The Vendor has this day handed over the vacant & clear possession of the Schedule Property to the Purchaser.

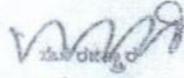
H O. [Signature]

3.....ನೇ ಹಾಳೆಯ ನೆರಲು ಲರ್ಜ್ ಸಂಖ್ಯೆ 7677 /2017-18

Identification

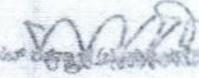
Sl. No.	Name and Address	Signature
1	Chandiappa Bangalore	
2	Jagadeh Bangalore	




 ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
 ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ತಾಲ್ಲೂಕು

ಪುಟ - 1 ಪುಟದ ದಾಖಲೆಗೆ ಸಂಬಂಧಿಸಿದ BAS-1-24739-2003-04 ಎನ್.ಸಿ.ಎಂ. ಸಂಖ್ಯೆ BASD25 ನೇ
 ಭರವಸೆ ದಿನಾಂಕ 03-03-2004 ರಂತೆ ನೋಂದಾಯಿಸಲಾಗಿದೆ.

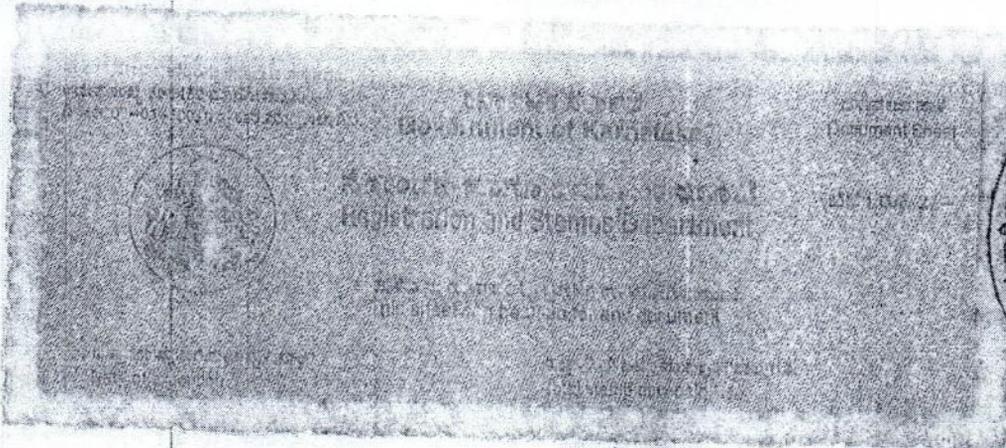



 ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
 ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ತಾಲ್ಲೂಕು

Designed and Developed by C-DAC, AITB, Pune

24739
 BNG(U)-BLR(S)/.....2003-2004 4 ಸಿ.

.....ನೋಂದಾಯಿಸಲಾದ ಆರ್ಡರ್ ಸಂಖ್ಯೆ 7677 /2017-18



BNG(U)-BLR(S).....^{2473A}.....2003-2004 S. J.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. The Purchaser shall be entitled to HAVE AND HOLD, possess and enjoy the Schedule Property hereby conveyed without any interruption or disturbance by the Vendor or any person claiming through or under his or any of his predecessors and without any lawful interruption or disturbance from any other persons whomsoever.
2. The Vendor shall do and execute all such further acts, deeds and things necessary at the cost of the Purchaser for more fully and perfectly assuring the title of the Schedule Property hereby conveyed.
3. The title of the Vendor to the Schedule Property hereby conveyed is good, marketable and subsisting and the Vendor has the power to convey the same.
4. The Schedule Property hereby conveyed is not subject to any court proceedings, attachments, minor or maintenance claims or acquisition proceedings and is absolutely free from all encumbrances.
5. The taxes and all other public charges payable in respect of the Schedule Property hereby conveyed have been fully paid up-to-date.
6. The Vendor hereby agrees to keep the Purchaser at all times fully indemnified and harmless against any losses or liability, action or proceedings, costs and claims which may arise against the Purchaser or the Schedule Property hereby conveyed by reason of any defect or for want of title on the part of the Vendor or her predecessors in respect of Schedule Property hereby conveyed and against any disturbance to the peaceful and quite enjoyment in consequence thereof. They shall also indemnify the Purchaser for any loss they may incur as a result of whole or any part of title that is being

[Handwritten signature]

5.....ನೀ ಕಾರ್ಯದ ಸಲಹೆ ಅರ್ಜಿ ಸಂಖ್ಯೆ.....7677...../2017-18

REGISTRATION

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಪೋಸ್ಟಲ್ ಸ್ಟಾಂಪ್ ಮತ್ತು ನೋಂದಣಿ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕಿತ ಕಾಯ್ದೆಯ ಕೆಲಸ 19 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ E. Murallikumar , ಇವರು 33900.00 ರೂಪಾಯಿಗಳನ್ನು ದಿಗಂತ ಮುದ್ರಾಂಕಿತ ಶಿಲ್ಪವಾಗಿ ಪಾವತಿಸುವಂತೆ
ರೂಪಾಯಿಗಳಿಗೆ

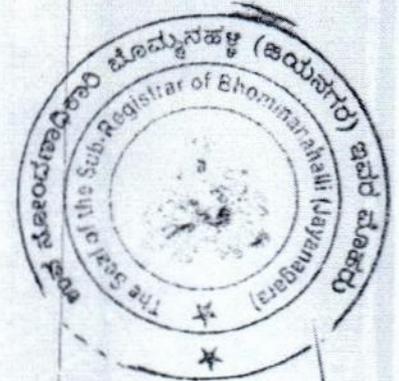
ಪ್ರಮಾಣ	ಮೊತ್ತ (ರೂ.)	ಪಾವತಿ ಪಾಪತ್ರದ ವಿವರ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ	33900.00	DD no 182039 Dt 28/02/04 Drawn on Canara Bank Bangalore
ಒಟ್ಟು :	33900.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು (ಕೆ.ಆರ್.)
ದಿನಾಂಕ : 03/03/2004

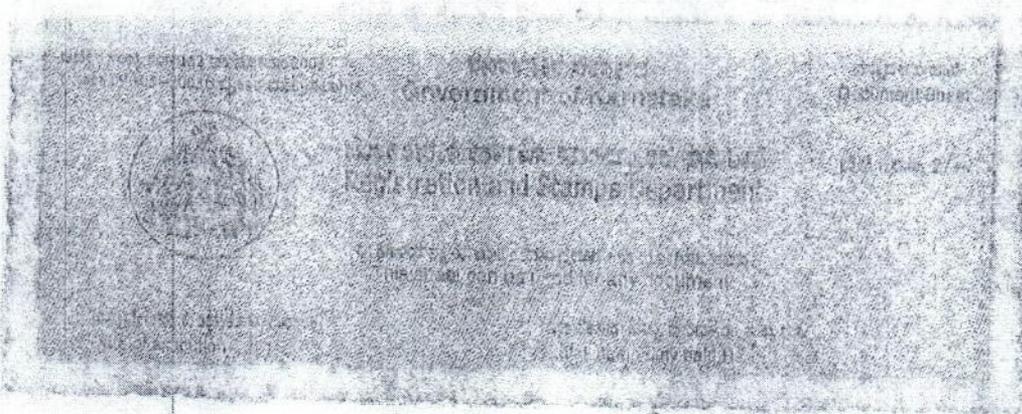
(Signature)
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಸ್ಟಾಂಪ್ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು ನಗರ ಸರ್ಕಾರಿ ನೋಂದಣಿ ಕಛೇರಿ
ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ಜಿಲ್ಲಾ ಪಾಲ್ಯಾಡು.

Designed and Developed by C-DAC, ACIS Pune.

BNG(U)-BLR(S)/.....²⁴⁷³⁹2003-2004 6 8



.....ನೋಂದಣಿಯ ನಡವಳಿ ಆರ್ಡರ್ ಸಂಖ್ಯೆ 7677 /2017-18



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conveyed hereunder, becoming invalidated for any reason whatsoever.

- 7. The Vendor assures the Purchaser that there is no impediment for the sale of the Schedule Property.
- 8. The Vendor has this day handed over the original documents of title to the Purchaser.
- 9. That the Vendor has no objection that the Purchaser shall pay the future taxes to the concerned Village Panchayath Office and also transfer the RTC, Mutation in his favour and also he can enjoy the Schedule Property as he likes by way of sale, gift, mortgage etc.

SCHEDULE

All that piece and parcel of the Agricultural Land bearing Sy.No.159 situated at Harur Village, Yankur Hobli, Dargalora South Taluk, measuring to an extent 0-30 Guntas out of 2 Acres 6 Guntas bounded on

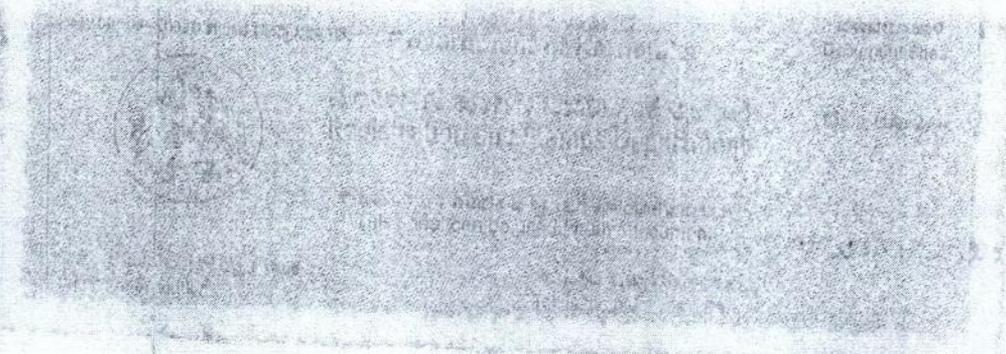
- East by : Sy.No.37 & 36/2
- West by : Sy.No.37 & 39
- North by : Sy.No.159
- South by : Sy.No.37

The present Market value of the Schedule Property is Rs.3,75,000/- only

H B



7.....ನೇಹಾರಯ ನಳಯ ಅರ್ಪ ಸಂಖ್ಯೆ.....24739...../2017-18



BNG(U)-BLR(S)/2007-2008 8

In witness whereof the Vendors and Purchaser affixed their signatures to this Deed of Absolute Sale on the date mentioned above at Bangalore.

WITNESSES

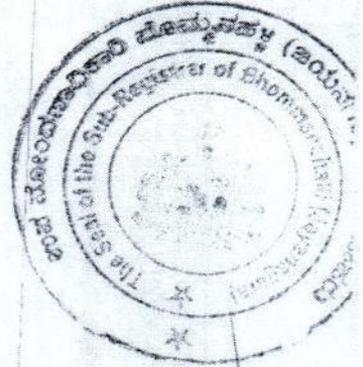
1. *[Signature]*
K.V. JAGADISH

[Signature]
VENDOR

2. *[Signature]*
[Signature]

[Signature]
PURCHASER

[Signature]
M. SPANKAR, B.A., B.L.,
ADVOCATE & NOTARY
Ed. 3, 3rd Director of Professional
No. 127, 8th Main
K. K. Nagar, Bangalore,
BANGALORE-75



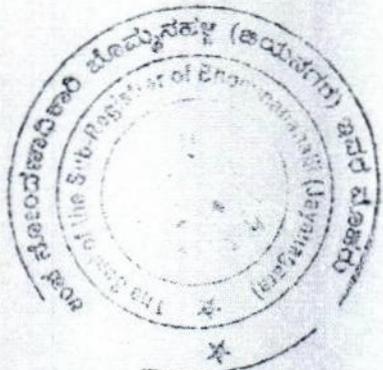
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.....ನೀಡುವುದು ಸಕಲ ಅರ್ಜಿ ಸಂಖ್ಯೆ.../2017-18

ಈ ನಕಲು ಅರ್ಜಿಯು.....2...../ಹಾಳೆ/ನು ಹೊಂದಿದ್ದು
.....ನೇ ಹಾಳೆಯ ನಕಲು ಅರ್ಜಿ ಸಂಖ್ಯೆ.....1674...../2017-18

CERTIFICATE

Certified that a sum of Rs.....10/-.....
(In words Rupees.....Ten.....only)
in cash has been remitted by Smt/Sri.....
Lakkegowda
R/o.....lakh.....Towards Stamp Duty



ದಿನಾಂಕ: 14/7/17 ಉಪನಿರ್ದೇಶಕರು
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು

"ಈ ಫಲಾನುಷ್ಠಾನಕ್ಕೆ ತಕ್ಕುಗಲ್ಲ"

"ಯಥಾ ನಕಲು"

ನಕಲು ಅರ್ಜಿ ಸಲ್ಲಿಸಿದವರು.....Lakke Gowda
ನಕಲು ಅರ್ಜಿ ಸಲ್ಲಿಸಿದ ದಿನಾಂಕ.....14/7/17
ನಕಲು ತಯಾರಿಸಿದ ದಿನಾಂಕ.....14/7/17
ನಕಲು ಕೊಟ್ಟ ದಿನಾಂಕ.....
ನಕಲು ತಯಾರಿಸಿದವರು.....
ನಕಲು ತಾಳೆ ಮಾಡಿದವರು.....

[Signature]
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.