

THIS DOCUMENTS CONSISTS OF PAGES OF No. BNG(U)BSK.....

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

(ಬನಶಂಕರ)
THE SEAL OF THE REGISTRAR BANGALORE

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I - 12264/21.22

ABSOLUTE SALE DEED

This **ABSOLUTE SALE DEED** is made and executed on this the **Twenty First day of February, Two Thousand Twenty Two (21.02.2022)** at Bangalore.

BY AND BETWEEN:

MR. K.R.SRIDHARA, aged about 55 years, son of Late K Y Rama Reddy, residing at No. 62/5, Govinda Shetty Palya Road, Near Ganapathi Temple, Konappana Agrahara, Bangalore South, Bangalore – 560 100, (**PAN APIPS 4305 M**) and (**Aadhar No.7813 4246 7027**) hereinafter referred to as the “**VENDOR**”, which expression shall, wherever the context so requires or admits, be deemed to mean and include his legal representatives, legal heirs, administrators, nominees, successors, executors and permitted assigns of the **ONE PART**.



AND:

Mr.H.R.RAVICHANDRA, aged about 54 years, S/o.Late.R.Rajashekar Reddy, Residing at No.748, 18th Main, 6th Block, Koramangala, Bangalore-560 095 having [**PAN: ADFPR 5036 H**], and (**Aadhaar No.5029 8258 3926**), and hereinafter referred to as “**PURCHASER**”, which expression shall, wherever the context so requires or admits, be deemed to mean and include his legal representatives, legal heirs, executors, successors, administrators, nominees and permitted assigns of the **OTHER PART**.

The Vendor and the Purchaser shall hereinafter, wherever the context may so require, be individually referred to as 'Party' or collectively as 'Parties', as the case may be.

WHEREAS:

- A. The Vendor has represented to the Purchaser that he is the sole and absolute owner in possession and enjoyment of all that piece and parcel of the immovable residential property bearing Survey No. 225/1, measuring 4 Acres 39 Guntas,

Vendor	Purchaser
 (K.R.SRIDHARA)	 (H.R.RAVICHANDRA)



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

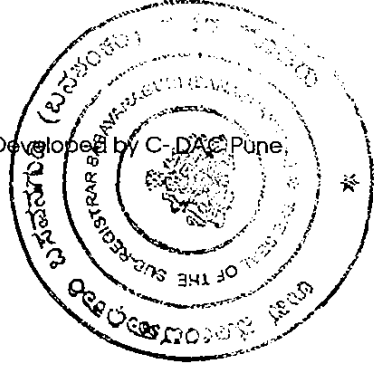
ಶ್ರೀ Sri ಹೆಚ್.ಆರ್.ರವಿಚಂದ್ರ , ಇವರು 8475000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚಲನ್	7725000.00	Challan No CR0222003000586670 Rs.7725000/- dated 19/Feb/2022
ಚಲನ್	750000.00	Challan No CR0222003000586670 Rs.750000/- dated 19/Feb/2022
ಒಟ್ಟು :	8475000.00	

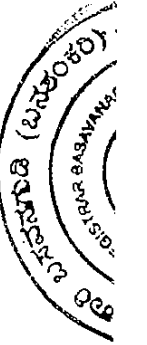
ಸ್ಥಳ : ಬನಶಂಕರಿ

ದಿನಾಂಕ : 21/02/2022

Designed and Developed by C-DAC Pune



ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಬನಶಂಕರಿ (ಬನಶಂಕರಿ)
ಬೆಂಗಳೂರು



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No. BNG(U)BSK 12267

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
B A C S L

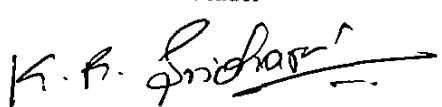
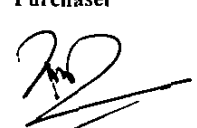
THE SEAL OF THE SUB-REGISTRAR BANGALORE

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and 2 guntas of karab, Survey No.225/2, measuring 1 Acre and 1 guntas of karab, and Survey No. 225/3, measuring 20 Guntas, all situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore, which is more fully described in the Schedule hereunder and hereinafter referred to as "**Schedule Properties**".

- B. The Vendor represents that he has acquired the Schedule Properties in the following manner:
- i. Sale Deed dated 15.04.2019 executed by Mrs. R Shakunathala and others in favour of Mr. K R Sridhara registered as Document No. ANK-1-00378-2019-20, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 225/1, measuring 4 Acres 39 Guntas;
 - ii. Sale Deed dated 18.06.2018 executed by Mrs. Radha and others in favour of Mr. K R Sridhara registered as Document No. ANK-1-01271-2018-19, in Book I, stored in CD No. ANKD439, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 225/2, measuring 1 Acre;
 - iii. Sale Deed dated 20.06.2018 executed by Mrs. H N Nandini and others in favour of Mr. K R Sridhar registered as Document No. ANK-1-01364-2018-19, in Book I, stored in CD No. ANKD439, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 225/3, measuring 20 Guntas.
- C. The Vendor represents that his name is mutated in the revenue records vide Mutation Register Extract bearing MR No. H141/2018-19, MR No. H3/2018-19 and MR No. H5/2018-19, respectively. The Record of Rights, Tenancy and Crops reflects the Vendor as the owner since 2018-19 in respect of the Schedule Properties.

Vendor	Purchaser
 (K.R.SRIDHARA)	 (H.R.RAVICHANDRA)



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ಬನಶಂಕರಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 21-02-2022 ರಂದು 12:46:49 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

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1	ನೋಂದಣಿ ಶುಲ್ಕ	1500000.00
2	ಸೇವಾ ಶುಲ್ಕ	1050.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	105.00
	ಒಟ್ಟು :	1501155.00

ಶ್ರೀ Sri ಹೆಚ್.ಆರ್.ರವಿಚಂದ್ರ ಬಿನ್ ಲೇಟ್.ಆರ್.ರಾಜಶೇಖರ್ ರೆಡ್ಡಿ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Sri ಹೆಚ್.ಆರ್.ರವಿಚಂದ್ರ ಬಿನ್ ಲೇಟ್.ಆರ್.ರಾಜಶೇಖರ್ ರೆಡ್ಡಿ			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ)
ಬೆಂಗಳೂರು


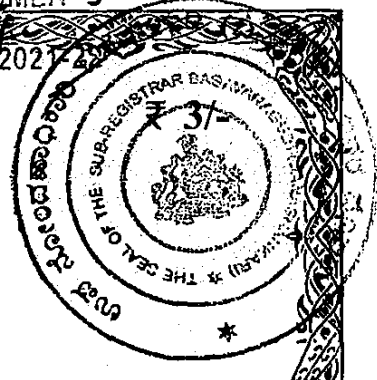
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Sri ಹೆಚ್.ಆರ್.ರವಿಚಂದ್ರ ಬಿನ್ ಲೇಟ್.ಆರ್.ರಾಜಶೇಖರ್ ರೆಡ್ಡಿ (ಬರೆದುಕೊಂಡವರು)			
2	Sri ಕೆ.ಆರ್. ಶ್ರೀಧರ ಬಿನ್ ಲೇಟ್. ಕೆ.ವೈ.ರಾಮ ರೆಡ್ಡಿ (ಬರೆದುಕೊಂಡವರು)			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ)
ಬೆಂಗಳೂರು

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No. BNG(U)BSK 12484/2021


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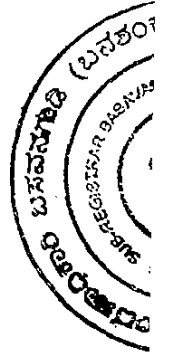
- D. In the above manner, the Vendor herein became the sole and absolute owner having peaceful possession and enjoyment of the Schedule Properties. The Vendor has now, due to certain family and legal necessities, offered to sell the Schedule Properties in favour of the Purchaser herein and the Purchaser has agreed to purchase the same for valuable sale consideration and on the terms mentioned hereunder;
- E. The Vendor has represented to the Purchaser that he alone has the absolute right, title and interest along with uninhibited right to alienate the Schedule Properties. The Vendor further represents that he has been in peaceful possession and enjoyment over the Schedule Properties. And that he has paid up – to – date taxes in respect of the Schedule Properties;
- F. The Vendor has represented to the Purchaser that the Schedule Properties are free from all encumbrances, attachments, legal proceedings, acquisition or requisition proceedings or charges of any kind and that no one apart from the Vendor, has any right in respect of the Schedule Properties.
- G. Based on the discussion and negotiation between the Parties, the Vendor has agreed to convey the Schedule Properties for a valuable consideration of **Rs.15,00,00,000/- (Rupees Fifteen Crores Only)** and the Purchaser has agreed to purchase the Schedule Properties for a total sale consideration of **Rs.15,00,00,000/- (Rupees Fifteen Crores Only)**.
- H. Relying on the representations of the Vendor, the Purchaser has accepted and come forward to purchase the Schedule Properties and the Vendor has agreed to convey the Schedule Properties in favour of Purchaser on the terms and conditions mentioned herein below.

Vendor	Purchaser
 (K.R.SRIDHARA)	 (H.R.RAVICHANDRA)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿರುವ ಗುರುತು	ಸಹಿ
3	Sri ಕೆ. ಆರ್. ಶ್ರೀಧರ ಬಿನ್, ಲೀಟ್ ಕೆ.ವೈ. ರಾಮ ರೆಡ್ಡಿ (ಬರೆದುಕೊಡುವವರು)			K. R. Srinivasan
4	Sri ಕೆ. ಆರ್. ಶ್ರೀಧರ ಬಿನ್, ಲೀಟ್ ಕೆ.ವೈ. ರಾಮ ರೆಡ್ಡಿ (ಬರೆದುಕೊಡುವವರು)			K. R. Srinivasan

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ಹಿರಿಯ ಉಪನೋರ್ದೇಶಕರ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ)
ಬೆಂಗಳೂರು



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No. BNG(U)BSK 2021-22

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

3/-
THE SEAL OF THE SUB-REGISTRAR BANGALORE

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NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

1. SALE OF SCHEDULE PROPERTIES:

In consideration of a sum of **Rs.15,00,00,000/- (Rupees Fifteen Crores Only)** paid by the Purchaser to the Vendor in the manner hereinafter set forth, the Vendor hereby sells, transfers and conveys to the Purchaser the entire share, right, title, interest, in respect of the Schedule Properties, free from all encumbrances, attachments, charges and any other claims/liens whatsoever, to have and hold the same as absolute owner thereof.

2. PAYMENT OF SALE CONSIDERATION:

2.1 The Purchaser has paid the sale consideration amount of **Rs.15,00,00,000/- (Rupees Fifteen Crores Only)** to the Vendor in the following manner:

2.1.1 A sum of **Rs.1,00,00,000/- (Rupees One Crore Only)** by way of Demand Draft bearing No.003349 dated 19.02.2022, drawn on Axis Bank, Koramangala Branch, Bangalore in favour of the vendor.

2.1.2 A sum of **Rs.5,00,00,000/- (Rupees Five Crores Only)** by way of Demand Draft bearing No.003347 dated 18.02.2022, drawn on Axis Bank, Koramangala Branch, Bangalore in favour of the vendor.

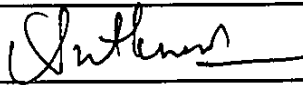
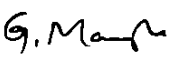
2.1.3 A sum of **Rs.5,00,00,000/- (Rupees Five Crores Only)** by way of Demand Draft bearing No.003346 dated 18.02.2022, drawn on Axis Bank, Koramangala Branch, Bangalore in favour of the vendor.

2.1.4 A sum of **Rs.1,00,00,000/- (Rupees One Crore Only)** by way of Cheque bearing No.015893, drawn on Axis Bank, Koramangala Branch, Bangalore in favour of the vendor.

Vendor	Purchaser
	
(K.R.SRIDHARA)	(H.R.RAVICHANDRA)

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No RAG(U)BSK 12264 2021-22

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Anil Kumar No. 29/8, 4th Cross, Sanjaynagar, Bangalore	
2	Manjunath No. 4/1, 2nd Cross, 5th Main, Kathariguppe, BSK 3rd Stage, Bangalore-85	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ)
ಬೆಂಗಳೂರು

<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BSK-1-12264-2021-22 ಅಗೆ ಸಿ.ಡಿ. ನಂಬರ BSKD1247 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 21-02-2022 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: center;"> ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ)</p>	
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ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ)
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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

THE SEAL OF THE SUB-REGISTRAR BANGALORE (SALASANKARU)

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2.1.5 A sum of **Rs.1,00,00,000/- (Rupees One Crore Only)** by way of Cheque bearing No.015894, drawn on Axis Bank, Koramangala Branch, Bangalore in favour of the vendor.

2.1.6 A sum of **Rs.1,00,00,000/- (Rupees One Crore Only)** by way of Cheque bearing No.015895, drawn on Axis Bank, Koramangala Branch, Bangalore in favour of the vendor.

2.1.7 A sum of **Rs. 1,00,00,000/- (Rupees One Crore Only)** by way of Cheque bearing No.015896, drawn on Axis Bank, Koramangala Branch, Bangalore in favour of the vendor.

The Vendor confirms receipt of the above-mentioned amounts and the same is subject to realisation of the cheques.

2.2 The Vendor confirms that he has received full and complete consideration amount as aforementioned, from the Purchaser and he hereby acquits the Purchaser from all or any obligations and further payments in respect of the Schedule Properties and/or in respect of this Sale Deed/ Sale transaction.

3. **DELIVERY OF POSSESSION:**

The Vendor has on this day put the Purchaser herein in actual physical vacant possession of the Schedule Properties.

4. **COVENANTS OF THE VENDOR:**

4.1 The Vendor hereby declares and covenants to the Purchaser that he is the absolute owner of the Schedule Properties and he has a clear, legally valid and marketable title thereto and has an absolute right to sell and convey the Schedule Properties to the Purchaser in terms of this Deed.


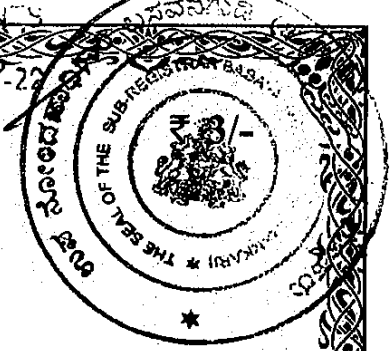
<p>Vendor</p> <p><i>K. R. Srividhara</i></p> <p>(K.R.SRIDHARA)</p>	<p>Purchaser</p> <p><i>H.R. Ravichandra</i></p> <p>(H.R.RAVICHANDRA)</p>
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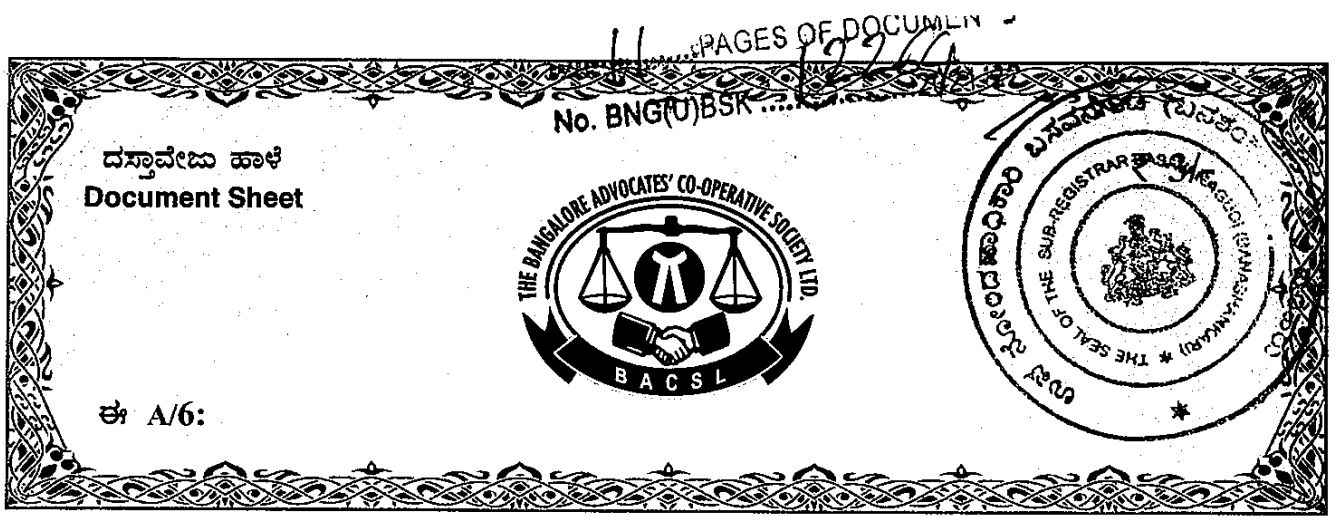
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- 4.2 The Vendor hereby declares that he has not done or caused to be done any acts, deeds or things so as to curtail, restrict or prejudice his right to convey or prevent him from selling the Schedule Properties to the Purchaser in terms of this Deed.
- 4.3 The Vendor has not entered into any agreement/s to sell or arrangements in respect of the Schedule Properties to sell/alienate the same and/or has create any third-party rights whatsoever.
- 4.4 The Vendor covenants to the Purchaser that all the taxes and levies, in respect of the Schedule Properties have been paid up to date and arrears, if any, up to the date of this Sale Deed, shall be duly paid by him.
- 4.5 The Vendor further declares and covenants to the Purchaser that he shall do or cause to be done all such acts, deeds and things which are legally and reasonably required to be done at the instance of the Purchaser for morefully and effectively ensuring the right, title and interest in respect of the Schedule Properties to the Purchaser.
- 4.6 The Vendor assures the Purchaser that the Purchaser shall be entitled to own, hold, possess, enjoy and to deal with or dispose off the Schedule Properties as they may deem fit, without any interference, obstruction or hindrance from the Vendor, or anyone claiming through or under him.
- 4.7 The Schedule Properties are not the subject matter of any acquisition or requisition proceedings under any law for the time being in force.
- 4.8 The Schedule Properties are currently not the subject matter of any mortgage and is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, lis - pendens, minor claims, court or other attachments, etc., and other charges of any nature whatsoever and that there is no latent defect in the title of the Vendor.

<p>Vendor</p> <p><i>K.R. Srividhara</i></p> <p>(K.R.SRIDHARA)</p>	<p>Purchaser</p> <p><i>H.R. Ravichandra</i></p> <p>(H.R.RAVICHANDRA)</p>
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- 4.9 There are no tax attachments with regard to the Schedule Properties or any part thereof under the Income Tax Act, 1961, Wealth Tax or any other State or Central taxing statutes.
- 4.10 The Schedule Properties are neither covered nor is it a part of any claims/proceedings under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 or Karnataka Land Reforms Act, 1961.
- 4.11 The Schedule Properties are not the subject matter of any legal proceedings in any Court of law or before any other government, statutory, local and/or other authority.
- 4.12 There is no raja kaluve/nala in or around the Schedule Properties.
- 4.13 The Purchaser shall be entitled to seek transfer/mutation of his name in all municipal / revenue records in respect of the Schedule Properties and the Vendor shall cooperate with the Purchaser in this regard. The Vendor confirms that he has no objection whatsoever to effect mutation in the revenue records in respect of the Schedule Properties in the name of the Purchaser.



5. **DELIVERY OF ORIGINAL DOCUMENTS OF TITLE:**

The Vendor has delivered the original documents of title and copies of the municipal records, in respect of the Schedule Properties, to the Purchaser. The Purchaser hereby confirms receipt of the said documents.

<p>Vendor</p> <p><i>K. R. Srividhara</i></p> <p>(K.R.SRIDHARA)</p>	<p>Purchaser</p> <p><i>H. R. Ravichandra</i></p> <p>(H.R.RAVICHANDRA)</p>
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6. **INDEMNITY**

The Vendor hereby indemnifies and agrees to keep indemnified the Purchaser and his successors-in-title against any loss or damage which the Purchaser or his successors-in-title may sustain on account of the Purchaser or his successors right to remain in peaceful possession and enjoyment of the Schedule Properties as absolute owner/s thereof being disturbed in any manner whatsoever on account of any defect or deficiency in the title of the Vendor or any loss or liability suffered by the Purchaser on account of any default or misrepresentation made by the Vendor, as on and the date of this sale deed in so far as those claims relate to any default or misrepresentation or defect in title of the Vendor until the date of the sale deed, and the Vendor agrees to defend the right, title and interest of the Purchaser and any successor-in-title to the Schedule Properties against all claims, and that all expenses in this regard shall be solely borne and paid for by the Vendor.

7. **STAMP DUTY AND REGISTRATION:**



The stamp duty, registration charges and other incidental charges that may be levied in respect of this Sale Deed or in respect of the Schedule Properties in favour of the Purchaser herein, shall be borne by the Purchaser.

<p>Vendor</p> <p style="font-size: 1.5em;">K. R. Srividhara</p> <p>(K.R.SRIDHARA)</p>	<p>Purchaser</p> <p style="font-size: 1.5em;">H. R. Ravichandra</p> <p>(H.R.RAVICHANDRA)</p>
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13 PAGES OF DOCUMENTS

No. BNG(U)BSK ..12267/2021-22

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SCHEDULE PROPERTIES

Item No. 1:



All that piece and parcel of immovable agricultural property bearing **Survey No. 225/1**, measuring **4 Acres 39 Guntas**, and **2 Guntas of A kharab**, situated at **Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore** and bounded on:

East by : Survey No. 155;
West by : Survey No. 225/2, 225/3, 225/4 and 225/5;
North by : Road and Kaluve;
South by : Survey No. 226.

Item No. 2:

All that piece and parcel of immovable agricultural property bearing **Survey No. 225/2**, measuring **1 Acre**, and **1 Gunta of A kharab**, situated at **Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore** and bounded on:

East by : Survey No. 225/1;
West by : Survey No. 227;
North by : Kaluve;
South by : Survey No. 225/3.

Vendor	Purchaser
 (K.R.SRIDHARA)	 (H.R.RAVICHANDRA)

No. BNG(U)BSK 1/223/2021

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

THE SEAL OF THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.

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Item No. 3:

All that piece and parcel of immovable agricultural property bearing Survey No. 225/3, measuring 20 Guntas, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore and bounded on:

East by : Survey No. 225/1;
West by : Survey No. 227;
North by : Survey No. 225/2;
South by : Survey No. 225/4.

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED THIS SALE DEED ON THE DATE, MONTH AND YEAR MENTIONED ABOVE, IN THE PRESENCE OF THE FOLLOWING WITNESSES.

VENDOR:

K. R. Sridhara
MR. K R SRIDHARA

PURCHASER:

H. R. Ravichandra
H.R. RAVICHANDRA

WITNESSES:

1. Sutkum

NAME AND ADDRESS:

(Anil Kumar)
#29/2, 4th Cross
Anagolthi layout
Rajaynagar,
Bangalore

2.

G. Manjunath
NAME AND ADDRESS:

(MANJUNATH)
#4/1, 2nd Cross
5th Main, Kalyanpur
Bek. H. Nagar
Bangalore
drafted by



The following jslips have been uploaded to bhoomi server with following details

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