

1702

BICI

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ಮಹಾರಾಜರ ಜಮೀನ್ ದಾರರ ಕಛೇರಿ
Registration and Stamps Department

ಶುಲ್ಕ ಮತ್ತು ಸ್ಟಾಂಪ್ ವಿಭಾಗ
Total stamp duty paid Rs.

ದಿನಾಂಕ
Date of execution

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this **17TH day of NOVEMBER 2005**, between :-

1. **SMT. THIPPAMMA**, aged about 63 years,
W/O. Late. Koreppa.
2. **SHRI. MARAPPA**, aged about 45 years,
S/O. Late. Koreppa.
3. **SHRI. RAGHU**, aged about 22 years,
S/O. Shri. Marappa.

All are residing at **BEEDAGANAHALLI VILLAGE, NANDI HOBLI, CHIKKABALLAPURA TALUK, KOLAR DISTRICT**, Hereinafter called the **VENDORS**, (which term shall mean and include their heirs, legal representatives, executors, and assigns) of **ONE PART**.

IN FAVOUR OF :-

M/S. SAMMY'S ADVENTURE LAND LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO. 4, 3RD FLOOR,
A.G.S. PLAZA, R.T. NAGAR, BANGALORE - 32.

Represented by its Director, **SHRI. N. RAMESH**, hereinafter called the **PURCHASER** (Which term shall mean and include his legal representatives, executors, successors-in-office and assigns) of the **OTHER PART**.

 of Thippamma

 of Marappa.

Contd..2.

MADH

1977
10/10

ಶಿಕ್ಷಣ ಮತ್ತು ಸಾಹಿತ್ಯ ಇಲಾಖೆ
ಬೆಂಗಳೂರು
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಶಿಕ್ಷಣ ಇಲಾಖೆ
Government of Karnataka

ದಾಖಲೆ ಮತ್ತು
ದಾಖಲೆ ಪತ್ರ



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ದಾಖಲೆ ಮತ್ತು
Registration and Stamps Department

ಇದು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾದ ಪತ್ರ
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ದಾಖಲೆ ಶುಲ್ಕ
Total stamp duty paid Rs

1762
PG - 2


WHEREAS the Vendors are the absolute owners of the property hereinafter referred as Schedule Property and morefully described in the Schedule hereinunder mentioned they having acquired the same by virtue of Registered Will Document bearing No. 7/77-78, Of Book III, Vol No. 18, Pages 234-235, dt. 30.04.1977, Registered in the Office of the Sub-Registrar, Chikkaballapura Town.


WHEREAS, the Vendors are in enjoyment and possession of the Schedule Property and the katha of the property also stands in the name of the First Vendor and they have paid upto date taxes to the concerned authority.

Whereas, the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of **Rs.5.00.000/- (Rupees Five Lakhs Only)**.



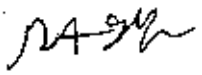
Whereas the Vendors as per the terms of Sale Agreement have applied to the Deputy Commissioner, Kolar dist, for the conversion of the Schedule Property from Agricultural to Non-Agricultural Residential purpose. The Deputy Commissioner has issued order vide **NO. ALN/SR/128/ 96-97, dt. 25.04.97**, Subsequently confirmed by the D.C. vide challan No. 30, dated 19-11-97, for the conversion of the Schedule Property for residential purpose after collecting necessary conversion charges paid by the Vendors.

Contd..3..


Thippamma
Bhag


Manappa

1769

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವಯಸ್ಸು	ಹೆಚ್ಚುವರಿ ವಿವರ	ಚಿತ್ರ
3	ರಘು (ಉರಬೀಕಿರಾಜವರರು)			


ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ

ಇದು ಒಂದು ಪ್ರತಿಬಿಂಬಿತ ಪ್ರತಿರೋಧಕ ದಾಖಲೆ ಆಗಿದೆ. ಇದರಲ್ಲಿ ಯಾವುದೇ ವಿವರಗಳನ್ನು ಸರಿಪಡಿಸುವುದು ಅಥವಾ ಅದರಲ್ಲಿ ಯಾವುದೇ ಬದಲಾವಣೆಗಳನ್ನು ತರುವುದು ಅನುಮತಿಸಲಾಗುವುದಿಲ್ಲ. ಈ ದಾಖಲೆಯು ಕೇವಲ ಮಾಹಿತಿಗಾಗಿ ಮತ್ತು ದಾಖಲಾತಿಗಾಗಿ ಮಾತ್ರವೇ ಇದೆ. ಇದರಲ್ಲಿ ಯಾವುದೇ ವಿವರಗಳನ್ನು ಸರಿಪಡಿಸುವುದು ಅಥವಾ ಅದರಲ್ಲಿ ಯಾವುದೇ ಬದಲಾವಣೆಗಳನ್ನು ತರುವುದು ಅನುಮತಿಸಲಾಗುವುದಿಲ್ಲ. ಈ ದಾಖಲೆಯು ಕೇವಲ ಮಾಹಿತಿಗಾಗಿ ಮತ್ತು ದಾಖಲಾತಿಗಾಗಿ ಮಾತ್ರವೇ ಇದೆ.

ಇದು ಒಂದು ಪ್ರತಿಬಿಂಬಿತ ಪ್ರತಿರೋಧಕ ದಾಖಲೆ ಆಗಿದೆ. ಇದರಲ್ಲಿ ಯಾವುದೇ ವಿವರಗಳನ್ನು ಸರಿಪಡಿಸುವುದು ಅಥವಾ ಅದರಲ್ಲಿ ಯಾವುದೇ ಬದಲಾವಣೆಗಳನ್ನು ತರುವುದು ಅನುಮತಿಸಲಾಗುವುದಿಲ್ಲ. ಈ ದಾಖಲೆಯು ಕೇವಲ ಮಾಹಿತಿಗಾಗಿ ಮತ್ತು ದಾಖಲಾತಿಗಾಗಿ ಮಾತ್ರವೇ ಇದೆ. ಇದರಲ್ಲಿ ಯಾವುದೇ ವಿವರಗಳನ್ನು ಸರಿಪಡಿಸುವುದು ಅಥವಾ ಅದರಲ್ಲಿ ಯಾವುದೇ ಬದಲಾವಣೆಗಳನ್ನು ತರುವುದು ಅನುಮತಿಸಲಾಗುವುದಿಲ್ಲ. ಈ ದಾಖಲೆಯು ಕೇವಲ ಮಾಹಿತಿಗಾಗಿ ಮತ್ತು ದಾಖಲಾತಿಗಾಗಿ ಮಾತ್ರವೇ ಇದೆ.

ಇದು ಒಂದು ಪ್ರತಿಬಿಂಬಿತ ಪ್ರತಿರೋಧಕ ದಾಖಲೆ ಆಗಿದೆ. ಇದರಲ್ಲಿ ಯಾವುದೇ ವಿವರಗಳನ್ನು ಸರಿಪಡಿಸುವುದು ಅಥವಾ ಅದರಲ್ಲಿ ಯಾವುದೇ ಬದಲಾವಣೆಗಳನ್ನು ತರುವುದು ಅನುಮತಿಸಲಾಗುವುದಿಲ್ಲ. ಈ ದಾಖಲೆಯು ಕೇವಲ ಮಾಹಿತಿಗಾಗಿ ಮತ್ತು ದಾಖಲಾತಿಗಾಗಿ ಮಾತ್ರವೇ ಇದೆ. ಇದರಲ್ಲಿ ಯಾವುದೇ ವಿವರಗಳನ್ನು ಸರಿಪಡಿಸುವುದು ಅಥವಾ ಅದರಲ್ಲಿ ಯಾವುದೇ ಬದಲಾವಣೆಗಳನ್ನು ತರುವುದು ಅನುಮತಿಸಲಾಗುವುದಿಲ್ಲ. ಈ ದಾಖಲೆಯು ಕೇವಲ ಮಾಹಿತಿಗಾಗಿ ಮತ್ತು ದಾಖಲಾತಿಗಾಗಿ ಮಾತ್ರವೇ ಇದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕಾರವು
ಇದರಡಿ 1956 ಮತ್ತು 1957
ಆಯ್ಕೆ 09-03-2005 ರಿಂದ 1500 ರವರೆಗೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Document Sheet



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department

ಪುಟ ಸಂಖ್ಯೆ

ಈ ಪುಟವು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of Execution

ಮುದ್ರಾಂಶದ ಮೊತ್ತ
Total stamp duty paid Rs

1762
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PG-3-

Whereas the purchaser has paid full and final payment of Total sale Consideration **Rs.5.00.000/-** (Rupees Five Lakhs Only), by Chq. No.634163, dt. 16.11.05, drawn on Indus Ind Bank, M.G. Road branch, Bangalore -01, the receipt of which the Vendors do hereby acknowledges.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of **Rs.5.00.000/- (Rupees Five Lakhs Only)**, paid by the Purchaser to the Vendors, The Vendors as beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof.

TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title.

AND THAT the Vendors hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

 of Thippamma

 of Marappa

Contd..4.

1762

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕಾರವು
ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕಾರವು
ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕಾರವು

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಮತ್ತು
ದಾಖಲೆ ಮತ್ತು



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾ ವಿಭಾಗ
Registration and Stamps Department

120 ರೂ. 1/-

ಈ ಮುದ್ರಾ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ
This sheet can be used for any document

ದಾಖಲೆ ಮತ್ತು ಮುದ್ರಾ ವಿಭಾಗ
Date of execution

ಮುದ್ರಾ ದುಬ್ಬು ಪಾವತಿಯಾದ ರೂ. _____
Total stamp duty paid Rs.

1762-
LONDON

PG-4-

AND FURTHER the Vendors do hereby covenant 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 Vendors or any of his predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the market value of the Schedule property. The Vendors have this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY**.

The Vendors have also handed over the possession of the entire Schedule Property to the Purchaser.

of Thippamma

of Marappa

Contd..5..

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಣ ವಿಭಾಗ
Office No. 128/96-97, dt. 25.04.97
KARNATAKA GOVT. REGISTRATION AND STAMPS DEPT.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಣ ವಿಭಾಗ
Registration and Stamps Department



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಣ ವಿಭಾಗ
Registration and Stamps Department

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಣ ವಿಭಾಗ
Registration and Stamps Department

ಈ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಣ ವಿಭಾಗದ ನೋಂದಣಿ ವಿಭಾಗದ
This sheet can be used for any document.

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಣ ವಿಭಾಗ
Date of execution

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಣ ವಿಭಾಗ
Total stamp duty paid Rs

17.62
ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಣ ವಿಭಾಗ
REGISTRATION AND STAMPS DEPT.

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of Residential converted land vide Order No.ALN/SR/128/96-97, dt. 25.04.97, Bearing Survey No. 49/2, measuring 1-39 (One Acre Thirty Nine Guntas) Land, situated at BEEDAGANAHALLI VILLAGE, NANDI HOBLI, CHIKKABALLAPURA TALUK, KOLAR DIST, and bounded as follows:-

- EAST BY :- SHRI. M. KRISHNAPPA'S LAND
- WEST BY :- SMT. JANAKI GANGARAM'S LAND
- NORTH BY :- SHRI. BYRAPPA'S LAND
- SOUTH BY :- SHRI. LAKSHMINARASIMHACHARI'S LAND

Handwritten signature and scribble
of *Byrappa*

Handwritten signature and scribble
of *Manappa*

Contd..6..



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಣ ಇಲಾಖೆ
Registration and Stamps Department

ಹೆಚ್.ನಂ. 2

ಈ ಪಟ್ಟಿಯು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು.
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ದಾಖಲಾತಿ ಮತ್ತು ಮುದ್ರಣ ಇಲಾಖೆ
Date of execution

ಮುದ್ರಣ ಮತ್ತು ದಾಖಲಾತಿ ಇಲಾಖೆ
Total stamp duty paid Rs.

1262
1262
Pg-6-

IN WITNESS WHEREOF, the Vendors and the Purchaser have affixed their respective signatures to this Deed of Absolute Sale on this day, month and the year first above written.

WITNESSES :-

1. Meeth
N. Prasad
S/O N. Reddy
Shayakhnagar
Chikballapur

2. P. M. Mally
A. M. Mally
No. 139 II
Gable Road
B-5-1

1. [Signature] of Thippamma
2. [Signature] of Marappa

3. [Signature]

VENDORS

[Signature]
PURCHASER

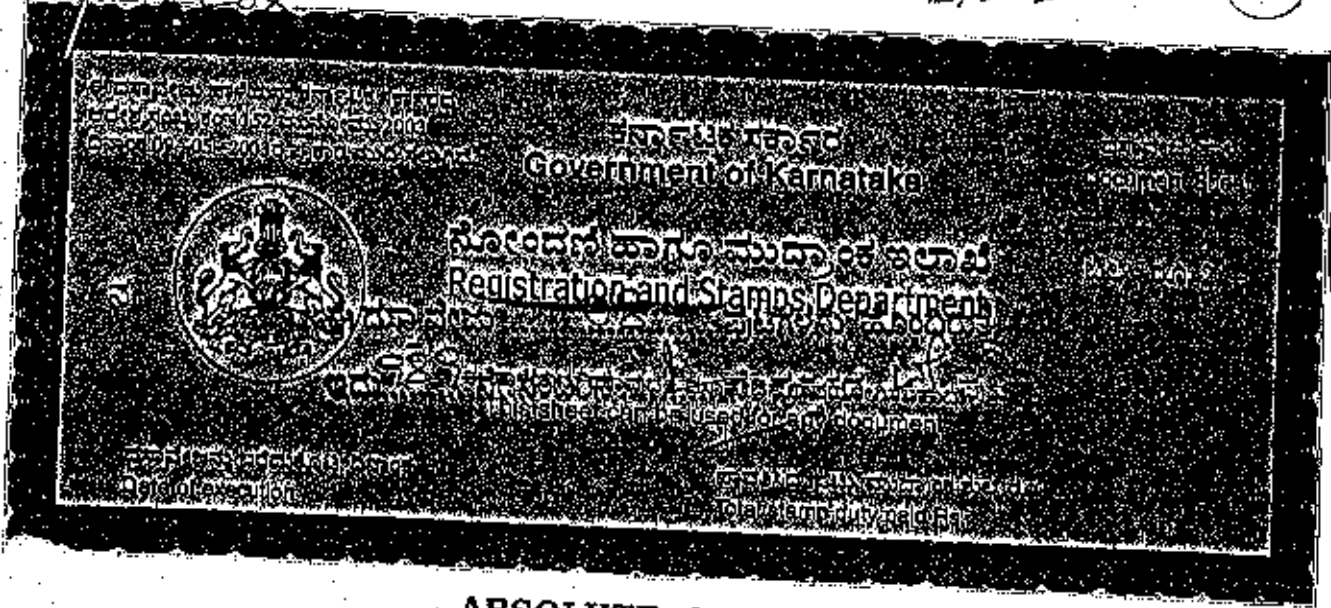
[Signature]

DRAFTED BY:
A.R. CHAVAN, ADVOCATE
No.139 IInd FLOOR, INFANTRY ROAD
BANGALORE - 560 001

781

B, K, I

(1)



ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 12th day of JUNE 2007, between:-

SHRI. A.A.MONNAPPA, aged about 37 years
S/O. SHRI. A.M. APPAJI.

PAN.No: AMUPM3344B.

Residing at 9/1198, 2nd Cross, Papaiah Reddy Layout, Manorayanapalya, R.T.Nagar, Bangalore -32, hereinafter called the **VENDOR**. (which term shall mean and include his heirs, legal representatives, executors and assigns) of the **ONE PART**.

IN FAVOUR OF

M/s. SAMMY'S ADVENTURE LAND LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.1, 1st FLOOR, 1st CROSS,
NRUPATUNGA EXT., R.T.NAGAR,
BANGALORE - 560 032.

PAN.No. ARFES8571E

Represented by its Director **SHRI. N.RAMESH**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns), of the **OTHER PART**.

Handwritten signature of A.A. Monnappa




Contd..2..

ದಾಖಲೆ ಸಂಖ್ಯೆ : 989

ಸೆಲ್ ರಜಿಸ್ಟ್ರಾರ್ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 12-06-2007 ರಂದು 01:20:40 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ



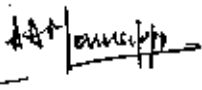
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	5400.00
2	ಸ್ಯಾಮಿಂಗ್ ಫೀ	240.00
3	ಇತರೆ	20.00
4	ಪರಿಶೋಧನೆ ಮತ್ತು ಪರಿವೀಕ್ಷಣೆ	35.00
	ಒಟ್ಟು :	5695.00

ಶ್ರೀ ಮ.ಸ್ಯಾಮಿಂಗ್ ಅಭ್ಯಂತರ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರಾದ ಎನ್ ರಮೇಶ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮ.ಸ್ಯಾಮಿಂಗ್ ಅಭ್ಯಂತರ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರಾದ ಎನ್ ರಮೇಶ್			

ಅಧ್ಯಕ್ಷರಾಗಿ
ಬಾನ್ಸೇಂದ್ರಾಧಿಕಾರಿ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	ಎ ಎ ಮೊಟ್ಟಪ್ಪ (ಬರೆದುಕೊಡುವವರು)			

ಅಧ್ಯಕ್ಷರಾಗಿ
ಸೆಲ್ ರಜಿಸ್ಟ್ರಾರ್
ಚಿಕ್ಕಬಳ್ಳಾಪುರ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಶ ವಿಭಾಗ
Registration and Stamps Department

ಈ ಮುದ್ರಾಂಶ ಪತ್ರ ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಾರದು
This sheet can be used for any document

ದಾಖಲೆ ಸಂಖ್ಯೆ / ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಶ ಮೊತ್ತ / ಮುದ್ರಾಂಶ
Total stamp duty paid Rs

ಇದರಲ್ಲಿ ೩ ನೇ ಪುಟವು... PG-೨ನೇ ಪುಟ ಕಡೆ ೩ ನೇ ಪುಟ

WHEREAS the Vendor is the absolute owner of the property hereinafter referred as Schedule Property and morefully described in the schedule hereinunder mentioned he having purchased the same under a Registered Sale Deed bearing Nos. CKB- 1-01803/2006-07, OF BOOK 1, Stored in C.D. NO. CKBD-16, Dt.30.08.2006, NO: EKB-1-00240/06-07, OF BOOK 1, Stored in C.D.NO.CKBD-13, DT.21.04.2006 @ NO: CKB-1-01818, OF BOOK 1, Stored in C.D.NO.CKBD-11, DT.28.11.2005, all these documents are registered in the office of the Sub-Registrar, Chikkaballapur Taluk, Kolar Dist.

Whereas the Vendor is in possession and enjoyment of the Schedule Property and the katha of the property stands in the name of the vendor and he has paid upto date taxes to the concerned authority.

Whereas the Vendor and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and as per the terms of the sale the vendor has converted the schedule property from agricultural to non Agricultural Residential purpose vide Order No. ALNSR(C)132/06-07 Dt.24/05/2007, Issued by the Deputy Commissioner, Kolar District. However, the conversion charges are paid by the purchaser in respect of the Schedule Property .

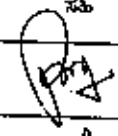
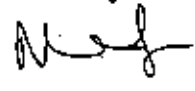
Further, as per the terms of agreement of sale the vendor has agreed to sell and the purchaser has agreed to purchase the Schedule Property for a total sale consideration of Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand Only).

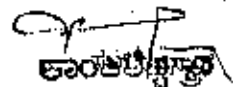
Signature


Contd..3.

100
100

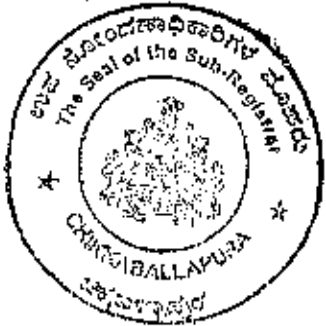
ಇದ್ದು ೧೨೨೨ ನೇ ಸಂಬಂಧಿತನ ೨ ನೇ ಪ್ರಶ್ನೆ ಕಡೆ ೪ ನೇ ಪುಟ

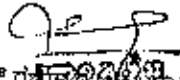
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಆರ್ ಎನ್ ಮೋರ್ತಿ ಬಿನ್ ಎಸ್ ಎಸ್ ರಾಮನ್ ಆರ್ ಟಿ ನಗರ ಬೆಂಗಳೂರು	
2	ಎನ್ ಪ್ರಸಾದ್ ಬಿನ್ ಟಿ ನಾರಾಯಣ ರೆಡ್ಡಿ ಫಿಕ್ಸ್ ಸಿಂಗ್ ನಗರ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ನಗರ	

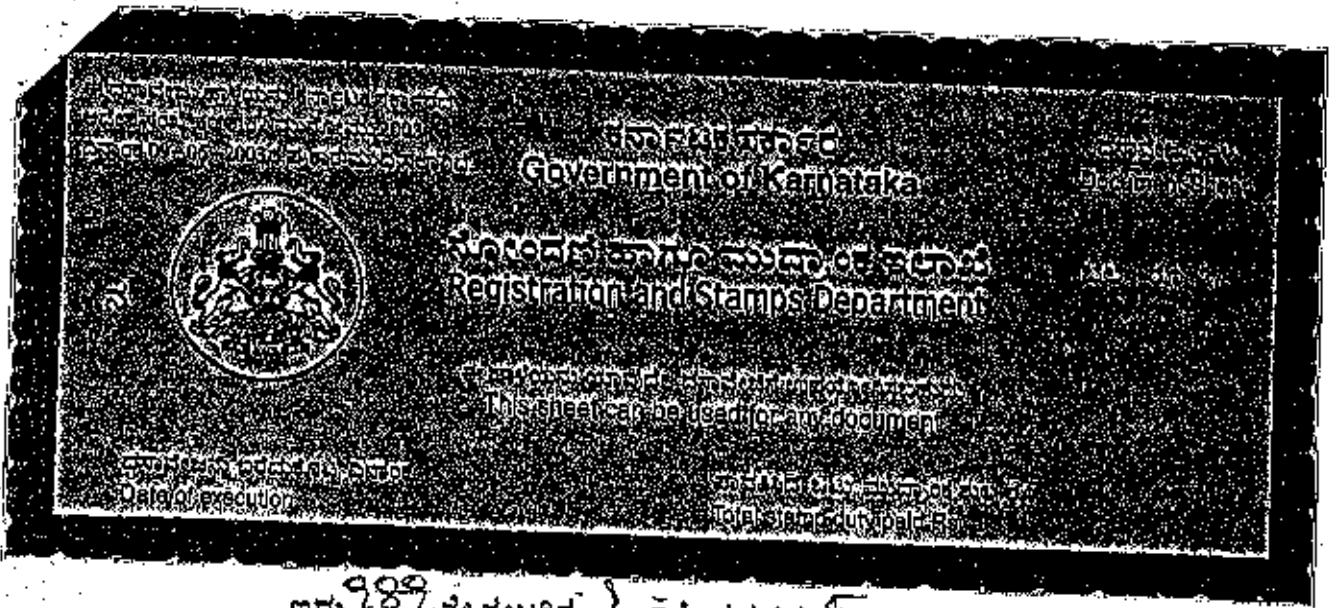

 ಕಾರ್ಯದರ್ಶಿ
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ.



1 ನೇ ಪ್ರಶ್ನೆ ಕಡೆ ದೃಢೀಕರಣ
 ಸಂಬಂಧಿತನ CKB-1-00989-2007-08 ಅಗಿ
 ಸಿ.ಡಿ. ಸಂಬಂಧಿತನ CKBD23 ನೇ ಪುಟಲ್ಲಿ
 ದಿನಾಂಕ 12-06-2007 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ




 ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ (ಚಿಕ್ಕಬಳ್ಳಾಪುರ)
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ



121/2000/121

ಇದರಲ್ಲಿ ನೋಂದಣಿ...
 ಇದರಲ್ಲಿ ನೋಂದಣಿ...
 ಇದರಲ್ಲಿ ನೋಂದಣಿ...

Whereas the purchaser has paid full and final payment of total sale consideration **Rs.5,40,000/-** (Rupees Five Lakhs Forty Thousand Only), the receipt of which the Vendor do hereby acknowledges.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of **Rs.5,40,000/-** (Rupees Five Lakhs Forty Thousand Only), paid by the Purchaser to the Vendor, the Vendor as beneficial owner do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendor upon the Schedule Property and every part thereof. **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendor or any person or persons lawfully or equitably claiming through or interest for him or any of their predecessors in title **AND THAT** the Vendor do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

AND FURTHER the Vendor do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which he might sustain or incur in respect of any encumbrances made by the Vendor or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

[Handwritten signature]

Contd..4.

ಇದು.....ನೇ ನಂಬರಿನನೇ ಪುಸ್ತಕದನೇ ಪುಟ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

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 ಮ.ಸ್ಯಾಮೀಸ್ ಅಧ್ಯಂತರ್ ಅಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರಾದ ಎನ್ ರಮೇಶ್, ಇವರು 45900.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

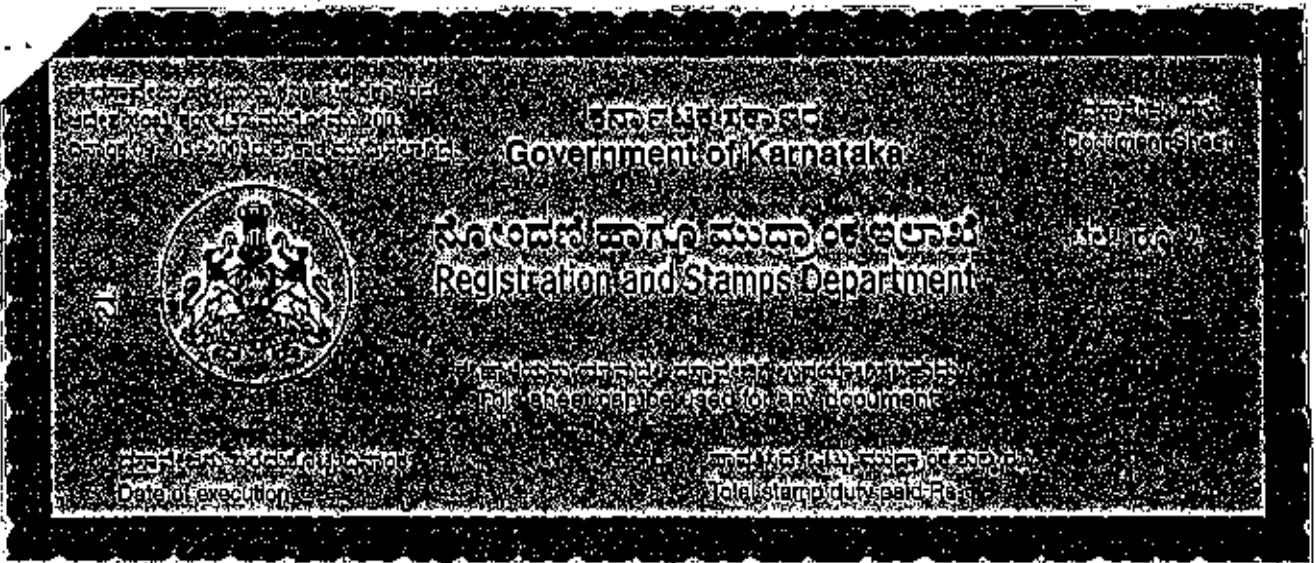
ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	45900.00	
ಒಟ್ಟು:	45900.00	

ಸ್ಥಳ : ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 12/06/2007

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಅಧೀನ ನಿರ್ದೇಶಕರಾದ
(ಚಿಕ್ಕಬಳ್ಳಾಪುರ)
ಇತ್ತೀಚೆಗೆ

Designed and Developed by C-DAC ACTS Pune.



ಇದುವು... ನೇ ಸಂಖ್ಯೆ... PG-4ರ ಭಾಗವೆಂದು... ದಿನ... 2007

AND THAT FURTHER the Vendor do hereby covenant that he has not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

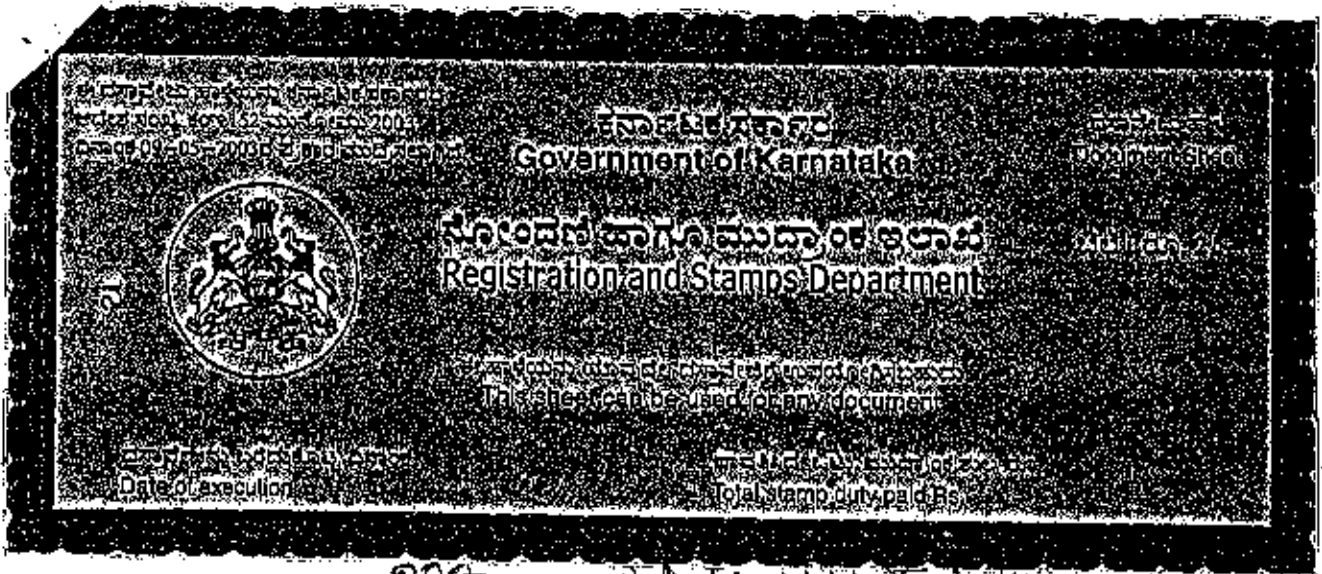
The stamp duty is paid on the Market Value of the Schedule property. The Vendor has this day handed over all the original documents to the purchaser, pertaining to the title of the SCHEDULE PROPERTY.

SCHDEULE PROPERTY

ALL THAT PIECE AND PARCEL of Residential converted land vide Order No. ALNSR(C)132/06-07 Dtd.24/05/2007, Bearing SURVEY NO:50/1, measuring 1 ACRE 13 ¼ GUNTAS, situated at BEEDIGANAHALLI VILLAGE, NANDI HOBLI, CHIKKABALLAPURA TALUK, KOLAR DIST, and bounded as follows:-

- EAST BY :- PROPERTY BEARING SY.NO. 49.
- WEST BY :- PROPERTY BEARING SY.NO. 50/2.
- NORTH BY :- PROPERTY BEARING SY.NO. 50/1.
- SOUTH BY :- PROPERTY BEARING SY.NO. 48.

A.H. Honappa



ಇದು 189 ನೇ ನಂಬರಿನ PG-5 ನೇ ಪುಟ ಕಡೆ...ನೇ ವು

IN WITNESS WHEREOF, the Vendor and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1. *[Signature]*
 R. N. Muttu
 No. 2/3, Hithanur
 Gundlur
 B-9

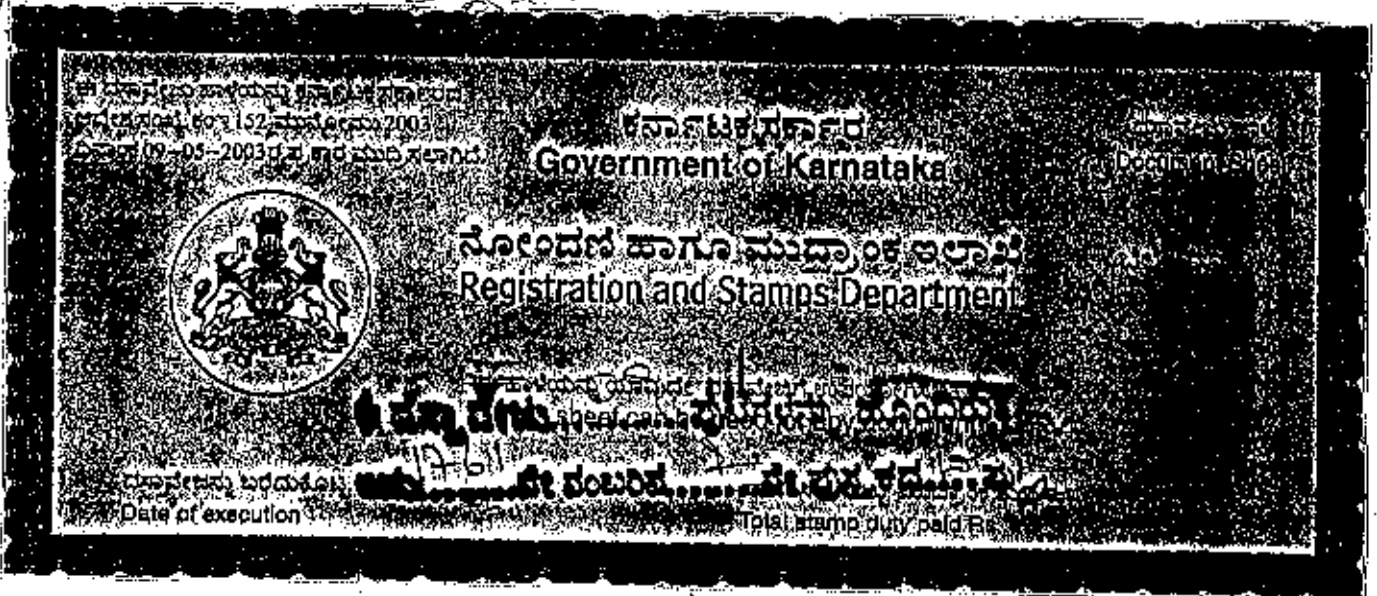
[Signature]
 VENDOR

2. *[Signature]*
 N. Prasad
 8/0 G. N. Reddy
 Bhojshreeguda
 Chikkaballapur

[Signature]
 PURCHASER

DRAFTED BY:
[Signature]
 A.R. CHAVAN, Advocate
 No. 139, IInd Floor, Infantry Road
 BANGALORE - 560 001.

50/2
9



ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 17TH day of **NOVEMBER** 2005, between :-

- 1. **SHRI. P. GANGAPPA**, aged about 40 years, S/O. Late. Poojappa.
- 2. **SHRI. PILLAPPA**, aged about 35 years, S/O. Late. Durgappa.

Both are residing at **BEEDAGANAHALLI VILLAGE, NANDI HOBLI, CHIKKABALLAPURA TALUK, KOLAR DISTRICT**, Hereinafter called the **VENDORS**, (which term shall mean and include their heirs, legal representatives, executors, and assigns) of **ONE PART**.

IN FAVOUR OF :-

M/S. SAMMY'S ADVENTURE LAND LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO. 4, 3RD FLOOR,
A.G.S. PLAZA, R.T. NAGAR, BANGALORE - 32.

Represented by its Director, **SHRI. N. RAMESH**, hereinafter called the **PURCHASER** (Which term shall mean and include his legal representatives, executors, successors-in-office and assigns) of the **OTHER PART**.

P. ಗಂಗಪ್ಪ
ಬಿಲ್ಲಪ್ಪ



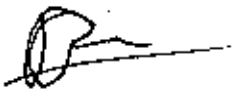
Contd..2.

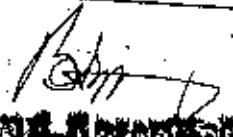
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1761

ಸಿಬ್ಬಿಡಿ ರಜಿಸ್ಟ್ರಾರ್ ಚಕ್ರಬುಟ್ಟುವುರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 22-11-2005 ರಂದು 03:11:13 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ



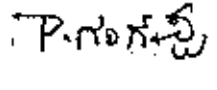


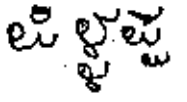
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	3000.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	270.00
	ಒಟ್ಟು :	3270.00

ಶ್ರೀ ಸಾಮೀನ್ ಅಡ್ವೈಸರ್ಸ್ ಲ್ಯಾಂಡ್ ಲಿ., ರವರ ಪರವಾಗಿ ಎನ್ ರಮೇಶ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟು ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಸಾಮೀನ್ ಅಡ್ವೈಸರ್ಸ್ ಲ್ಯಾಂಡ್ ಲಿ., ರವರ ಪರವಾಗಿ ಎನ್ ರಮೇಶ್			


ಜಿ.ಎಸ್. ಶಿವರಾಜ್
 ಜಿಲ್ಲಾ ರಜಿಸ್ಟ್ರಾರ್
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟು ಗುರುತು	ಸಹಿ
1	ಪಿ.ಗಂಗವ್ವ (ಬರೆದುಕೊಡುವವರು)			
2	ಪಿ.ಕೃಷ್ಣ (ಬರೆದುಕೊಡುವವರು)			



ಜಿ.ಎಸ್. ಶಿವರಾಜ್
 ಜಿಲ್ಲಾ ರಜಿಸ್ಟ್ರಾರ್
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ

1761
 ವಿಜಯವಾಣಿ...ನೇ ಪ್ರಸ್ತುತ...
 1761


ಗುಣಮಟ್ಟಪರಿಶೀಲನೆ


ಕ್ರಮ ಸಂಖ್ಯೆ	ಪರಿಶೀಲಿಸಬೇಕಾದ ವಿವರ	ಹೆಸರು
1	ಆರ್ ಎನ್ ಮೂರ್ತಿ ದಿನ್ ಲೇಟ್ ಎನ್ ಎಸ್ ರಾಮನ್ ಬೆಂಗಳೂರು	
2	ಎನ್ ಪ್ರಸಾದ್ ಬಿನ್ ಜಿ ಎನ್ ಕೆಡಿ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ನಗರ	

ವಿಜಯವಾಣಿ
 ಕೆ.ಆರ್.ಪುಣೆ



1 ನೇ ಪುಸ್ತಕದ ದೃಶ್ಯಮೇಳು
 ಸಂಖ್ಯೆ CKB-1-01761-2005-06 ಅಗಿ
 ಸಿ.ಡಿ. ಸಂಖ್ಯೆ CKBD11 ನೇ ಧರಣಿ
 ದಿನಾಂಕ 22-11-2005 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ





ವಿಜಯವಾಣಿ (ಕೆ.ಆರ್.ಪುಣೆ)
 ಕೆ.ಆರ್.ಪುಣೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಧಿಕಾರ ಇಲಾಖೆ
Registration and Stamps Department



ಈ ಪತ್ರವನ್ನು ಯಾವುದೇ ಅಧಿಕಾರವಿಲ್ಲದವರು ಬಳಸಬಾರದು.
This sheet can be used for any document.

ಇದರಲ್ಲಿ ಯಾವುದೇ ಅಧಿಕಾರವಿಲ್ಲ.
Date of execution

ಇದರಲ್ಲಿ ಯಾವುದೇ ಅಧಿಕಾರವಿಲ್ಲ.
Total stamp duty paid

1761
St. Bommas..... St. ... S.C.

PG-3-

Whereas the purchaser has paid full and final payment of Total sale Consideration **Rs.2.50.000/-** (Rupees Two Lakhs Fifty Thousand Only), by Chq. No.634164, dt. 16.11.05, drawn on Indus Ind Bank, M.G. Road branch, Bangalore -01, the receipt of which the Vendors do hereby acknowledges.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of **Rs. 2.50.000/- (Rupees Two Lakhs Fifty Thousand Only)**, paid by the Purchaser to the Vendors, The Vendors as beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof.

TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title.

AND THAT the Vendors hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

P. ಗಂಗೇಶ್ ಮಲ್ಲಪ್ಪ

Contd..4.

1710
...ನೀ ನಿಲಯ...ನೀ ವ್ಯಕ್ತಿಗಳ...ನೀ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

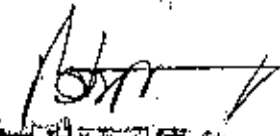
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಸಾಮೀಸ್ ಅಡ್ವೆನ್ಸರ್ಸ್ ಲ್ಯಾಂಡ್ ಲಿ., ರವರ ಪರವಾಗಿ ಎನ್ ರಮೇಶ್, ಇವರು 27120.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	27120.00	ಹೆಚ್ ಡಿ ಎಫ್ ಸಿ ಡಿ ಡಿ ನಂ 005820 ದಿನಾಂಕ 18/11/2005
ಒಟ್ಟು :	27120.00	

ಸ್ಥಳ : ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 22/11/2005


...ಅಧಿಕಾರಿ
(ಚಿಕ್ಕಬಳ್ಳಾಪುರ)

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ನಿಯೋಜಿತ ದಾಖಲೆ
Order No. 152 ಮುಂಬರುವ 2003
ನಂ. 09-05-2003ರಲ್ಲಿ ಸಿದ್ಧಪಡಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ಬಹುಮಾನ ಪತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕಿತ ವಿಭಾಗ
Registration and Stamps Department

ಮಾನ್ಯ

This sheet can be used for any document

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕಿತ ಶುಲ್ಕ
Total stamp duty paid Rs.

1761
ನೋಂದಣಿ ಸಂಖ್ಯೆ - 1761 - ನೇ ಪುಟ 1ನೇ ಪುಟ
PG-4-

AND FURTHER the Vendors do hereby covenant 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 Vendors or any of his predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the market value of the Schedule property. The Vendors have this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY**.

The Vendors have also handed over the possession of the entire Schedule Property to the Purchaser.

P.ನಂ. 1761

ಲಿಖಿತ

Contd..5..

ಈ ದಾಖಲೆಯು ಹಳೆಯದನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
 ಆದೇಶ ಸಂಖ್ಯೆ 152 ಮುಖೇನು 2003ರ
 ದಿನಾಂಕ 09-05-2003ರಲ್ಲಿ ಸರ್ಕಾರದ ಮುಖೇನು
 ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 Government of Karnataka
 ದಾಖಲೆಗಳ
 Registration Sheet
 ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Registration and Stamps Department
 ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಲು ಸಾಧ್ಯವಿದೆ
 This sheet can be used for any document
 ದಾಖಲೆಯನ್ನು ಬರೆಯುವ ದಿನಾಂಕ
 Date of execution
 ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ
 Total stamp duty paid Rs.

ಸರ್ಕಾರದ ಮುಖೇನು
 Pg-5-

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of Residential converted land vide Order No. ALN/ SR/ 149/96-97, dt. 23.05.97, Bearing Survey No. 50/2, measuring 1 (One Acre) Land, situated at BEEDAGANAHALLI VILLAGE, NANDI HOBLI, CHIKKABALLAPURA TALUK, KOLAR DIST, and bounded as follows:-

- EAST BY :- SHRI. JOGI MUNEPPA'S LAND**
- WEST BY :- SHRI. C.M. NARAYANAPPA'S LAND**
- NORTH BY :- SHRI. BYRAPPA'S LAND**
- SOUTH BY :- SMT. JANAKI GANGARM'S LAND**

ಪ. ಗಂಗಮ್ಮ ಪಿ. ಲಕ್ಷ್ಮಿ

Contd..6..

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಆದೇಶ ಸಂಖ್ಯೆ 152 ಮುಖ್ಯ ನಿಯಮ 2010
ದಿನಾಂಕ 09-05-2003ರಲ್ಲಿ ಜಾರಿಯಾದ ಅಧಿನಿಯಮ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

Document No.



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪತ್ರವನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಲು ಸಾಧ್ಯವಿದೆ
(This sheet can be used for any document)

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ: _____
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ: _____
Total stamp duty paid: Rs.

A61
ನೋಂದಣಿ ಸಂಖ್ಯೆ: _____
ದಿನಾಂಕ: _____

IN WITNESS WHEREOF, the Vendors and the Purchaser have affixed their respective signatures to this Deed of Absolute Sale on this day, month and the year first above written.

WITNESSES :-

1. *Prm*
P. N. Mally floor
No. 139, II rd floor
Infantry Road
Bang-1

1. *P. ಗಂಗಯ್ಯ*

2. *ಬಿ. ಶ್ಯಾಮ*

2. *Real*
N. Murali
S/O G. N. Reddy
Bhagath High way
Chickballapur

VENDORS

[Signature]

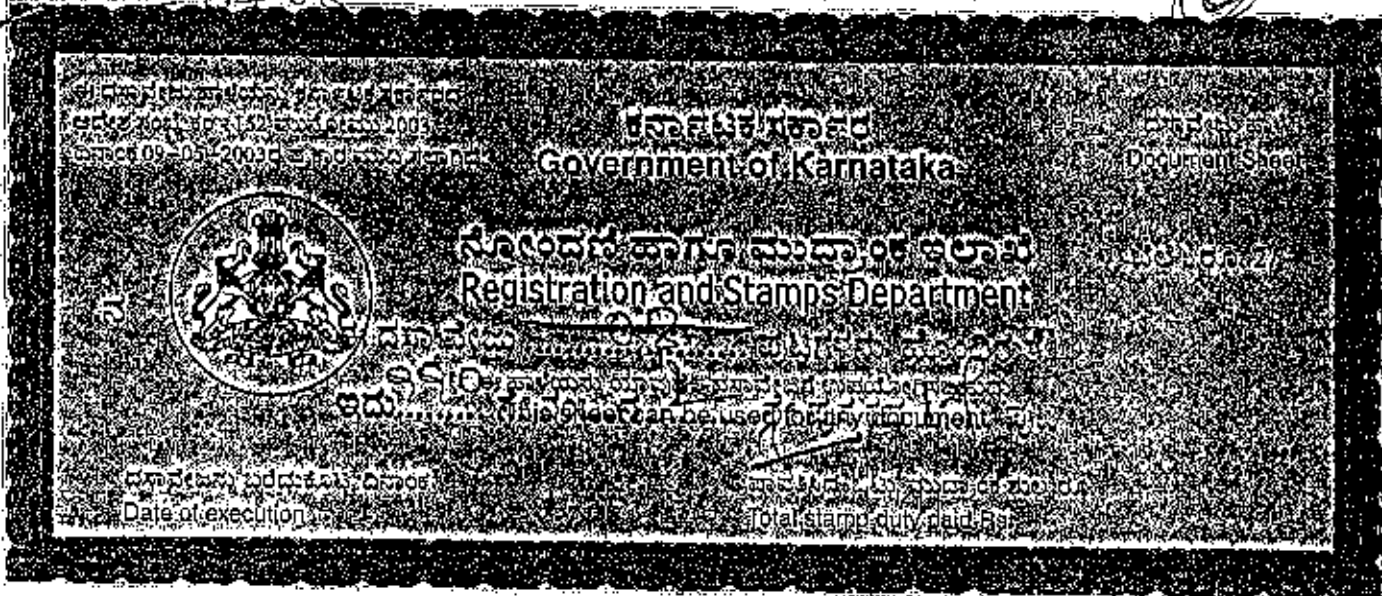
PURCHASER

[Signature]

DRAFTED BY:
A.R. CHAVAN, ADVOCATE
No. 139, IInd FLOOR, INFANTRY ROAD
BANGALORE - 560 001.

B.K.I 6

770
02-08



ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 12th day of JUNE 2007, between:-

SHRI. A.A.MONNAPPA, aged about 37 years
S/O. SHRI. A.M. APPAJI. PAN.No:- AMUPM3344B

Residing at 9/1198, 2nd Cross, Papaiah Reddy Layout, Manorayanapalya, R.T.Nagar, Bangalore -32. hereinafter called the **VENDOR**. (which term shall mean and include his heirs, legal representatives, executors and assigns) of the **ONE PART**.

IN FAVOUR OF

M/s. SAMMY'S ADVENTURE LAND LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.1, 1st FLOOR, 1st CROSS,
NRUPATUNGA EXT., R.T.NAGAR,
BANGALORE - 560 032. PAN.No. AAFC38571E

Represented by its Director **SHRI. N.RAMESH**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns), of the **OTHER PART**.

SH Monnappa




Contd..2..

ದಾಖಲೆ ಸಂಖ್ಯೆ : 990

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 12-06-2007 ರಂದು 01:31:43 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೋಂದಿಗೆ



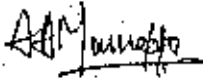
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	5300.00
2	ಸ್ಯಾನಿಟರ್ ಫೀ	240.00
3	ಇತರೆ	20.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	5595.00

ಶ್ರೀ ಮೆನ್ಸಾಮೀನ್ ಅಡ್ವೆಂಚರ್ಸ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರಾದ ಎನ್ ರಮೇಶ್ ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿಗಳು

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆನ್ಸಾಮೀನ್ ಅಡ್ವೆಂಚರ್ಸ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರಾದ ಎನ್ ರಮೇಶ್			

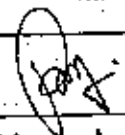
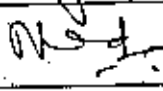
ಕಾಂಟ್ರಾಕ್ಟಿಂಗ್ ವಿಭಾಗದ ಅಧಿಕಾರಿ
 ಇವನು ನೋಂದಣಿಯಾಗಿದ್ದಾನೆ
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ


ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	ಎ ಎ ಮೊವೈಲಿ (ಬರೆದುಕೊಡುವವರು)			

ಕಾಂಟ್ರಾಕ್ಟಿಂಗ್ ವಿಭಾಗದ ಅಧಿಕಾರಿ
 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
 ಇವನು ನೋಂದಣಿಯಾಗಿದ್ದಾನೆ
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ

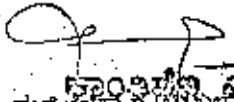
ಇದು ೧೧೦ ನೇ ನಂಬರಿನ ನೇ ಪ್ರಕಟಣೆ ನೇ ಪ್ರಕಟಣೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಆರ್ ಎನ್ ಮೂರ್ತಿ ಬಿನ್ ಲೇಬ್ ಎನ್ ಎಸ್ ರಾಮನ್ ಆರ್ ಟಿ ನಗರ ಬೆಂಗಳೂರು	
2	ಎನ್ ಪ್ರಸಾದ್ ಬಿನ್ ಜಿ ಎನ್ ರೆಡ್ಡಿ ಟೆಕ್ನೊಸ್ಟಾರ್ ನಗರ	


ಶಾಂತಿಲಕ್ಷ್ಮಿ ಎ
ಅಧ್ಯಕ್ಷಾಧಿಕಾರಿ
ಜ್ಞಾನಪೀಠದಾತರಿ
ಜ್ಞಾನಪೀಠ



1 ನೇ ಪ್ರಕಟಣೆ ದಾಖಲೆಗಳು
ನಂಬರ CKB-1-(0990-2007-08) ಅಗಿ
ಸಿ.ಡಿ. ನಂಬರ CKBD23 ನೇ ಭಾಗ
ದಿನಾಂಕ 12-06-2007 ರಂದು ಪೋರ್ಟಲಿಯನಾಗಿದೆ



ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ (ಜಿಲ್ಲಾಪಟ್ಟಣ)
ಜ್ಞಾನಪೀಠದಾತರಿ



ಜ್ಞಾನಪೀಠದಾತರಿ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಸಹಿ
Document Sheet



ನೋಂದಣಿ ಮತ್ತು ಸ್ಟಾಂಪ್ ವಿಭಾಗ
Registration and Stamps Department

ಈ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು.
This sheet can be used for any document.

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಸ್ಟಾಂಪ್ ದುರಸ್ತಿ
Total stamp duty paid

990 PG-3-
ಇದು.....ನೇ ಸಂಬಂಧಿಸಿ.....ನೇ ಪುಸ್ತಕದ.....ನೇ ಪುಟ

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.5,30,000/- (Rupees Five Lakhs Thirty Thousand Only), paid by the Purchaser to the Vendor, the Vendor as beneficial owner do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendor upon the Schedule Property and every part thereof. **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendor or any person or persons lawfully or equitably claiming through or interest for him or any of their predecessors in title **AND THAT** the Vendor do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule Property.

AND FURTHER the Vendor do hereby covenant 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 or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

AMounafoto

Contd..4.

12/06/2007 12:06:00

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 ಮೆ.ಸ್ಯಾಮೀನ್ ಅಡ್ವೆಂಚೆರ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರೀಕ್ಷಾಶಿಖರಾದ ಎನ್ ರಮೇಶ್, ಇವರು 45050.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಕಡತ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ನೋಂದಣಿ	45050.00	ಇಂಡಸ್ ಲ್ಯಾಂಡ್ ಬ್ಯಾಂಕ್ ಲೆ ನಂ 150965 ದಿನಾಂಕ 11/06/2007
ಒಟ್ಟು:	45050.00	

ಸ್ಥಳ : ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 12/06/2007


ಕಾರ್ಯದರ್ಶಿ
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಜಿ ಅಧಿಕಾರಿ
ನೋಂದಣಿ ಇಲಾಖೆ
(ಚಿಕ್ಕಬಳ್ಳಾಪುರ)
ಚಿಕ್ಕಬಳ್ಳಾಪುರ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಸಂಖ್ಯೆ
Document No.



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department

ಇದು ಒಂದು ಮುದ್ರಾಂಶ ಪಾವತಿಯನ್ನು ಹೊಂದಿದ ದಾಖಲೆಯಾಗಿದೆ
This is a document with stamp duty paid

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಶ ಪಾವತಿಯು
Stamp duty paid

PG-4

AND THAT FURTHER the Vendor do hereby covenant that he has not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the Market Value of the Schedule Property. The Vendor has this day handed over all the original documents to the Purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

SCHDEULE PROPERTY

ALL THAT PIECE AND PARCEL of residential converted Land vide Order NO. ALN/SR/(C)107/06-07, DT.24/05/2007, Bearing SURVEY NO: 50/3, measuring 1 ACRE 13 GUNTAS, situated at BEEDIGANAHALLI VILLAGE, NANDI HOBLI, CHIKKABALLAPURA TALUK, KOLAR DIST, and bounded as follows:-

EAST BY :- PROPERTY BEARING SY.NO: 50/2.
WEST BY :- PROPERTY BEARING SY.NO: 51.
NORTH BY :- PROPERTY BEARING SY.NO: 45.
SOUTH BY :- PROPERTY BEARING SY.NO: 48.

Handwritten signature

Contd.5.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 Government of Karnataka
 ಸಾರ್ವಜನಿಕ ಹಣಕಾಸು ಮತ್ತು ಅಂಚೆ ಇಲಾಖೆ
 Registration and Stamps Department

ಈ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು.
 This sheet can be used for any document.

ಮುಖಾಂತರ ದಿನಾಂಕ
 Date of execution

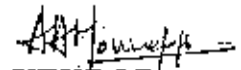
ಒಟ್ಟು ಅಂಚೆ ಪಾವತಿಯ ಮೊತ್ತ
 Total stamp duty paid Rs.

ಇದನ್ನು ೨೨ ನೇ ನಂಬರ್ PG-5 ಕೆಳಗೆ ಕೆಳಗೆ

IN WITNESS WHEREOF, the Vendor and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

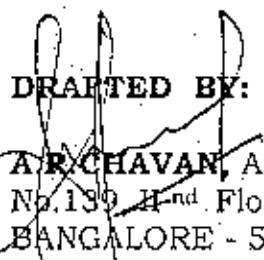
WITNESSES:

1. *Prof.*
 R. N. Muttu
 No. 3/3, 4th main
 Gandhi Nagar
 By - 9.


 VENDOR

2. *M. S.*
 N. Prasad
 S/O G. N. Reddy
 Bhogathi Sighur
 Chikkaballapur

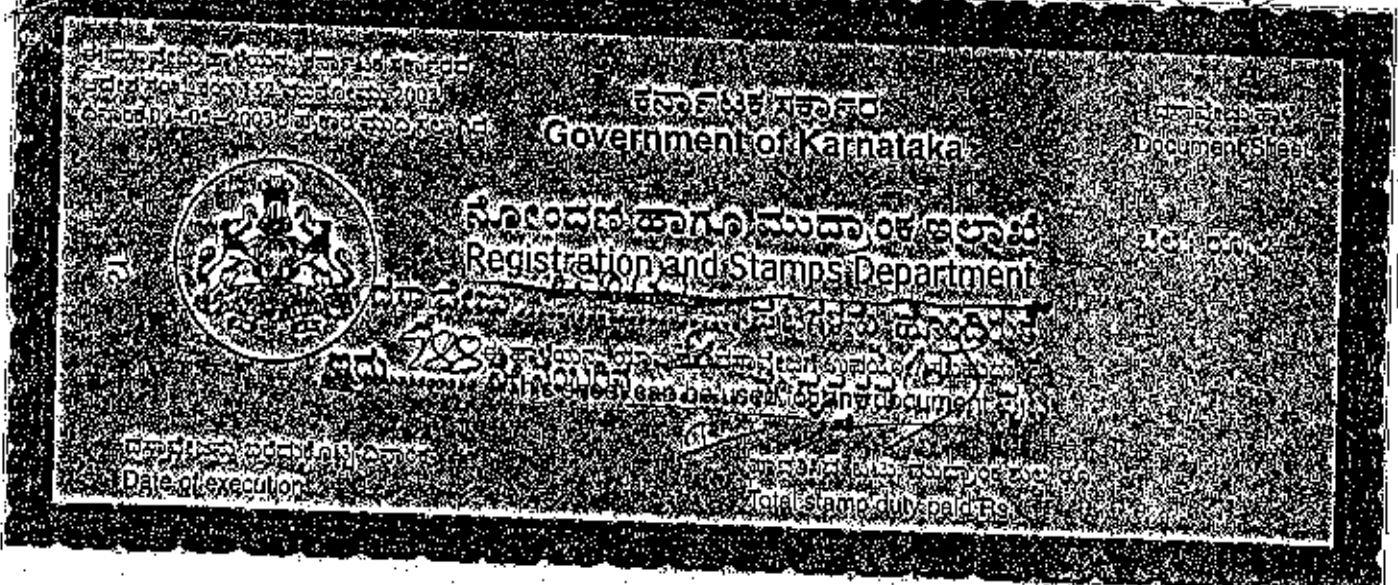

 PURCHASER

DRAFTED BY:

 A. R. CHAVAN, ADVOCATE
 No. 139, Hnd Floor, Infantry Road
 BANGALORE - 560 001.

988/02 08

BK-2

4



ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 12th day of JUNE 2007, between:-

SHRI. A.A.MONNAPPA, aged about 37 years
S/O. SHRI. A.M. APPAJI. PAN.NO:- ~~AM~~ AMUPM3344B.

Residing at 9/1198, 2nd Cross, Papaiah Reddy Layout, Manorayanapalya, R.T.Nagar, Bangalore -32. hereinafter called the **VENDOR**. (which term shall mean and include his heirs, legal representatives, executors and assigns) of the **ONE PART**.

IN FAVOUR OF

M/s. SAMMY'S ADVENTURE LAND LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.1, 1st FLOOR, 1st CROSS,
NRUPATUNGA EXT., R.T.NAGAR,
BANGALORE - 560 032. PAN.No:- AAFCS 8571E

Represented by its Director **SHRI. N.RAMESH**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns), of the **OTHER PART**.

Signature of A.A. Monnappa




Contd...2..

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 988

ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 12-06-2007 ರಂದು 12:42:39 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ



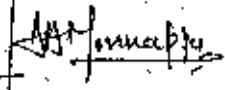
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಕುಲ್ಕ	10500.00
2	ಸ್ಯಾನ್‌ವಿಂಗ್ ಫೀ	240.00
3	ಇತರ	20.00
4	ವರಿಕೊಡನೆ ಮತ್ತು ವರಿವಿತ್ತಣೆ	35.00
	ಒಟ್ಟು :	10795.00

ಶ್ರೀ ಮೆ.ಸ್ಯಾಮಿನ್ ಅಪ್ಪಂಚೆರ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರಾದ ಎನ್ ರಮೇಶ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆ.ಸ್ಯಾಮಿನ್ ಅಪ್ಪಂಚೆರ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರಾದ ಎನ್ ರಮೇಶ್			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಶ್ರೀ ಮೆ.ಸ್ಯಾಮಿನ್ ಅಪ್ಪಂಚೆರ್ ಲ್ಯಾಂಡ್ ಲಿ.
ನಿರ್ದೇಶಕರಾದ
ಎನ್ ರಮೇಶ್
ಇವರಿಂದ ಹಾಜರ
ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	ಎ ಎ ಮೊನ್ನಪ್ಪ (ಬರೆದುಕೊಡುವವರು)			

ಶ್ರೀ ಎ.ಎ.ಮೊನ್ನಪ್ಪ
ನಿರ್ದೇಶಕರಾದ
ಎ.ಎ.ಮೊನ್ನಪ್ಪ
ಇವರಿಂದ ಹಾಜರ
ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಪತ್ರ
Document Sheet



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಶ ವಿಭಾಗ
Registration and Stamps Department

ಈ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಲು ಸೂಕ್ತವಲ್ಲ
This sheet can be used for any document

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಶದ ಮೊತ್ತ
Total stamp duty paid Rs.

ಇದರಲ್ಲಿ 100 ರೂ. ನೋಂದಣಿ ಶುಲ್ಕ ಮತ್ತು ಮುದ್ರಾಂಶ ಶುಲ್ಕ ಸೇರಿರುತ್ತದೆ.

WHEREAS the Vendor is the absolute owner of the property hereinafter referred as Schedule Property and morefully described in the schedule hereinunder mentioned he having purchased the same under a Registered Sale Deed bearing No.CKB- 1- 01032/2005-06, OF BOOK 1, Stored in C.D. NO. CKBD-9, Dtd.01.09.2005,registered in the office of the Sub-Registrar, Chikkaballapur Taluk, Kolar Dist.

Whereas the Vendor is in possession and enjoyment of the Schedule Property and the katha of the property stands in the name of the vendor and he has paid upto date taxes to the concerned authority.


Whereas the Vendor and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and as per the terms of the sale the vendor has converted the schedule property from agricultural to non Agricultural Residential purpose vide Order No. ALN/SR/(C)133/06-07 Dtd.24/05/2007, Issued by the Deputy Commissioner, Kolar District. However, the conversion charges are paid by the purchaser in respect of the Schedule Property.

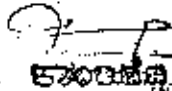
Further, as per the terms of agreement of sale the Vendor has agreed to sell and the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of Rs.10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only).


Whereas the purchaser has paid full and final payment of total sale consideration Rs.10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only), the receipt of which the vendor do hereby acknowledges.

AN/...

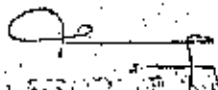
Contd..3.


ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಆರ್ ಎನ್ ಮೂರ್ತಿ ಬಿನ್ ಎನ್ ಎಸ್ ರಾಮನ್ ಆರ್ ಬಿ ನಗರ ಬೆಂಗಳೂರು	
2	ಎನ್ ಪ್ರಸಾದ್ ಬಿನ್ ನಾರಾಯಣ ರೆಡ್ಡಿ ಫಿಗರ್ 50 ನಗರ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ನಗರ	


ಕಾರ್ಯದರ್ಶಿ
 ಸುವರ್ಣನಂದಿ ಅಧಿಕಾರಿ
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ.



1 ನೇ ಪ್ರಸ್ತಾವನೆ ದಾಖಲೆ
 ನಂಬರ CKB-1-00988-2007-08 ಆಗಿ
 ಸಿ.ಡಿ. ನಂಬರ CKBD23 ನೇ ಧರಲಿ
 ದಿನಾಂಕ 12-06-2007 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


 ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಚಿಕ್ಕಬಳ್ಳಾಪುರ)



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಆದೇಶ ಸಂಖ್ಯೆ 152 ಮು.ನಿ.ಸಂ.2003
ಆದೇಶ 09-05-2003ರಲ್ಲಿ ಜಾರಿ ಮಾಡಿದ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

Document Sheet



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಶ ವಿಭಾಗ
Registration and Stamps Department

ಈ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಶದ ಮೊತ್ತ
Total stamp duty paid Rs.

988 PG-32
ಇದು.....ನೇ ಸಂಖ್ಯೆಯ.....ನೇ ಪುಸ್ತಕವು.....ನೇ.....

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only), paid by the Purchaser to the Vendor, the Vendor as beneficial owner do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendor upon the Schedule Property and every part thereof. **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendor or any person or persons lawfully or equitably claiming through or interest for him or any of their predecessors in title **AND THAT** the Vendor do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule Property.

AND FURTHER the Vendor do hereby covenant 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 or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Attorneys

Contd..4.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

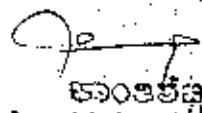
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಮೆ.ಸ್ಯಾಮಿನ್ ಅಡ್ವೆಂಚರ್ಸ್ ಲ್ಯಾಂಚ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರಾದ ಎನ್ ರಮೇಶ್ ಇವರು 89250.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	89250.00	ಇಂಡಸ್ ಇಂಡ್ ಬ್ಯಾಂಕ್ ಡಿ ಡಿ ನಂ 150967 ದಿನಾಂಕ 11/6/2007
ಒಟ್ಟು :	89250.00	

ಶ್ಲೋಕ : ಚಿಕ್ಕಬಳ್ಳಾಪುರ
ದಿನಾಂಕ : 12/06/2007


ಕಾರ್ಯದರ್ಶಿ ವಿ.
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪತ್ರವನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು.
 This sheet can be used for any document.

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ / Date of execution: _____
 ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ / Total stamp duty paid: Rs. _____

ಇದು...ನೇ ಸಂಬಂಧ...ನೇ ಪುಸ್ತಕ ಕವ...ನೇ ಪುಟ
 Pg 4

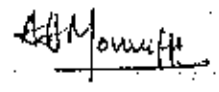
AND THAT FURTHER the Vendor do hereby covenant that he has not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the Market Value of the Schedule Property. The Vendor has this day handed over all the original documents to the Purchaser, pertaining to the title of the **SCHEDULE PROPERTY**.

SCHDEULE PROPERTY

ALL THAT PIECE AND PARCEL of residential converted Land vide Order NO.ALN/SR/(C)133/06-07,DT.24/05/2007,Bearing **SURVEY NO:51**, measuring **2 ACRES 25 GUNTAS**, situated at **BEEDIGANAHALLI VILLAGE, NANDI HOBLI, CHIKKABALLAPURA TALUK, KOLAR DIST**, and bounded as follows:-

- EAST BY :- PROPERTY BEARING SY.NO:50.**
- WEST BY :- PROPERTY BEARING SY.NO:54.**
- NORTH BY :- PROPERTY BEARING SY.NO:52.**
- SOUTH BY :- PROPERTY BEARING SY.NO:48.**



Contd.5.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Date of execution

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಪತ್ರ
Document Sheet



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಲು ಬಳಸಬಹುದು.
This sheet can be used for any document.

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಶದ ಮೊತ್ತ
Total stamp duty paid Rs.

ಇದರಲ್ಲಿ ನಾನು ನಂಬಿದ್ದೇನೆ...
I have signed...

IN WITNESS WHEREOF, the Vendor and Purchaser have affixed their respective signatures to this Dced of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1. *R.M. Muttu*
R.M. Muttu
No. 3/3, 4th main
Grandhi nagar
09-9

[Signature]
VENDOR

2. *N. Prasad*
N. Prasad
S/o G. N. Reddy
Bhagatnagar
Chikkaballapur

[Signature]
PURCHASER

DRAFTED BY:

[Signature]
A.R. CHAVAN, ADVOCATE
No. 139, IInd Floor, Infantry Road
BANGALORE - 560 001.

992
2008

B.K.T

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka
 ನೋಂದಣಿ ಮತ್ತು ಸ್ಥಾನ ವಿಭಾಗ
Registrar and Stamp Department
 ದಾಖಲೆ ಸಂಖ್ಯೆ: 992/2008
 ದಿನಾಂಕ: 09-05-2008
 (This sheet can be used for any document)
 ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ: _____
 ಒಟ್ಟು ಸ್ಟಾಂಪು ಪಾವತಿ ರೂ: _____



ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 12th day of JUNE 2007, between:-

SHRI. A.A.MONNAPPA, aged about 37 years
 S/O. SHRI. A.M. APPAJI. PAN. NO. AMUPM3344B.

Residing at 9/1198, 2nd Cross, Papaiah Reddy Layout, Manorayanapalya, R.T.Nagar, Bangalore -32. hereinafter called the **VENDOR**. (which term shall mean and include his heirs, legal representatives, executors and assigns) of the **ONE PART**.

IN FAVOUR OF

M/s. SAMMY'S ADVENTURE LAND LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.1, 1st FLOOR, 1st CROSS,
NRUPATUNGA EXT., R.T.NAGAR,
BANGALORE - 560 032.

PAN. NO. AAFES 8571E

Represented by its Director **SHRI. N.RAMESH**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns), of the **OTHER PART**.

Handwritten signature

Contd..2..

Print Date & time : 12-06-2007 01:54:44 PM

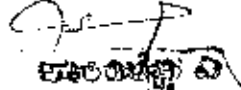
ರಸ್ತಾವೇಣಾ ಸಂಖ್ಯೆ : 992

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 12-06-2007 ರಂದು 01:48:11 PM ಗಂಟೆಗೆ ಈ ಸಿಬ್ಬೆಗೆ ವಿವರಿಸಿದ ಫೀಯೋಂದಿಗೆ



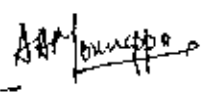
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	5300.00
2	ಸ್ಯಾಂಪಿಂಗ್ ಫೀ	240.00
3	ಇತರೆ	20.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	5595.00

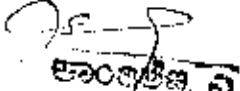
ಶ್ರೀ ಮೆ.ಸ್ಯಾಮಿನ್ ಅಡ್ವೋಕೇಟ್ ಅ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರಾದ ಎನ್ ರಮೇಶ್ ಇವರಿಂದ ಹಾಜರಾದ ಮೊದಲ್ಪಟ್ಟಿದೆ

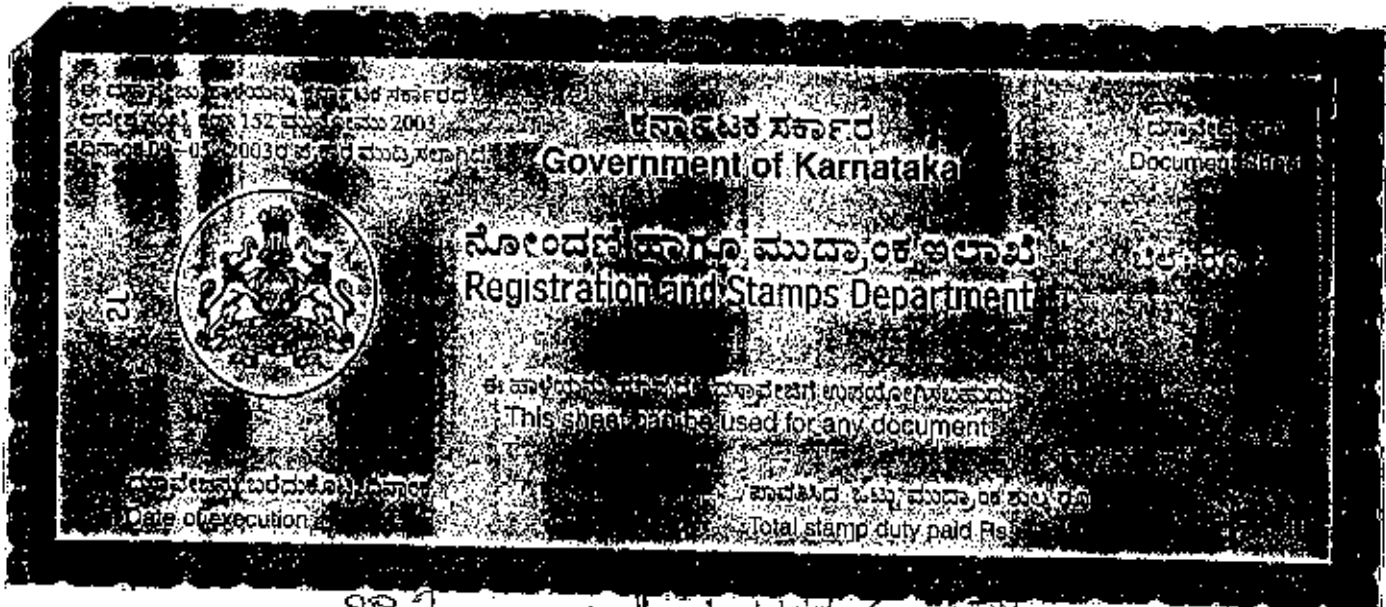
ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನೆ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆ.ಸ್ಯಾಮಿನ್ ಅಡ್ವೋಕೇಟ್ ಅ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರಾದ ಎನ್ ರಮೇಶ್			


ಆಂಧ್ರಪ್ರದೇಶ
ಉಪನಿರ್ದೇಶಕರಾದ ಅಧಿಕಾರಿ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನೆ ಗುರುತು	ಸಹಿ
1	ಎ ಎ ಮೊವ್ವಪ್ಪ (ಬರೆದುಕೊಡುವವರು)			


ಆಂಧ್ರಪ್ರದೇಶ
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಉಪನಿರ್ದೇಶಕರಾದ ಅಧಿಕಾರಿ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ.



ಇದನ್ನು... ನೇ ಸಂಖ್ಯೆ... PG-2...
 ಇದನ್ನು... ನೇ ಸಂಖ್ಯೆ... PG-2...
 ಇದನ್ನು... ನೇ ಸಂಖ್ಯೆ... PG-2...

WHEREAS the Vendor is the absolute owner of the property hereinafter referred as Schedule Property and morefully described in the schedule hereinunder mentioned he having purchased the same under a Registered Sale Deed bearing **No.CKB- 1- 01454/2006-07, OF BOOK 1, Stored in C.D. NO. CKBD-15, Dt.04.08.2006**, registered in the office of the Sub-Registrar, Chikkaballapur Taluk, Kolar Dist.

Whereas the Vendor is in possession and enjoyment of the Schedule Property and the katha of the property stands in the name of the vendor and he has paid upto date taxes to the concerned authority.

Whereas the Vendor and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and as per the terms of the sale the vendor has converted the schedule property from agricultural to non Agricultural Residential purpose vide Order **No.ALN/SR/(C) 118/06-07 Dt.24/05/2007**, Issued by the Deputy Commissioner, Kolar District. However, the conversion charges are paid by the purchaser in respect of the Schedule Property .

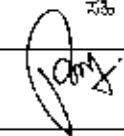
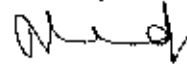
Further, as per the terms of agreement of sale the Vendor has agreed to sell and the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.5,30,000/-**(Rupees Five Lakhs Thirty Thousand Only).

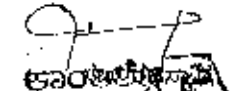
Whereas the purchaser has paid full and final payment of total sale consideration **Rs.5,30,000/-** (Rupees Five Lakhs Thirty Thousand Only), the receipt of which the vendor do hereby acknowledges.


Handwritten signature

Contd..3.


ಇದು ೧೧೨ ನೇ ನಂಬರ್ ನ ಸೇ ಪ್ರಕರಣ ೪ ನೇ ಪುಟದ ೪ ನೇ ಪುಟ


ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಆರ್ ಎನ್ ಮೂರ್ತಿ ಬಿನ್ ಎನ್ ಎಸ್ ಗಾಂಧಿ ರೋಡ್ ೭೯೯೯ ೬ ನಗರ ಬೆಂಗಳೂರು	
2	ಎನ್ ಪ್ರಸಾದ್ ಬಿನ್ ಜಿ ಎನ್ ರೆಡ್ಡಿ ಭಗತ್ ಸಿಂಗ್ ನಗರ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ನಗರ	


 ಆರಂಭಿಕ ಸಹಿ
 ಆರಂಭಿಕ ಸಹಿ
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ.



1 ನೇ ಪ್ರಕರಣ ಭಾಗವೇಬಂ
 ನಂಬರ್ CKB-1-00992-2007-08 ಆಗಿ
 ಸಿ.ಡಿ. ನಂಬರ್ CKBD23 ನೇ ಧರಲ್ಲಿ
 ದಿನಾಂಕ 12 06 2007 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ





ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಚಿಕ್ಕಬಳ್ಳಾಪುರ)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕಿತಲಾಭಿ
Registration and Stamps Department

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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕಿತ ಶುಲ್ಕ
Total stamp duty paid

ಇದು.....ನೇ ದಿನಾಂಕದ.....ನೇ ಪುಟದ.....ನೇ ಪುಟದ
PG-3

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of **Rs.5,30,000/-** (Rupees Five Lakhs Thirty Thousand Only), paid by the Purchaser to the Vendor, the Vendor as beneficial owner do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendor upon the Schedule Property and every part thereof. **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendor or any person or persons lawfully or equitably claiming through or interest for him or any of their predecessors in title **AND THAT** the Vendor do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule Property.

AND FURTHER the Vendor do hereby covenant 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 or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Attorney

Contd..4.

ಇದನ್ನು ನೀಡಲಾಗುವುದು 6 ನೇ ದಿನ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಮೈಸೂರಿನ ಅಡ್ವೆಂಚರ್ಸ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರಾದ ಎನ್ ರಮೇಶ್ . ಇವರು 45050.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಪಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	45050.00	ಇಂಡಸ್‌ಇಂಡ್ ಬ್ಯಾಂಕ್ ಪೇ ನಂ 150961 ದಿನಾಂಕ 11/06/2007
ಒಟ್ಟು:	45050.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು
ದಿನಾಂಕ : 12/06/2007

ಕಾರ್ಯದರ್ಶಿ
ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಜಿ ಅಧಿಕಾರಿ
ಅಪನೋಂದಣಿ ಇಲಾಖೆ
(ಬೆಂಗಳೂರು)
ಬೆಂಗಳೂರು.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka
 ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ದಾಖಲೆ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Document Sheet

ಇದು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
 Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
 Total stamp duty paid Rs.

ಇದು..... ನೇ ಸಂಬಂಧಿಸಿ..... ಗೆ ಪ್ರಸ್ತುತವಾದ.....

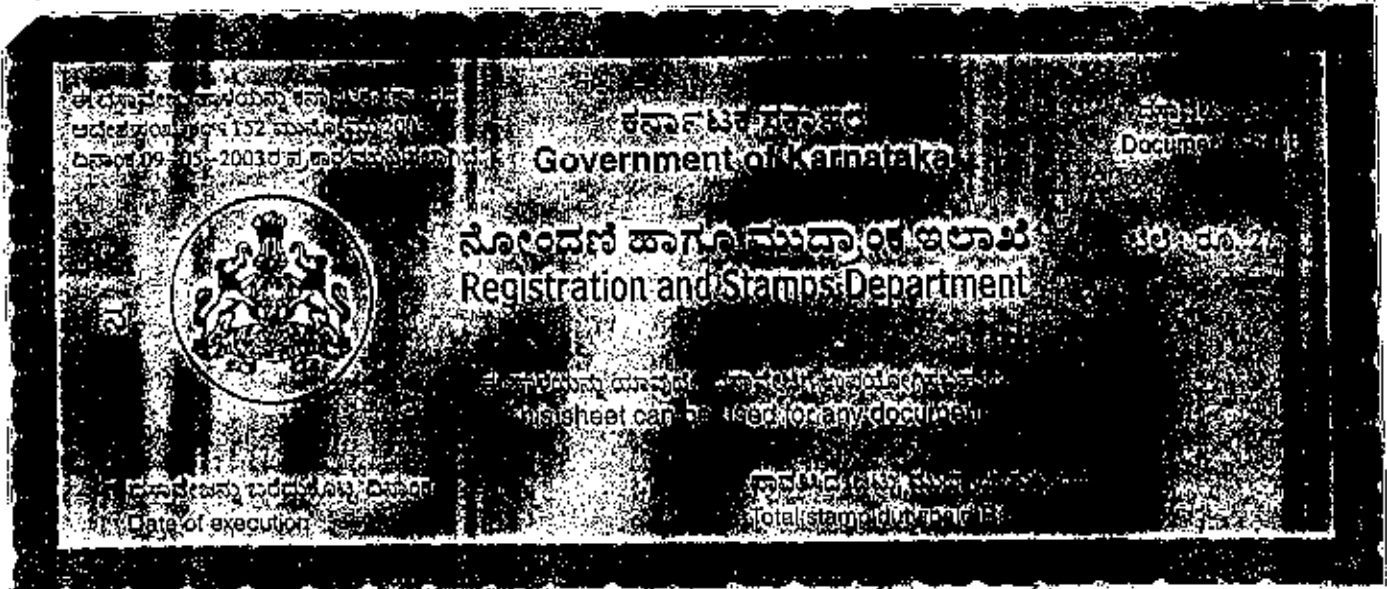
AND THAT FURTHER the Vendor do hereby covenant that he has not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the Market Value of the Schedule Property. The Vendor has this day handed over all the original documents to the Purchaser, pertaining to the title of the **SCHEDULE PROPERTY**.

SCHDEULE PROPERTY

ALL THAT PIECE AND PARCEL of residential converted Land vide Order NO. ALN/SR/(C)118/06-07, DT.24/05/2007, Bearing **SURVEY NO: 52/1**, measuring **1 ACRE 13 GUNTAS**, situated at **BEEDIGANAHALLI VILLAGE, NANDI HOBLI, CHIKKABALLAPURA TALUK, KOLAR DIST**, and bounded as follows:-

- EAST BY :- PROPERTY BEARING SY.NO: 50.**
 - WEST BY :- PROPERTY BEARING SY.NO: 56.**
 - NORTH BY :- PROPERTY BEARING SY.NO: 84.**
 - SOUTH BY :- PROPERTY BEARING SY.NO: 52/2.**
- Handwritten signature*



ಇದು... ನೇ ಸಂಖ್ಯೆ... PG... ನೇ

IN WITNESS WHEREOF, the Vendor and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1. *[Signature]*
 R. M. Muttu
 No. 3/3, 4th main
 Anandhi Nagar
 Dg - 9

[Signature]
VENDOR

2. *[Signature]*
 N. Prasad
 S/o G. N. Reddy
 Bhogatesh Nagar
 Chikkaballapur

[Signature]
PURCHASER

DRAFTED BY
[Signature]
A. R. CHAVAN, ADVOCATE
 No. 139, IInd Floor, Infantry Road
 BANGALORE - 560 001.

4286
15-13

B.K.T

ಈ ದಸ್ತಾವೇಜು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನ್.ನಂ.ಮು.2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಂ. ರೂ. 1/-

ಈ ದಸ್ತಾವೇಜು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಅನ್ವಯಿಸುವುದಿಲ್ಲ
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ದಸ್ತಾವೇಜು ಅಧಿಕಾರಿ
Date of execution

ದಸ್ತಾವೇಜು ಅಧಿಕಾರಿ
Date of execution

SALE DEED

m

THIS DEED OF SALE is made and executed on this the 17 day of December 2012 at Chickaballapur.

1

Between:

1. **Sri. B. M. Ramakrishnappa,**
S/o. Late. Mudappa,
aged about 47 years,
2. **Smt. Roopashree,**
W/o. Shankar,
D/o. B. M. Ramakrishnappa,
Aged about 22 years,
3. **Sri. Rakesh,**
S/o. B. M. Ramakrishnappa,
Aged about 19 years

All are residing at Beedaganahalli Village,
Nandi Hobli, Chickballapur Taluk & District.

All are represented by their Power of Attorney Holder
Mr. Ramesh N. Ramnani son of Late. Narayanadas,
aged about 62 years, residing at # 33, 14th Main,
15th Cross, Malleswarang, Bangalore - 560 055.

hereinafter referred to as the **VENDORS** which expression shall, unless repugnant to the context or meaning thereof, be deemed to include their heirs, administrators, executors, successors, assigns or any one claiming through or under them.

Mrs. Asha Pradesi, W/o. Ramesh Pradesi,
Aged about 58 years, residing at
No. 1, 1st Floor, 1st Cross, MVCH Road,
Nrupathunga Extension, R. T. Nagar, Bangalore - 560 032,
duly represented her Power of Attorney Holder
Sri. N. Ramesh, S/o. Late. Narayandas,

[Handwritten mark]

Ashakrishna 15/12

ನೀ ನಂಬರಿನ... ನೀ ಪುಸ್ತಕದ... ನೀ ಪುಟ



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 ಮೆ. ಸ್ಯಾಮಿಸ್ ಮೌಂಟೇನ್ ವಿಲ್ಸನ್ ಲಿ., ಪರವಾಗಿ ಆಜಿತ್ ಕುಮಾರ್ ಬಿ ಜೆ , ಇವರು 363025.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	32125.00	ಇಂಡಸಿಂಡ್ ಬ್ಯಾಂಕ್ ಡಿಡಿ ನಂ 710027 ದಿನಾಂಕ 17/12/2012
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	330900.00	ಇಂಡಸಿಂಡ್ ಬ್ಯಾಂಕ್ ಡಿಡಿ ನಂ 710025 ದಿನಾಂಕ 17/12/2012
ಒಟ್ಟು :	363025.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ : 18/12/2012


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಬಿ.ಪಿ.ನೋಂದಣಿ ಅಧಿಕಾರಿ
(ಬೆಂಗಳೂರು)
ಬೆಂಗಳೂರು

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆಡಳಿತ ಕಛೇರಿ, ಕೋಟೆ ರಸ್ತೆ, ಮೈಸೂರು-560001
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಕಾರ್ಡ್
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಂಗಳೂರು-560001

ಈ ಕಾರ್ಡ್ ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಲು ಸಾಧ್ಯವಾಗಿದೆ
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs.

Aged about 62 years, Residing at No. 83, 11th Main, 15th Cross, Malleśwaram, Bangalore - 560 055. *ನೀ ವುಸ್ತುಕದ ನೀ ವುಷ*

(hereinafter referred to as the "CONFIRMING PARTY", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include her heirs, administrators, executors, successors, assigns or any one claiming through or under her).

IN FAVOUR OF:

M/s. Sammy's Mountain villas Limited,
(registered under the provisions of Indian Companies Act 1956),
Having office at #1, 1st floor, 1st Cross,
Nrupathunga Ext, R. T. Nagar,
Bangalore 560 032, Represented by its
authorized Representative Sri, Ajith Kumar B.J.

(hereinafter referred to as the "PURCHASER" which expression shall, unless repugnant to the context and meaning thereof, be deemed to mean and include its successors and assigns).

The terms Vendors and the Purchaser are also hereinafter referred to collectively as the "Parties" and individually as a "Party" as the context may require.

WHEREAS

The Vendor No. 1 represents that he is the absolute owner of the property bearing Old Survey No. 53 New Survey No. 53/1 measuring 1 (one) acre 01 (one) guntas land situated at Beedaganahalli Village, Nandi Hobli, Chickballapur Taluk and

Ajith Kumar B.J

ನೇ ವಂಬರಿಸಿ ನೇ ಪುಸ್ತಕದ ನೇ ಪುಸ್ತಕ



Print Date & Time : 18-12-2012 01:41:03 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4286

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 18-12-2012 ರಂದು 01:28:16 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	64250.00
2	ಸ್ಯಾಮಿಂಗ್ ಫೀ	525.00
3	ವರಿವರ್ತನಾ ಶುಲ್ಕ	35.00
4	ಇತರೆ	40.00
5	ವರಿವರ್ತನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	64885.00

ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿಂಗ್ ಮೌಂಟೇನ್ ವಿಲ್ಲಾಸ್ ಲಿ. ಪರವಾಗಿ ಅಜಿತ್ ಕುಮಾರ್ ಬಿ ಜೆ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿಂಗ್ ಮೌಂಟೇನ್ ವಿಲ್ಲಾಸ್ ಲಿ. ಪರವಾಗಿ ಅಜಿತ್ ಕುಮಾರ್ ಬಿ ಜೆ			

ಅಪ-ನೋಂದಣಾಧಿಕಾರಿ
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	ಬಿ ಎಂ ಗಾಮುಕೃಷ್ಣಪ್ಪ, ರೂಪೇಶ್, ರಾಜೇಶ್ ರವರ ಪರವಾಗಿ ಬಿ ಪಿ ಎ ಹೋಲ್ಟಾರ್ ಎನ್ ರಮೇಶ್ . (ಬರೆದುಕೊಡುವವರು)			
2	ಲತಾ ಪರದೇಸಿ ರವರ ಪರವಾಗಿ ಬಿ ಪಿ ಎ ಹೋಲ್ಟಾರ್ ಎನ್ ರಮೇಶ್ . ಕೋ ರಮೇಶ್ ಪರದೇಸಿ (ಬರೆದುಕೊಡುವವರು)			

ಅಪ-ನೋಂದಣಾಧಿಕಾರಿ
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕಾರವು 192 ಮತ್ತು 193 ಮತ್ತು 2003
ದಿನಾಂಕ 09-05-2003ರಲ್ಲಿ ಪ್ರಕಟವಾದ ಮುಖ್ಯಪತ್ರಗಳಿಗೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಮತ್ತು ಮುದ್ರೆ
Document Sheet



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪುಟ ಸಂಖ್ಯೆ: 21

ಇಲ್ಲಿ ಯಾವುದೇ ದಾಖಲೆಗಳಿಗೆ ಮುದ್ರಾಂಕ ಹಾಕಬಹುದು.

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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟಾರೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total Stamp duty paid Rs.

District, morefully described in the schedule hereunder and hereinafter referred to as the 'SCHEDULE PROPERTY'.

The Vendor No. 1 acquired right, title and interest over the Schedule Property being portion of the entire property in terms of the registered sale deed bearing No. 1504/2001-02 dt: 24/09/2001 in the office of the Sub-registrar, Chickballapur, executed by Sri. Syed Yakoob Sab.

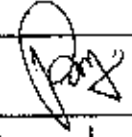
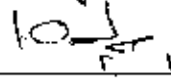
The said Syed Yakoob Sab purchased the schedule property under registered sale deed bearing No. 2615/94-95 dt: 8/3/1995. Upon purchaser of the property the revenue records were mutated in the name of Syed Yakoob Sab vide M.R. No. 31/96 - 97 and 32/96 - 97.


Upon purchase of the schedule property as above mentioned, the vendor No. 1 was put in actual physical vacant possession of the schedule property and the revenue records were mutated in the name of Vendor No. 1 vide M.R. No. 11/2001-02 and ever since he is in peaceful possession and enjoyment of the schedule property. Upto date taxes with respect to the property have been paid by the Vendor No. 1 above named.


The Vendor No. 1 represents he got married to Smt. Nagarathamma and out of the said wedlock they have 2 (two) children namely Ropashree and Rakesh the vendors No 2 and 3. The genealogical tree has been duly sworn by the Vendor No. 1 before the competent authority and apart from those mentioned in the said genealogical tree there are no other heirs to succeed either legitimate or illegitimate;

ನೀ ನಂಬರಿನ...ನೀ ಪುಸ್ತಕದ...ನೀ ಪುಟ

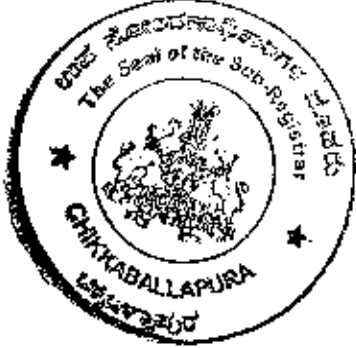
ಗುರುತಿಸುವವರು


ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಆರ್ ಎನ್ ಮೂರ್ತಿ ಬಿನ್ ಲೇಟ್ ಎನ್ ಎಸ್ ರಾಮನ್ ನಂ 3/3 4ನೇ ಮುಖ್ಯ ರಸ್ತೆ ಗಾಂಧಿ ನಗರ ಬೆಂಗಳೂರು 09	
2	ಎನ್ ಪ್ರಸಾದ್ ಬಿನ್ ಲೇಟ್ ನಾರಾಯಣ ರೆಡ್ಡಿ ಭಿಗತ್ ಸಿಂಗ್ ನಗರ ಚಿಕ್ಕಬಳ್ಳಾಪುರ	


ಅಪ-ನೋರಲಚಾರಿಧಿಕಾರಿ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
 ನಂಬರ CKB-1-04286-2012-13 ಆಗಿ
 ಸಿ.ಡಿ. ನಂಬರ CKBD84 ವೇ ಧ್ವರಲ್ಲಿ
 ದಿನಾಂಕ 18-12-2012 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ




ಅ.ನೀಲಕಂಠ
 ಸಬ್-ರಿಸ್ಟ್ರಾರ್ (ಚಿಕ್ಕಬಳ್ಳಾಪುರ)
ಅಪ-ನೋರಲಚಾರಿಧಿಕಾರಿ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕಾರ ವಹಿವಿಡು ಸಂಸ್ಥೆ
ಆಯತ ಸಂಖ್ಯೆ 20-1/132 ಮುನ್ಸೂಚನಾ 2013
ದಿನಾಂಕ 09-03-2013ರ ಪ್ರಕಾರ ಮುಖ್ಯ ಸಚಿವರು

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ದಾಖಲೆ ಪತ್ರ
Document Sheet



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಿತ್ರ - 121

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಲಾಗಬಹುದು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಕದ ಒಟ್ಟು ಮೊತ್ತ
Total stamp duty paid Rs



ನೋಂದಣಿ ನಂಬರಿನ... ನೋ ಪ್ರಸ್ತಕದ... ನೋ ಪ್ರದ

The Vendor No. 1 intended to sell the schedule property approached Smt. Asha Paradesi the Confirming Party above mentioned and offered to sell the schedule property. Upon mutual discussions Confirming party agreed to purchase the schedule property for total consideration of Rs. 57,00,000/- (Rupees Fifty Seven Lakhs Only) and accordingly Vendor No. 1 along with his children executed and registered an Agreement to Sale Dt: 17th May 2012 registered as document No. 740/12-13 stored in CD No. CKBD-77 in the office of Chikballapur Sub-registrar, wherein the Vendors jointly agreed to convey the schedule property on the terms, conditions and consideration mentioned to in the above referred agreement or as desired by the said Confirming Party.

The Vendor No. 1 along with his children jointly and collectively have executed and registered a Power of Attorney in favour of Sri. Ramesh N. Ramnani on 17th May 2012 registered as Document No. CKB-32/2012 -13 stored in CD No. CKBD-77 in the office of Chikballapur Sub-registrar, wherein the parties mentioned therein have jointly and collectively nominated, appointed and constituted Sri. Ramesh N. Ramnani as their true and lawful attorney holder and empowered him to do all the acts and deeds mentioned to in the said registered power of attorney.

On an application made by Vendor No. 1 seeking conversion of the schedule property and on the payment of requisite conversion fines the Deputy Commissioner, Chickballapur District converted the schedule Property from agricultural to non agricultural residential use vide Official Memorandum bearing No. A.L.N : SR : 750/11-12 dated 12/10/2012.

Chikballapur 13

ಈ ದಾಖಲೆಯು ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೨೦೦೨-೨೦೩ ಮತ್ತು ನಿಯಮ ೨೦೦೨
ನಿಯಂತ್ರಣ ೦೨-೦೩-೨೦೦೨ ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಕಿ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಂಗಳೂರು-೨೭

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾಗಿದೆ.
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ದಾಖಲೆಯನ್ನು ಪರಿಷ್ಕರಿಸಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ದಾಖಲೆ ಶುಲ್ಕ
Total stamp duty paid Rs

ನೋಂದಣಿ ನಂಬರಿನ...ನೇ ಪುಸ್ತಕದ...ನೇ ಪುಟ

The confirming party above mentioned is the agreement holder. The confirming party has made payments towards conversion of the property through the vendor No. 1 and has paid the stamp duty and registration fee for registration of the above mentioned registered Agreement and Power of Attorney. The confirming party has expressed her inability to get the sale deed in her favour has approached the Purchaser and offered to assign all her rights and interest under the agreement to sale dt: 17th May 2012, in favour of the above purchaser.

Upon mutual discussions the purchaser agreed to purchase the Schedule Property from the Vendors and Confirming party for a total sale price of Rs. 64,25,000/- (Rupees Sixty Four Twenty Five Thousand Only) and the Purchaser has paid the entire consideration and other expenditures as mentioned below.

The Vendors assure and confirm:

That the schedule property is the self acquired property of Vendor No. 1 and has the powers to convey the Schedule Property and that there is no impediment for the vendor No. 1 to sell the property under any law, order, decree or contract and that none else has any right, title, interest or share in the Schedule Property;

The Vendors No. 2 and 3 are the only legal heirs of Vendor No. 1 do hereby affirm and confirm that the schedule property is not the property of huf or joint family. The schedule property is the self acquired property of B. M. Ramakrishnappa and the same was purchased out of his own funds without any financial aid or assistance of family members.

[Signature]

Agreed by 135

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನ್ಸೂಚನಾ 2009
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



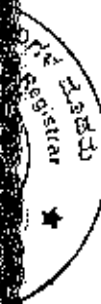
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪಲಿ ರೂ. 21/-

ನೀನೇ ನಂಬಿವೆ ನೀನೇ ತ್ವನಕದೆ ನೀ ತ್ವರ
ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಅಳವಡಿಸಬಹುದು.
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ದಸ್ತಾವೇಜು ಅಧಿಭವಿಸಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs



That the Schedule Property is not subjected to any encumbrances, attachments, acquisition proceedings or mortgages or lien or charges of any kind;

That there are no suits, quasi judicial proceedings, tenancy claims or any litigations of whatsoever nature in regard to the Schedule Property under the land laws;

That the Vendors have not entered into any agreement or arrangement for sale or transfer of the Schedule Property with anyone else apart from agreement mentioned above;

That there is no impediment for the Vendors to acquire or hold or to sell the Schedule Property under any law;

The Vendors have represented to the Purchaser that ever since the purchase of the Schedule Property by the Vendor No. 1 he along with other vendors are in un-interrupted possession of the schedule property.

That the Schedule Property is not a land in respect of which there is a prohibition regarding sale and that there is no bar or prohibition to acquire, hold or to sell the Schedule Property;

That the Schedule Property has been converted from agricultural to non- agricultural Residential use at the cost of confirming party;

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. The Vendor No. 1 represent and warrant that the schedule property is his self acquired property and as such the Vendor No. 1 alone is the absolute owner having all the right, title and interest in the Schedule Property.

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಮುದ್ರಿತ ದಾಖಲೆ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ, ಕುರ್ಚಿ 152 ಮುಂಬಯಿ 2003
ಮಾನ್ಯತೆ 09-05-2003ರ ನವೆಂಬರ್ 2003

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಕಾಗೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಲಿ - ರೂ. 2/-

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಮೊತ್ತ
Total stamp duty paid Rs.

- The Purchaser has paid a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) by way of cheque bearing No. 347159 dt: 13/05/2008, Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) by way of cheques bearing No's 560295, 560296 and 560297 all dt: 12/05/2012 further Rs. 10,00,000/- by cheque No. 560298 dt: 15/05/2012 and Rs. 21,00,000/- by cheque No. 560299 dt: 15/05/2012 all cheques drawn on Indusind bank, M. G. Road Branch, Bangalore.
- The Confirming party represented the purchaser that the conversion charges/fee, stamp duty and registration fee for registration of agreement to sale, cost of revenue document updations etc., amounting to Rs. 3,10,000/- (Rupees Three Lakhs Ten Thousand Only) has been incurred and the same has been paid by the Purchaser. The purchaser today has paid a sum of Rs. 15,000/- (Rupees Fifteen Thousand Only) as nomination fee by way of cheque bearing No.023304 Dated 17.12.2012, drawn on AxisBank, Yelahanka Branch, Bangalore. The vendors and confirming party doth hereby confirm and acknowledge receipt of totally 64,25,000/- (Rupees Sixty Four Lakhs Twenty Five Thousand Only) being the sale consideration, expenditures and nomination fee.
- The Vendors and Confirming party above mentioned hereby accepts and acknowledges in full and final settlement and satisfaction of the entire sale price and nomination fee. The Vendors hereby grants, transfers and conveys UNTO the Purchaser, BY WAY OF SALE, all that piece and parcel of residentially converted land bearing New Survey No. 53/1 measuring 1 acre 1 gunta morefully described in the Schedule below and hereinafter and referred to as the "SCHEDULE PROPERTY" or "PROPERTY HEREBY CONVEYED"

Asistat...

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಸರ್ಕಾರಿ ದಾಖಲೆಗಳಿಗೆ
ಪರಿಶೀಲನೆ ಮತ್ತು ಮುದ್ರಣದ ಅಧಿಕಾರ
ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಸರ್ಕಾರಿ ದಾಖಲೆಗಳಿಗೆ
ಪರಿಶೀಲನೆ ಮತ್ತು ಮುದ್ರಣದ ಅಧಿಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಗಳಿಗೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪುಟ - 27A

ಈ ದಾಖಲೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದಾಗಿದೆ
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ದಾಖಲೆಗಳಿಗೆ ದಾಖಲೆಗಳಿಗೆ
Date of registration

ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total Stamp Duty paid Rs.

with the land, trees, plants, water courses, fences and all rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same, to the Purchaser, as absolute owner;

THE VENDORS COVENANT WITH THE PURCHASER AS FOLLOWS:

- 1) That the Purchaser shall be entitled to enter upon, hold, possess and enjoy the Property hereby conveyed and receive the income and profits there from, as absolute owner, without any interference or disturbance by the Vendors or their predecessors-in-title or any one claiming through or under them or any person claiming any legal title thereto;
- 2) That the Vendors have the power to convey the Schedule Property and that there is no impediment for this sale under any law, order, decree or contract;
- 3) That the Vendor No 1 is absolute owners of the Schedule Property and the other vendors being legal heirs of Vendor No. 1 have set their hand to this deed for better assurance and that none else has any right, title, interest or share therein;
- 4) That the Property hereby conveyed is not subjected to any encumbrances, attachments, tenancy or acquisition proceedings or charges of any kind;
- 5) That the Vendors have paid all rates, taxes, cesses and outgoing in respect of the Schedule Property up to the date of sale;

Asit Kumar B D

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕಾರವು ಇಲ್ಲಿಯೂ
ವ್ಯಾಪ್ತವಾಗಿದೆ. 1972 ಮತ್ತು 2003
ರವರು 09-01-2003ರ ನಂತರ ಮಾಡಿದುದು.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲಾತಿ ಪತ್ರ
Document Sheet



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪರಿಶೀಲನೆ: ರೂ. 2/-

ಇಲ್ಲಿಯೇ ನಂಬರಿನ...
ಈ ಪತ್ರವನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಲು ಸಾಧ್ಯವಿದೆ.
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ಮುದ್ರಣದ ದಿನಾಂಕ
Date of production

ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs.

- 6) That the Vendors have this day delivered original documents of title relating to the Schedule Property to the Purchaser;
- 7) That the Vendors shall, whenever so required by the Purchaser, do and execute all acts, deeds and things for more fully and perfectly assuring the title of the Purchaser to the Property hereby conveyed;
- 8) The Vendors do hereby indemnify and keep indemnified the Purchaser against any loss or damage that the Purchaser may suffer by reason of any breach, default or misrepresentation or negligence on the part of the Vendors Subsequent to the sale of the Schedule Properties to the Purchaser, the Vendors agree to keep indemnified the Purchaser against any loss or damage which the Purchaser may sustain on account of (i) the Purchaser right to remain in peaceful possession and enjoyment of the Schedule Properties / or any part thereof, as the absolute owner thereof, being disturbed in any manner whatsoever, (ii) any defect or deficiency in the title of the Vendors to the Schedule Properties/ or any part thereof;
- 9) The Vendors agrees to defend the right, title and interest of the Purchaser to the Schedule Properties against all claims and that all expenses in this regard shall be borne and paid for by the Vendors.
- 10) The Vendor further agrees and undertakes to execute / secure execution of such other document/s as may be required by the Purchaser to more fully satisfy and assure the Purchaser that the Vendors are the owners of the Schedule Property with uninhibited rights of alienation over the same.

Agitated 35

ಈ ದಾಖಲೆಯು ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕೆಆರ್ 152 ಮುಷುಣವು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಚ್ಚಿರಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹೆಸರು
Document Sheet



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಂಗಳೂರು

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾಗಿದೆ.
This sheet can be used for any document.

ದಾಖಲೆಯ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs.

ನೀ ನಂಬರಿನ... ನೀ ಪುಸ್ತಕದ... ನೀ ಪುಟ

11) The confirming party hereby assign/transfer all her rights over the schedule property possessed under the Agreement to Sale Dt: 17th May 2012 registered as document No. 740/12-13 stored in CD No. CKBD77 in the office of Chikkaballapur Sub-registrar and herein after this agreement shall not subsist.

12) That the Vendors have executed and registered General Power of Attorney in favour of Sri. Ramesh N. Ramnani dt: 17th May 2012 registered as Document No. CKB-32/2012 - 13 stored in CD No. CKBD77 in the office of Chikkaballapur Sub-registrar, with respect to the Schedule Property mentioned hereunder and the said General Power of Attorney is in subsistence and in full force;

13) The Vendor hereby declares and undertakes to do or cause to be done at all times all acts, deeds and things that are reasonably and legally required to be done at the instance of the Purchaser for more fully and perfectly assuring conveying the Schedule Properties to the Purchaser. That the Vendors shall keep the Purchaser fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Purchaser or the Property hereby conveyed, by reason of any defect in or want of title on the part of the Vendors or their predecessors in title and against any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser;

As per... 135

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನೆಯು 2003
ತೀರ್ಮಾನಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾಗಿದೆ.
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ದಸ್ತಾವೇಜು ಜಾರಿಯಾಗಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೊತ್ತ
Total stamp duty paid Rs.

MISCELLANEOUS.

.....ನೇ ನಂಬರಿನ.....ನೇ ಪುಸ್ತಕದ.....ನೇ ಪುಟ

The Vendor No.2 and 3 have joined this sale deed as parties only to assure a better title and conveyance in favour of the Purchaser and confirming the fact that they do not have any manner of right, title, interest whatsoever, as the Schedule Property is purchased out of the self acquired funds of the Vendor No.1.

SCHEDULE PROPERTY

All that piece and parcel of the agricultural dry land bearing Old Survey No. 53 New Sy. No. 53/1 measuring 1 (one) Acre 01 (one) Gunta land situated at Beedaganahalli Village, Nandi Hobli, Chickballapur Taluk and converted from Agricultural to Non-agricultural Residential use vide Official Memorandum bearing No. A.L.No.SR. 750/11-12 dated 12/10/2012 and bounded as follows:

- East by : Property bearing Sy. No. 52/2 and 52/3,
- West by : Property belonging to Chand Pasha,
- North by : Property belonging to Chand Pasha,
- South by : Property belonging to Sammy's Mountain Villas Ltd.,

ಈ ದಾಖಲೆಯು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕಾರವಾಗಿ 1927-ನವೆಂಬರ್ 2003
ದಿನಾಂಕ 09-03-2003ರಲ್ಲಿ ಜಾರಿ ಮಾಡಿದಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪರಿಶೀಲಿಸಿ
No. 11

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದಾಗಿದೆ
This sheet can be used for any document

ದಾಖಲೆಯ ಜಾರಿ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs.

ನೀನೇ ನಂಬರಿನ... ನೀನೇ ಪುಸ್ತಕದ... ನೀನೇ ಪುಸ್ತಕ

IN WITNESS WHEREOF, the Vendors, Confirming Party and the Purchaser have affixed their signature to this sale deed on the day, month and year first above written.

WITNESSES:

1. *[Signature]*
P. N. Muthu
No. 3/3, 4th Main
Chickballalur
09-9

2. *[Signature]*
W. Pradeep
No. 102, New Prabhathi Bungalow
Chickballalur, Chik.

DRAFTED BY:

[Signature]

G. VENUGOPAL NAIDU
Advocate,
305, 2nd Cross, 4th Bldg,
Kannur Road,
B'ld - 5

[Signature]

VENDORS

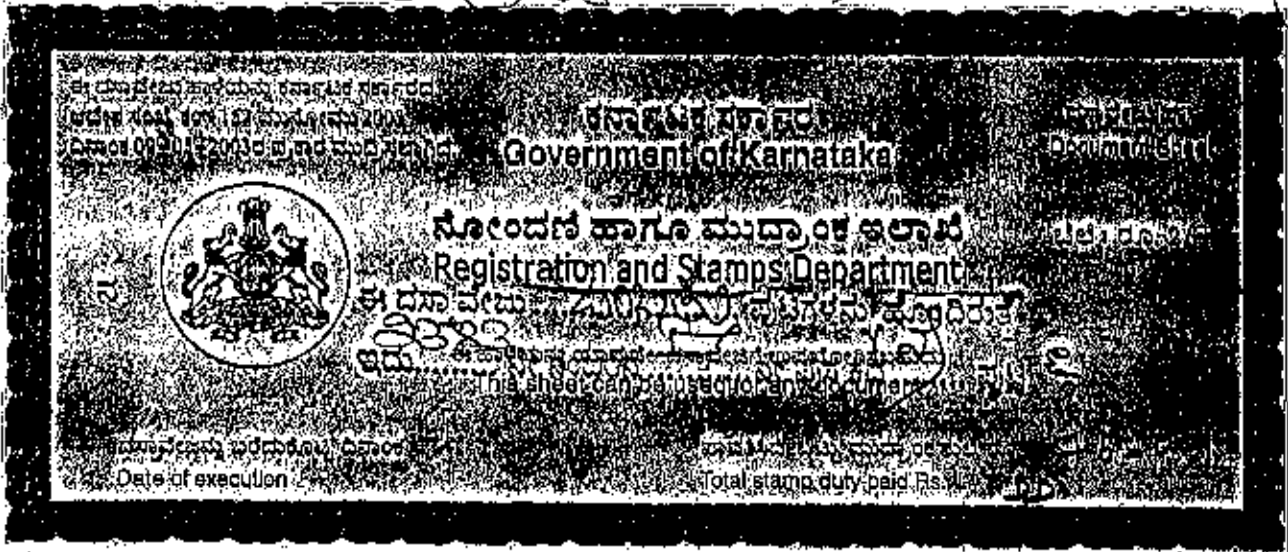
[Signature]
CONFIRMING PARTY

[Signature]
PURCHASER

2382/07-08

BK-I

10



ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 27th day of SEPTEMBER 2007, between :-

SHRI. A.A. MONNAPPA, aged about 38 years,
S/O. Late. A.M. Appaji.

Residing at No. 9/1198, 2nd Cross, Papaiah Reddy Lay Out, Manorayanapalya, R.T.Nagar, Bangalore -32. Hereinafter called the **VENDOR** (which term shall mean and include his heirs, legal representatives, executors and assigns) of **ONE PART**.

IN FAVOUR OF :-

M/S. SAMMY'S ADVENTURE LAND LTD.,
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
Having Their Office at NO. 1, 1st Floor, 1st Cross,
Nrupathunga Ext., R.T. Nagar, Bangalore - 32.

PAN. NO:- AAFCS8571E.


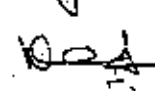
Represented by its Director **SHRI. N. RAMESH**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successors-in-office and assigns) of the **OTHER PART**.

Handwritten signature


Contd..2.

2383 ಇದು..... ನೇ ನಂಬರಿನ ನೇ ಪುಸ್ತಕದ ನೇ ಪುಟ


ಗೌರವಪೂರ್ವಕವಾಗಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಅರ್.ಎನ್.ಮೂರ್ತಿ ದಿನ್ ರೇಟ್ ಎನ್ ಎಸ್ ರಾಮನ್ ಅರ್ ಟಿ ಸೆಗರ ಬೆಂಗಳೂರು	
2	ಎನ್ ಪ್ರಸಾದ್ ದಿನ್ ವಾರಾಯಣ ರೆಡ್ಡಿ ಬೆಂಗಳೂರು ಸಿಂಗ್ ಸೆಗರ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ನಗರ	



ಉಪ-ನಿರ್ದೇಶಕರು
 ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ



1 ನೇ ಪುಸ್ತಕದ ದಾಖಲೆ
 ನಂಬರ CKB-I-02383-2007-08 ಆಗಿ
 ಸಿ.ಡಿ. ನಂಬರ CKBD25 ನೇ ಪುಟ
 ದಿನಾಂಕ 03-10-2007 ರಂದು ಸೇರಿಸಲಾಗಿದೆ



ಉಪ-ನಿರ್ದೇಶಕರು
 ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ



Government of Karnataka
 ಸರ್ಕಾರದ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಣ ಇಲಾಖೆ
 Government of Karnataka
 ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಣ ಇಲಾಖೆ
 Registration and Stamps Department
 ಸೀಲಂಪುಡಿ
 This sheet can be used for any document.
 Date of execution
 Total stamp duty paid Rs

ಇದರಲ್ಲಿ ನೆ ನೋಂದಣಿ 2 ನೇ ಪುಟ 5 ನೇ ಪುಟ 2
 PG-3-

Whereas the Purchaser has paid full and final payment of Total sale Consideration Rs.9,00,000/- (Rupees Nine Lakhs Only), the receipt of which the Vendor do hereby acknowledges.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.9,00,000/- (Rupees Nine Lakhs Only), paid by the Purchaser to the Vendor, The Vendor as beneficial owner do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof, **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendor or any person or persons lawfully or equitably claiming through or interest for them or any of his predecessors in title **AND THAT** the Vendor hereby covenant that he will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

[Signature]

Contd..4.

ಇದು.....ನೇ ನಂಬರಿನನೇ ಪುಸ್ತಕದನೇ ಪುಟ

XXXXXXXXXXXXXXXXXXXX

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 ಮೆ.ಸ್ಯಾಮೀಸ್ ಅಡ್ವೆಂಚರ್ಸ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್, ಇವರು 76500.00 ರೂಪಾಯಿಗಳನ್ನು
 ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	42500.00	ಇಂಡೋಸ್ ಮೆಂಟ್ ಬ್ಯಾಂಕ್ ಡಿ ಡಿ ನಂ 153075 ದಿನಾಂಕ 1/10/2007
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	34000.00	ಇಂಡೋಸ್ ಮೆಂಟ್ ಬ್ಯಾಂಕ್ ಡಿ ಡಿ ನಂ 153076 ದಿನಾಂಕ 1/10/2007
ಒಟ್ಟು:	76500.00	Indus Ind

ಸ್ಥಳ : ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 01/10/2007


La

ಇವು ನೋಂದಣಾಧಿಕಾರಿಗಳು
 ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ

2016
2017

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department



ಈ ಹಿರಿಯ ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಮಾನ್ಯತೆಗೆ ಸಿದ್ಧವಾದ ದಾಖಲೆ
 Date of execution

ಮಾನ್ಯತೆಗೆ ಸಿದ್ಧವಾದ ದಾಖಲೆ
 Total stamp duty paid

2283 PG-5-
 ಇದು...ನೀ ನಂಬಿಕೆ...ನೀ ಪುಸ್ತಕ ಕವ...ನೀ ಪುಸ್ತಕ

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of Residential Converted Land bearing SURVEY NO.53/2, measuring 1 (ONE) ACRE of Land VIDE ORDER NO. ALN SR (C) 15/07-08, DT.17.08.2007, situated at BEEDIGANAHALLI VILLAGE, NANDI HOBLI, CHIKKABALLAPURA TALUK, and bounded as follows:-

- EAST BY :- SURVEY NO.26.
- WEST BY :- SURVEY NO.52/2.
- NORTH BY :- SURVEY NO.53/1.
- SOUTH BY :- ROAD AND SURVEY NO.54.

Handwritten signature

Contd..6.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 Government of Karnataka
 ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಶ ಇಲಾಖೆ
 Registration and Stamps Department
 ಈ ಪಟ್ಟಿ ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು
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 ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
 Date of execution
 ಮುದ್ರಾಂಶ ಪಾವತಿಯ ಮೊತ್ತ
 Total stamp duty paid Rs.

PG-6

IN WITNESS WHEREOF, the Vendor and the Purchaser have affixed their respective signatures to this Deed of Absolute Sale on this day, month and the year first above written.

WITNESSES :-

1. *Prof. R.N. Mallya*
 No. 3/3, 4th main
 Gandhi Nagar
 B9-9.

R.N. Mallya
 VENDOR

2. *W. S. N. Reddy*
 S/O G. N. Reddy
 Bangalore

W. S. N. Reddy
 PURCHASER

A.R. Chavan
 DRAFTER BY:
 A.R. CHAVAN, Advocate
 No. 139, IInd Floor, Infantry Road,
 Bangalore - 01.

2386(DA-08)

02/09/07

9

ಈ ದಸ್ತಾವೇಜು ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
 ಆದೇಶ ಸಂಖ್ಯೆ ೧೨೯-152 ಮುನ್ಸೀಫನು 2003
 ದಿನಾಂಕ 09-05-2003ರಲ್ಲಿ ಪ್ರಕಟ ಮಾಡಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

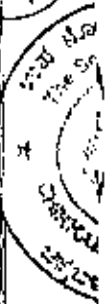
ದಸ್ತಾವೇಜು ಪತ್ರ
 Document Sheet

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department

ಶಿ ದಾಖಲೆ ಸಂಖ್ಯೆ: 2386(DA-08) ವುಟಿಗಲನು ಹೊಂದಿರುತ್ತೆ
 ಇದು..... ಈ ದಸ್ತಾವೇಜು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಲು ಸಾಧ್ಯವಿಲ್ಲ
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ಮುದ್ರಾಂಶ ದುಡ್ಡು ಪಾವತಿಯಾಗಿದೆ
 Date of execution

ಮುದ್ರಾಂಶ ದುಡ್ಡು ಪಾವತಿಯಾಗಿದೆ
 Total stamp duty paid Rs. 53550/-



ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 27TH day of SEPTEMBER 2007, between :-

SHRI. A.A. MONNAPPA, aged about 38 years,
 S/O. Late. A.M. Appaji. **PAN. NO: AMUPM3344B.**

Residing at No. 9/1198, 2ND Cross, Pappiah Reddy Lay Out, Manorayanapalya, R.T.Nagar, Bangalore -32. Hereinafter called the **VENDOR** (which term shall mean and include his heirs, legal representatives, executors and assigns) of **ONE PART.**

IN FAVOUR OF :-

M/S. SAMMY'S ADVENTURE LAND LTD.,

(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
 Having Their Office at NO. 1, 1ST Floor, 1ST Cross,
 Nrupathunga Ext., R.T. Nagar, Bangalore - 32.

PAN. NO: - AAFC58571E

Represented by its Director **SHRI. N. RAMESH**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successors-in-office and assigns) of the **OTHER PART.**

Signature

Contd..2.




Print Date & Time : 03-10-2007 12:52:03 PM

ಪ್ರಾಚೀನ ಸಂಖ್ಯೆ : 2386

ಸಿಬ್ ರಜವ್ವಾಲ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ರವರ ಕೋರಿಯಲ್ಲಿ ದಿನಾಂಕ 03-10-2007 ರಂದು 12:44:48 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಘಟನೆಯಾಗಿ



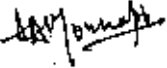
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	6300.00
2	ಸ್ಯಾಮಿಂಗ್ ಫೀ	270.00
3	ಇತರೆ	20.00
4	ಪರಿಶೋಧನೆ ಮತ್ತು ಪರಿವೀಕ್ಷಣೆ	35.00
	ಒಟ್ಟು	6625.00


ಶ್ರೀ ಮೆ.ಸ್ಯಾಮಿಂಗ್ ಅಡ್ವಾಂಟ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆ.ಸ್ಯಾಮಿಂಗ್ ಅಡ್ವಾಂಟ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್			


 ಉಪ- ಸಂಯೋಜಕರಾಗಲಿ ಅಥವಾ
 ಸಹಾಯಕರಾಗಲಿ
 ಗಣ್ಯರಾಗಲಿ

ಬರೆಯುತೊಟ್ಟುಬಾಣಿ ಒತ್ತಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	ಎ ಎ ವೊನ್ನಪ್ಪ (ಬರೆಯುತೊಟ್ಟವರು)			


 ಉಪ- ಸಂಯೋಜಕರಾಗಲಿ ಅಥವಾ
 ಸಹಾಯಕರಾಗಲಿ
 ಗಣ್ಯರಾಗಲಿ

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
 ಅಧಿಕಾರ ಸಂಖ್ಯೆ No. 152 ಮುಖ್ಯೋದ್ಯಮ 2003
 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ (ಈ ಹಾಳೆ)
 Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಲೆಟರ್ ನಂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಳಿಗೆ ಬಳಸಬಹುದು.
 This sheet can be used for any document.

ದಾಖಲೆಯನ್ನು ಬರೆಯುವ ದಿನಾಂಕ
 Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕದ ಮೊತ್ತ
 Total stamp duty paid Rs.

೨೩೪೬ ನೋಂದಣಿ ಸಂಖ್ಯೆ ೧೨೩೪೫೬ ೩
 ಇದು..... ನೋಂದಣಿ ಸಂಖ್ಯೆ ೧೨೩೪೫೬ ನೋಂದಣಿ ಸಂಖ್ಯೆ ೩

PG -2-

WHEREAS the Vendor is the absolute owner of the property hereinafter referred as Schedule Property and morefully described in the Schedule hereinunder mentioned, he having Purchased the same under a Registered Sale document bearing NO.CKB-1- 00972/06-07, Stored in C.D. NO. CKBD-15, Dt.19.06.06, Registered in the Office of the Sub-Registrar, Chikkaballapura Taluk.

WHEREAS the Vendor is in enjoyment and possession of the Schedule Property and the katha of the property also stands in the name of the Vendor and he has paid upto date taxes to the concerned authority.

Whereas, the Vendor and the Purchaser have entered into Agreement of Sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of Rs.6,30,000/- (Rupees Six Lakhs Thirty Thousand Only).

Whereas the Vendor as per the terms of Sale Agreement have applied to the Deputy Commissioner, Kolar dist, for the conversion of the Schedule Property from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued order vide NO. ALN/SR (C) 112/06-07, dt. 27.06.2007, for the conversion of the Schedule Property for Residential purpose after collecting necessary conversion charges paid by the Purchaser as per the terms of the Sale Agreement.

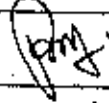
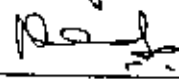
[Handwritten Signature]

Contd..3..


೨೩೮೬

ಇದು...ನೇ ನಂಬರಿನ...ನೇ ಪ್ರಕಟ...ನೇ ಪ್ರಕಟ


ಗುರುತಿಸಲ್ಪಡುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಅರ್ ಎನ್ ಮೂರ್ತಿ ಬಿನ್ ಎನ್ ಎಸ್ ರಾಮನ್ ಅರ್ ೬ ನಗರ ಬೆಂಗಳೂರು	
2	ಎನ್ ಪ್ರಸಾದ್ ಬಿನ್ ನಾರಾಯಣ ರೆಡ್ಡಿ ಭಗತ್ ಸಿಂಗ್ ನಗರ ಬೆಂಗಳೂರು	


ಅಧ್ಯಕ್ಷ-ನೀತಿಗುಣಪರೀಕ್ಷಾಕಾರ್ಯಾಲಯ
ಬೆಂಗಳೂರು



1 ನೇ ಪ್ರಕಟಣೆ ದಾಖಲೆ
ಸಂಖ್ಯೆ CKB-1-02386-2007-08 ಆಗಿ
ಸಿ.ಡಿ. ಸಂಖ್ಯೆ CKBD25 ನೇ ಧರಣಿ
ದಿನಾಂಕ 03-10-2007 ರಂದು ಮೊದಲಾಯಿತಾಗಿದೆ



ಅಧ್ಯಕ್ಷ-ನೀತಿಗುಣಪರೀಕ್ಷಾಕಾರ್ಯಾಲಯ
ಬೆಂಗಳೂರು



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕಾರ ಸಂಖ್ಯೆ ಕರ್ 132 ಮುನ್ಸೂಚನೆಯು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಟಿಫಿಕೇಷನ್ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಂಗಳೂರು-2

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆಯಲಾಗಿದ್ದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

ಇದನ್ನು 386 ನೇ ನಂಬರಿನಲ್ಲಿ ನೋಟೀಸ್ ಕಡ್ ಮಾಡಿ ಸಲ್ಲಿಸಿ

PG-3-

Whereas the Purchaser has paid full and final payment of Total sale Consideration **Rs.6,30,000/-** (Rupees Six Lakhs Thirty Thousand Only), the receipt of which the Vendor do hereby acknowledges.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of **Rs.6,30,000/-** (Rupees Six Lakhs Thirty Thousand Only), paid by the Purchaser to the Vendor, The Vendor as beneficial owner do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof, **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendor or any person or persons lawfully or equitably claiming through or interest for them or any of his predecessors in title **AND THAT** the Vendor hereby covenant that he will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Signature

Contd..4.

2384
ಇದು..... ನೇ ನಂಬರಿಕೆ ರೀತಿ ಹೇಳಿರುವುದು
1



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 ಮೆ.ಪ್ರಾಮೋದ್ ಅಡ್ವೋಕೇಟ್ಸ್ ಲ್ಯಾಂಚ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್ , ಇವರು 53550.00 ರೂಪಾಯಿಗಳನ್ನು
ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	29750.00	ಇಂಡಸ್ ಇಂಡ್ ಬ್ಯಾಂಕ್ ಡಿ ಡಿ ನಂ 153073 ದಿನಾಂಕ 1/10/2007
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	23800.00	ಇಂಡಸ್ ಇಂಡ್ ಬ್ಯಾಂಕ್ ಡಿ ಡಿ ನಂ 152972 ದಿನಾಂಕ 25/9/2007
ಒಟ್ಟು :	53550.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ : 03/10/2007


ಅಧೀಕ್ಷಕ ನಿರ್ದೇಶಕರು (ಕಲಂ-10)
ಇಲಾಖೆ (ಬೆಂಗಳೂರು)

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರೆ 152 ಮುನೂರವು 2003
ದಿನಾಂಕ 09-03-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ ರೂ. 2/-

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

ದಾಖಲೆಯನ್ನು ಬರೆದಾಗಿನ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ರೂ. 2/- ರಿಂದ
Total stamp duty paid Rs. 2/-

ಇದನ್ನು ನೋಂದಣಿ ಸಂಖ್ಯೆ 286 ನೇ ಸಂಖ್ಯೆಗೆ ನಲ್ಲಿ ಮುದ್ರಾಂಕ ಕಡೆ ನೀಡಲಾಗಿದೆ.

PG-1-

AND FURTHER the Vendor do hereby covenant 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 or any of his predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

AND THAT FURTHER the Vendor do hereby covenant that he has not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the market value of the Schedule property. The Vendor has this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY**.

The Vendor has also handed over the possession of the entire Schedule Property to the Purchaser.

[Signature]

Contd..5.

9

Document Sheet

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕಾರ ಸಂಖ್ಯೆ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

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

ಇದು..... ನೇ ಸಂಖ್ಯೆಯಲ್ಲಿ..... ನೇ ಪುಟ ಕವನೇ ಪುಟ

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of Residential Converted Land bearing SURVEY NOS.54/1, & 54/3, measuring 28 (TWENTY EIGHT) GUNTAS of Land VIDE ORDER NO. ALN SR (C) 112/06-07, DT. 20.06.2007, situated at BEEDIGANAHALLI VILLAGE, NANDI HOBLI, CHIKKABALLAPURA TALUK, and bounded as follows:-

- EAST BY :- SURVEY NO.51.
- WEST BY :- SURVEY NO.56.
- NORTH BY :- SURVEY NO.53.
- SOUTH BY :- SURVEY NO.54/1.

[Signature]

Contd.,6.

ಈ ದಾಖಲೆಯು ಪಾಲುದನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ 152 ಮುದ್ರಣಮುಖ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯು ಹಾಗೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಲನ - ರೂ. 2/-

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

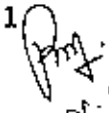
ದಾಖಲೆಯನ್ನು ಬರೆದುದಿನದ ದಿನಾಂಕ
Date of execution

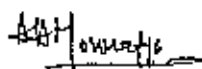
ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

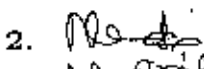
ಇದು 23/5/03 ರಂದು 1/10/03 ರಲ್ಲಿ ಸಹಿ ಹಾಕಲಾಗಿದೆ
PG-6-

IN WITNESS WHEREOF, the Vendor and the Purchaser have affixed their respective signatures to this Deed of Absolute Sale on this day, month and the year first above written.

WITNESSES :-

1. 
R. N. Mally
no. 3/3, 4th main
Anandhi Nagar
B9-9.


VENDOR

2. 
N. Pradeep
40 G. N. Reddy
Bhagakerphur
Chikaballapur


PURCHASER



DRAFTED BY:
A.R. CHAVAN, Advocate
No. 139, IInd Floor, Infantry Road,
Bangalore - 01.

08-10

ಈ ದಾಖಲೆಯು ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152, ಮುನ್ಸೀಲಮು 2003
ದಿನಾಂಕ 04-05-2003ರಲ್ಲಿ ಜಾರಿ ಮಾಡಿದ ಸಲಾಹ:

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಪತ್ರ
Document Sheet



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

39/20/27

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಲು ಬಳಸಬಹುದು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ತೆರಿಗೆ ಮೊತ್ತ
Total Stamp duty paid Rs.

ಈ ದಾಖಲೆಯು 08

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ABSOLUTE SALE DEEDS

Handwritten signature and notes

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 06TH day of JANUARY 2010, between:-

1

SHRI. A.A. MONNAPPA, aged about 42 years.
S/o. Late. A.M.Appaji.

Residing at 9/1198, 2nd Cross, Papaiah Reddy Layout, Manorayana palya, R.T.Nagar, Bangalore -32, hereinafter called the **VENDOR**, (which term shall mean and include his heirs, legal representatives, executors and assigns) of **ONE PART**.

IN FAVOUR OF

M/s. SAMMY'S MOUNTAIN VILLAS LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.1, 1st FLOOR, 1st CROSS,
M.V.C.HUNUMANTHAIAH ROAD, NRUPATHUNGA EXTN,
BANGALORE - 560 032. PAN NO.AAFC68571E.

Represented by its Director **SHRI. N.RAMESH** hereinafter called the **PURCHASER** (which term shall mean and include their legal representatives, executors, successor-in-office and assigns), of the **OTHER PART**.

Handwritten signature

Contd..2.

FOR SAMMY'S MOUNTAIN VILLAS LTD.
Handwritten signature




3145
 ಸಂಖ್ಯೆ... ಸೇರಿಸಿ... ಸೇರಿಸಿ... ಸೇರಿಸಿ... ಸೇರಿಸಿ...

ರೂಪಾಯಿ ಸಂಖ್ಯೆ : 3145

ಶ್ರೀ ರವಿಶಂಕರ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ರವರ ಕೆಟೀರಿಯಲ್ಲಿ ದಿನಾಂಕ 07-01-2010 ರಂದು 01:40:43 PM ಗಳಿಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ



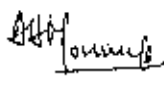
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	88000.00
2	ಸ್ಯಾಂಪಿಂಗ್ ಫೀ	240.00
3	ಇತರೆ	40.00
4	ವಸತಿ ಸೇವಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	88315.00

ಶ್ರೀ ಎಂ. ಸ್ಯಾಮಿನ್ ಮೊಂಟೇನ್ ವಿಲ್ಲಾಜ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಚಿಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಎಂ. ಸ್ಯಾಮಿನ್ ಮೊಂಟೇನ್ ವಿಲ್ಲಾಜ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್			

ಬರದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

7 JAN 2010
 ಸಹಿ ರವಿಶಂಕರ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಚಿಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
	ಎ ಎ ಮೊನ್ನಪ್ಪ (ಬರದುಕೊಟ್ಟವನವರು)			

7 JAN 2010
 WISHNUTEERU
 Sr. District
 Chikballapur

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೨೦೧ 152 ಮುನ್ಸೂಚನೆಯು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದುಂಟು ದಿನಾಂಕ
Date of execution

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

PGL2... 31/05... ನೋಂದಣಿ... ನೇ ಪ್ರಕಟ... 3

WHEREAS the Vendor is the absolute owner of the property hereinafter referred as Schedule Property and morefully described in the schedule hereinunder mentioned he having purchased the same under a two registered Sale Deeds bearing No.CKB-1-002131-2007/08, of Book I, stored in the C.D.No.CKBD25, Dtd.11/09/07 & CKB-1-01901-2006-07, of Book I, stored in C.D.No.CKBD16, Dtd 05/09/06, registered in the office of the Sub-registrar, Chikkaballapur.

Whereas the Vendor is in possession and enjoyment of the Schedule Property from the date of purchase and katha of the property stands in the name of the vendor and he has paid upto date taxes to the concerned authority.

Whereas the Vendor and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and as per the terms of the sale the Vendor has converted the schedule property from agricultural to non agricultural residential purpose vide Order No.ALN SR.83/08-09, Dtd 21/05/2009, issued by the Deputy Commissioner, Chikkaballapur District. However the conversion charges are paid by the purchaser in respect of the schedule property.

Further, as per the terms of agreement of sale the Vendor has agreed to sell and the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of Rs.18,00,000/- (Rupees Eighteen Lakhs Only).

[Signature]

Contd..3.

For SAHAY'S RESIDENTIAL VILLAS ETC.


[Signature]
Director

3145 2 24
 ಕಡತ ಸಂಖ್ಯೆ: 3145 ಸಂಖ್ಯೆ: 24
 ದಿನಾಂಕ: 07-01-2010


ಕ್ರ. ಸಂಖ್ಯೆ	ಕಡತದ ವಿವರ	ಸಹಿ
1	ಎನ್ ಪ್ರೊಬ್ ಡಿನ್ ಜಿ ಎನ್ ರೆಡ್ಡಿ ಭಗತ್ ಸಿಂಗ್ ಪಾಲಿಟೆಕ್ನಿಕ್‌ನಲ್ಲಿ ಉಪಸ್ಥಿತ	<i>[Handwritten Signature]</i>
2	ಆರ್ ಎನ್ ಮೂರ್ತಿ ಡಿನ್ ಲಿಂಗ್ ಎನ್ ಎಸ್ ರಾಮನ್ ನಂ 3/3 4ನೇ ಮುಖ್ಯ ರಸ್ತೆ ಗಾಂಧಿ ನಗರ ಬೆಂಗಳೂರು 9	<i>[Handwritten Signature]</i>

Market value of the
 Property is approximately Rs-89,000/-

[Handwritten Signature]
 VISHNUTEERTH
 Sub Registrar
 Chickhallapur
 7 JAN 2010



1 ನೇ ಪ್ರಸ್ತುತ ದಾಖಲೆಗಳು
 ಸಂಖ್ಯೆ CKB-1-03145-2009-10 ಅಗಿ
 ಸಿ.ಡಿ. ಸಂಖ್ಯೆ CK9D45 ನೇ ಧರಲ್ಲಿ
 ದಿನಾಂಕ 07-01-2010 ರಂದು ಸೇರಿಸಲಾಗಿದೆ



[Handwritten Signature]
 VISHNUTEERTH
 ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಚಿಕ್ಕಹಳ್ಳಿ)
 Chickhallapur

[Handwritten Signature]
 7 JAN 2010

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕೃತ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಜಿಲ್ಲೆ : ರೂ-2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದುಗೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

3145

PG-3-...

Whereas the Purchaser has paid full and final payment of total sale consideration Rs.18,00,000/- (Rupees Eighteen Lakhs Only), the receipt of which the Vendor do hereby acknowledges.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.18,00,000/- (Rupees Eighteen Lakhs Only), paid by the Purchaser to the Vendor, the Vendor as beneficial owner do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendor upon the Schedule Property and every part thereof. TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendor or any person or persons lawfully or equitably claiming through or interest for him or any of their predecessors in title AND THAT the Vendor do hereby covenant that he will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

AND FURTHER the Vendor do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which he might sustain or incur in respect of any encumbrances made by the Vendor or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd..4.

[Signature]
MOUNTAIN VILLAS LTD.
[Signature]

ಈ ದಸ್ತಾವೇಜು ಪಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೨೨೯ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

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

3145
ನೋಂದಣಿ ಸಂಖ್ಯೆ ನೋಂದಣಿ ಕಡ ನೋಂದಣಿ ಮು.
PG-4-

AND THAT FURTHER the Vendor do hereby covenant that he has not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered, in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the Market Value of the Schedule property. The Vendor has this day handed over all the original documents to the Purchaser pertaining to the title of the SCHEDULE PROPERTY.

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of residential converted land vide Order No.ALN SR.33/08-09, Dtd. 21/05/2009, Bearing Survey No.54/2, measuring 2 (TWO) ACRES (87120 SQUARE FEETS), situated at BEEDIGANAHALLI VILLAGE, NANDI HOBLI, CHIKKABALLAPURA TALUK, CHIKKABALLAPURA DISTRICT, and bounded as follows:-

EAST BY :- PROPERTY BEARING SY.NO. 51.
WEST BY :- PROPERTY BEARING SY.NO. 55.
NORTH BY :- PROPERTY BEARING SY.NO.54/1.
SOUTH BY :- PROPERTY BEARING SY.NO. 55.

Contd.5.

FOR BANERJI'S MOUNTAIN VILLAS LLP.



ಈ ದಸ್ತಾವೇಜು ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕಿ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆಯಲಾಗಿದ್ದ ದಿನಾಂಕ
Date of execution

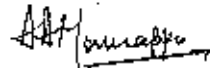
ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

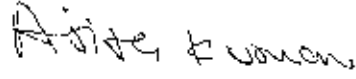
31/05
PG-5-... ನೇ ಕಂಬದ... ನೇ ಪುಟ... ನೇ ಪುಟ

IN WITNESS WHEREOF, the Vendor and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:-

1. 
R. N. Muthy
No. 3/3, 4th main
Gandhi Nagar
Bt-9.



VENDOR

2. 
Ajite K. Venu
No. 975 12th cross
Heppa Block, Manayagolli
R-7 Nagar Bangalore-52.

For SAMBANTHUR MANTAIN VILLAGE

PURCHASER

DRAFTED BY:-


A.R. CHAVAN, Advocate
No.139, IInd Floor, Infantry Road
Bangalore - 560 001.

BK-T 111/13-14



Government of Karnataka



REGISTRATION AND STAMPS DEPARTMENT

This stamp can be used for any document

Date of execution

Total stamp duty paid Rs

ಈ ದಾಖಲೆ ಮೇಲೆ ವ್ಯಕ್ತಿಗಳು ಹಾಕಿದರು

THIS DEED OF SALE executed on 21st May Two Thousand and Thirteen (21.05.2013) at Cikkaballapur.

BY

Handwritten signature and initials: Sh/H (2013/11)

Sri. A. M. Monnappa,
S/o. Late. A. M. Appaji,
aged about 45 years,
residing at No. 50, RS Abode,
11nd "E" Cross, Hanumanthappa Layout,
4th Main Road, Sulthanpalya,
R. T. Nagar Post, Bangalore - 560 032.

PAN NO. - AMUPM3344B.

(hereinafter referred to as the "VENDOR", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include their legal heirs, administrators, executors, successors, assigns or any one claiming through or under them).

IN FAVOUR OF

M/s. Sammy's Mountain Villas Limited,
(registered under the provisions of Indian Companies Act 1956),
Having office at #9, 11nd floor, BEL Air Drive,
Mekhri Circle, Bellary Road, Bangalore 560 032,
Represented by its Director N. Ramesh

PAN NO. - AAFC58571E

(hereinafter referred to as the "PURCHASER", which expression shall, unless

Handwritten signature and initials at the bottom left.

Handwritten signature and initials at the bottom right.

1111 ನೇ ನಂಬರಿನ ನೇ ಪ್ರಸಾರದ 2ನೇ ಕ್ರಮ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

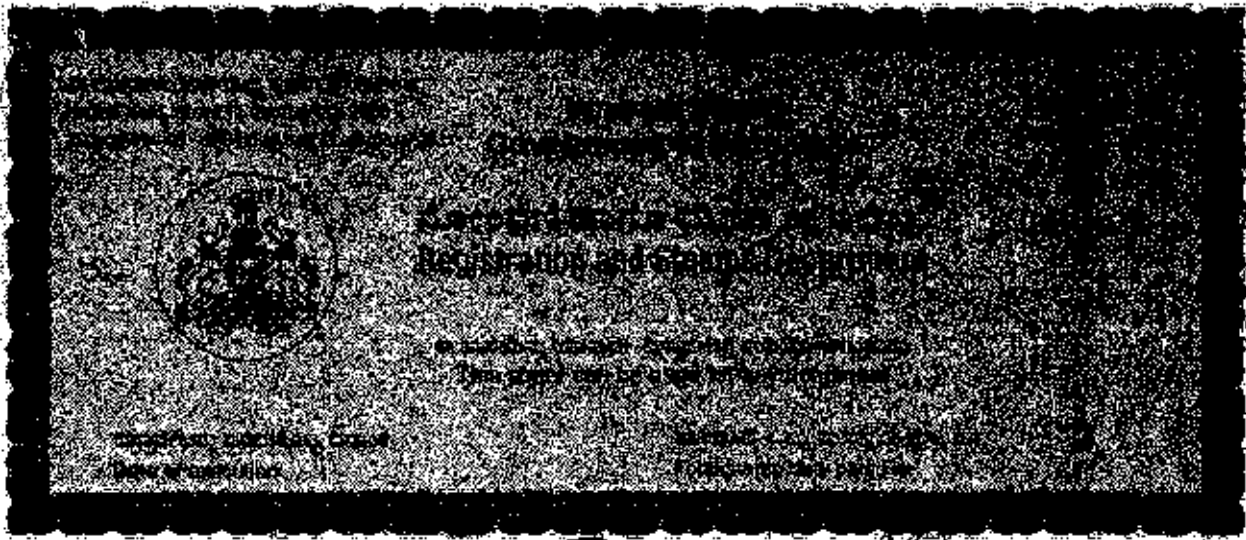
ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿನ್ ಮೆಂಟೇನ್ ವಿಲ್ಯಾಂ ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್ , ಇವರು 423020.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	37400.00	ಇಂಡಿಯನ್ ಬ್ಯಾಂಕ್ ಡಿಡಿ ನಂ 710194 ದಿನಾಂಕ 14/5/2013
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	385600.00	ಇಂಡಿಯನ್ ಬ್ಯಾಂಕ್ ಡಿಡಿ ನಂ 710188 ದಿನಾಂಕ 14/5/2013
ನಗದು ರೂಪ	20.00	
ಒಟ್ಟು :	423020.00	

ಸ್ಥಳ : ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 21/05/2013.

ಉಪ-ನಿರ್ದೇಶಕರು
 (ಚಿಕ್ಕಬಳ್ಳಾಪುರ)



117 ಸಂಖ್ಯೆ 1 ನಂದಿ ಹಬ್ಬಿ 3/2/2017

repugnant to the context and meaning thereof, be deemed to mean and include its successors and assigns);

WITNESSES AS FOLLOWS:

The Vendor represented that he is the sole absolute owner of the properties bearing Survey No. 54/1 measuring 1 acre 15 guntas situated at Beedaganahalli Village, Nandi Hobli, Chikballapur Taluk and District, morefully detailed in the schedule and hereunder and hereinafter referred to as the 'SCHEDULE PROPERTY'.

WHEREAS, property Sy. No. 54/1 was originally measuring 2 acres 6 guntas including karab belonged to one Sri Doddalagumaiah. The said Doddalagumaiah had 3 children namely (1) Doddakrishnappa, (2) L. Munishamappa and (3) Chikka Krishnappa. The above said Doddalagumaiah and his children orally partitioned the above property and other family properties on 25/3/1985 and accordingly property measuring 1 acre 16 guntas was allotted to the share of Doddakrishnappa, which is morefully detailed to in the schedule below and herein after referred to as the schedule property.

Upon acquiring right, title and interest over the schedule property name of Doddakrishnappa is mutated vide MR No. 4/92-93 and all the revenue records reflect name of Doddakrishnappa and he was in possession and enjoyment of the:

Handwritten signature or initials.

Handwritten mark or signature.

1111




1111 ಸೇ ನಂಬರಿನ...ನೇ ಪ್ರಸ್ತುತದ...ನೇ ಪ್ರಭ
 Print Date & Time : 21-05-2013 03:37:01 PM


ರಾಜ್ಯವೇಳು ಸಂಖ್ಯೆ : 1111

ಸೂ ರಚನಾ ರ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ರವರ ಕೆಳಕಿರಿಯಲ್ಲಿ ದಿನಾಂಕ 21-05-2013 ರಂದು 03:09:08 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ



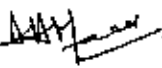
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	75000.00
2	ಸ್ಯಾಮಿಂಗ್ ಫೀ	490.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	35.00
4	ಇತರ	40.00
5	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	75600.00


ಶ್ರೀ ಮೆ.ಸ್ಯಾಮಿಂಗ್ ಮೆಸಿಂಟೇನ್ ವಿಲ್ಡ್ಸ್ ಲಿ.. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್ ಇವರಿಂದ ಜಾಹಾಜಿ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆ.ಸ್ಯಾಮಿಂಗ್ ಮೆಸಿಂಟೇನ್ ವಿಲ್ಡ್ಸ್ ಲಿ.. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್			


 ಉಪ-ನೋಂದಣಿಧಿಕಾರಿ
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ
 21/5

ಬರೆಯಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	ಎ.ಎ.ವೆಂಕಟೇಶ್ ನೆನ್ ಲೀಟ್ ಎ.ಎಂ.ಅಮ್ಮಾಜಿ (ಬರೆಯಕೊಟ್ಟವರು)			


 ಉಪ-ನೋಂದಣಿಧಿಕಾರಿ
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ
 21/5

Chickballapur Sub-Registrar



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ ಸಬ್-ರೆಜಿಸ್ಟ್ರಾರ್ ಕಛೇರಿ

ಚಿಕ್ಕಬಳ್ಳಾಪುರ ಜಿಲ್ಲಾ ಸಬ್-ರೆಜಿಸ್ಟ್ರಾರ್ ಕಛೇರಿ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ಚಿಕ್ಕಬಳ್ಳಾಪುರ ಜಿಲ್ಲಾ ಸಬ್-ರೆಜಿಸ್ಟ್ರಾರ್ ಕಛೇರಿ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ಚಿಕ್ಕಬಳ್ಳಾಪುರ ಜಿಲ್ಲಾ ಸಬ್-ರೆಜಿಸ್ಟ್ರಾರ್ ಕಛೇರಿ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ

111...ನೀ ನಂಬರಿನ...ನೀ ಪುಸ್ತಕ...ನೀ ಪುಸ್ತಕ

said property. The said Doddakrishnappa his wife Gowramma and their daughter Rathamma sold transferred and conveyed the schedule property in favour of Smt. Janaki Gangaram under registered sale deed bearing No. 1116/95-96 of Book I at Pages 95-98 in Volume No. 1589 dt: 30/9/1995 in the office of Chickballapur Sub-registrar, Chickballapur.

WHEREAS, upon executing and registering the sale deed as above mentioned in favour of Smt. Janaki Gangaram the said Doddakrishnappa and his wife Gowramma sold, transferred and conveyed all her right, title and interest over the Schedule Property vide registered sale deed bearing No. 00907/2005-06 stored in C.D. No. CKBD9 dt: 18/8/2005 in the office of Chickballapur Sub-registrar, in favour of Sri. N. Ramesh S/o. Angadi Narayanappa with respect to the schedule property.



WHEREAS, the said Doddakrishnappa and Gowramma upon getting knowledge of the earlier sale deed and realising the mistake in executing the sale deed in favour of N. Ramesh S/o. Angadi Narayanappa the parties executed and registered Cancellation Deed vide No. 1453/06-07 stored in C.D. No. 15 dt: 4/8/2006 in the office of Chickballapur Sub-registrar with respect to the schedule property, wherein the sale deed registered as document No. 00907/2005-06 stored in C.D. No. CKBD9 dt: 18/8/2005 in the office of Chickballapur Sub-registrar got terminated and cancelled.

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ಗುರುತಿಸುವವರು

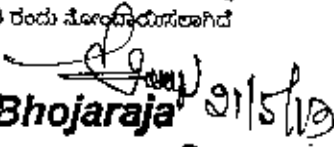
1117 ನೇ ನಂಬರಿನ 1 ನೇ ಪುಸ್ತಕದ 6 ನೇ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಲಾಲ್ ಎನ್ ಮೂರ್ತಿ ಬಿನ್ ರೇಬ್ ಎನ್ ಎನ್ ರಾಮನ್ ನಂ 3/3 4ನೇ ಮುಖ್ಯ ರಸ್ತೆ ರಾಂಧಿ ನಗರ ಬೆಂಗಳೂರು	
2	ಎನ್ ಪ್ರಸಾದ್ ಬಿನ್ ಬಿ ಎನ್ ರೆಡ್ಡಿ ಘಾಟ್ ಹಿಂಗ್ ನಗರ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ನಗರ	


 ಉಪ ನಿರೀಕ್ಷಕರು
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
 ನಂಬರ CKB-1-01111-2013-14 ಅಗಿ
 ಸ.ಡಿ. ನಂಬರ CKBD91 ನೇ ರೂರಲ್ಲಿ
 ದಿನಾಂಕ 21-05-2013 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


Bhojaraja
 ಸಹಾಯಕ ನಿರೀಕ್ಷಕರು
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾ ವಿಭಾಗ
Registration and Stamps Department

ಇದರಲ್ಲಿ ಯಾವುದೇ ವಿಧದ ಮುದ್ರಾ ಮಾರ್ಕು ಇಲ್ಲ
This sheet can be used for any document

ಮುದ್ರಾ ಮಾರ್ಕು ಸಂಖ್ಯೆ
Data of execution

ಮುದ್ರಾ ಮಾರ್ಕು ಮೊತ್ತ
Total stamp duty paid Rs.

1111...ನೀ ನಂಬರಿನ...ನೀ ಕುಸುಕು...ನೀ ಪುಸ್ತಕ...
WHEREAS, upon acquiring the property bearing Sy. No. 44/1 measuring 1 acre 15 guntas excluding 1 gunta kharab, Smt. Janaki Gangaram was in possession and enjoyment of the property and the revenue records have been mutated in the name of Smt. Janaki Gangaram vide MR No. 21/2010-11. Smt. Janaki Gangaram sold, transferred and conveyed all her right, title and interest over the Property in terms of the registered sale deed bearing document No. 04605/2010-11 stored in C.D. No. CKBD59 dt: 22/02/2011 in the office of Chickballapur Sub-registrar, in favour of Sri. A. A. Monnappa the purchaser therein.

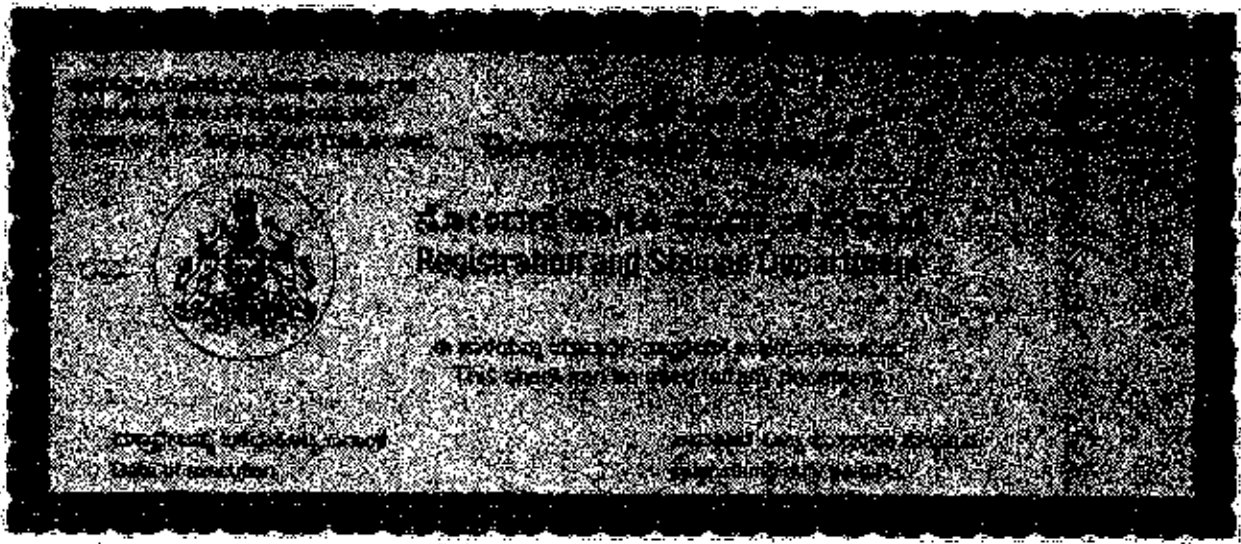
WHEREAS, upon acquiring the schedule property Sri A. A. Monnappa the above mentioned Vendor is in peaceful possession and enjoyment of the property and the revenue records have been mutated in his name vide MR No. 29/2010-11. Upto date taxes with respect to the property have been paid.

WHEREAS on an application made by the Vendor seeking conversion of the schedule property and on the payment of requisite conversion fines the Deputy Commissioner, Chickballapur District converted the schedule Property from agricultural to non agricultural residential use under the Official Memorandum bearing No. A.L.N: SR: 350/11-12 dated 12/10/2012.

The Vendor represent that the schedule property is the self acquired property and has absolute right to sell for the benefit of the family and to meet his financial

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requirements:

117 ನೇ ಸಂಬಂಧಿಸಿ I ನೇ ಪುಸ್ತಕದ 1 ನೇ ಪುಟ

WHEREAS, the Vendor has approached the Purchaser and offered to sell, transfer and convey all his rights, title and interest in favour of the above purchaser. Upon mutual discussions the purchaser agreed to purchase the Schedule Property from the Vendor for a total sale price of Rs. 74,87,000/- (Rupees Seventy Four Lakhs Eighty Seven Thousand Only) and the Purchaser has paid the entire consideration to the Vendor.

The Vendor assure and confirm:

- (a) that the Vendor is the absolute owner and has the power to convey the Schedule Property and that there is no impediment for the vendor to sell the property under any law, order, decree or contract and that none else has any right, title, interest or share in the Schedule Property;
- (b) that the Schedule Property is not subject to any encumbrances, attachments, acquisition proceedings or mortgages or lien or charges of any kind;
- (d) that there are no suits, quasi judicial proceedings, tenancy claims or any litigations of whatsoever nature in regard to the Schedule Property under the land laws;
- (e) that the Vendor have not entered into any agreement or arrangement for sale or transfer of the Schedule Property with anyone else;



DATE 23/08/23
REGISTERED



REGISTRATION AND DEEDS DEPARTMENT

REGISTRATION AND DEEDS DEPARTMENT

- 1111 ನೇ ನಂಬರಿನ 1 ನೇ ಭಾಗದ 9 ನೇ ಫಲ
- (g) that there is no impediment for the Vendor to acquire or hold or sell the Schedule Property under any law;
 - (h) the Vendor have represented to the Purchaser that ever since the execution of sale deed by the previous owner of the Schedule Property in favour of the Vendor, the Schedule Property have been owned, held and possessed by him without any interruption; and the Vendor have offered the same to the Purchaser with an undertaking that he has fulfilled all legal requirements leaving behind no impediments in law for the conveyance of the Schedule Property in favour of the Purchaser;
 - (i) that the Schedule Property is not a land in respect of which there is a prohibition regarding sale and that there is no bar or prohibition to acquire, hold or to sell the Schedule Property;
 - (j) That the Vendor has this day delivered original documents of title relating to the Schedule Property to the Purchaser;
 - (k) That the Schedule Property has been converted from agricultural to non-agricultural use;

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. That in pursuance of the foregoing and in consideration of Rs. 74,87,000/- (Rupees Seventy Four Lakhs Eighty Seven Thousand Only).
2. The Vendor above mentioned hereby accepts and acknowledges in full and final settlement and satisfaction of the entire sale price. The Vendor hereby grants, transfers and conveys UNTO the Purchaser, BY WAY OF

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[Handwritten signature]

RECORDED
at office
CHICKBALLAPUR
Taluk



**KARNATAKA GOVT. REGISTERED
REGISTRATION AND SALES DEPARTMENT**

CHICKBALLAPUR TALUK OFFICE
This office has received the following

CHICKBALLAPUR TALUK OFFICE
CHICKBALLAPUR

CHICKBALLAPUR TALUK OFFICE
CHICKBALLAPUR

1110...ನೀ ನಂಬರಿನ...ನೀ ಫಸಕರ...ನೀ ಧು

SALE, all that piece and parcel of residentially converted land bearing Survey No. 54/1 measuring 1 acre 15 guntas land situated at Beedaganahalli Village, Nandi Hobli, Chickballapur Taluk and District, morefully described in the Schedule below and hereinafter referred to as the "SCHEDULE PROPERTY" or "PROPERTY HEREBY CONVEYED" with the land, trees, plants, water courses, fences and all rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same, to the Purchaser, as absolute owner,

THE VENDOR COVENANT WITH THE PURCHASER AS FOLLOWS:

- (a) That the Purchaser shall be entitled to enter upon, hold, possess and enjoy the Property hereby conveyed and receive the income and profits there from, as absolute owner, without any interference or disturbance by the Vendor or their predecessors-in-title or any one claiming through or under them or any person claiming any legal title thereto.
- (b) That the Purchaser has the power to convey the Schedule Property and that there is no impediment for this sale under any law, order, decree or contract;
- (c) That the Purchaser is the absolute owner of the Schedule Property and that none else has any right, title, interest or share therein.

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REGISTERED
20/10/2019



KARNATAKA GOVT. REGISTRATION DEPT.
REGISTRATION AND STAMPS ACT, 1958

AN ACT TO PROVIDE FOR THE REGISTRATION OF DOCUMENTS
AND TO AMEND THE REGISTRATION ACT, 1908.

1111...ನೀ ನಂಬರಿನ...ನೀ ಪ್ರಸ್ತುತದ...ನೀ ಪ್ರದ

(d) That the Property hereby conveyed is not subjected to any encumbrances, attachments, tenancy or acquisition proceedings or charges of any kind;

8) The Vendor do hereby indemnify and keep indemnified the Purchaser against any loss or damage that the Purchaser may suffer by reason of any breach, default or misrepresentation or negligence on the part of the Vendor subsequent to the sale of the Schedule Property to the Purchaser, the Vendor agree to keep indemnified the Purchaser against any loss or damage which the Purchaser may sustain on account of (i) the Purchaser's right to remain in peaceful possession and enjoyment of the Schedule Property/or any part thereof, as the absolute owner thereof, being disturbed in any manner whatsoever, (ii) any defect or deficiency in the title of the Vendor to the Schedule Property/ or any part thereof.

9) The Vendor agrees to defend the right, title and interest of the Purchaser to the Schedule Property against all claims and that all expenses in this regard shall be borne and paid for by the Vendor.

10) The Vendor further agrees and undertakes to execute / secure execution of such other document/s as may be required by the Purchaser to more fully



REGISTRATION DEPARTMENT
REGISTRATION AND SUBORDINATE DEPARTMENT



111...ನೇ ನಂಬಿಕೆ...ನೇ ಭರವಸೆ...ನೇ ಭರವಸೆ
satisfy and assure the Purchaser that the Vendor are the owners of the Schedule Property with uninhibited rights of alienation over the same.

12) The Vendor hereby declares and undertakes to do or causes to be done at all times all acts, deeds and things that are reasonably and legally required to be done at the instance of the Purchaser for more fully and perfectly assuring conveying the Schedule Properties to the Purchaser. That the Vendor shall keep the Purchaser fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Purchaser or the Property hereby conveyed, by reason of any defect in or want of title on the part of the Vendor or their predecessors-in-title and against any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser.

SCHEDULE PROPERTY

All that piece and parcel of the residentially converted dry vacant land bearing Survey No. 54/4 (Old No. 54/1) measuring 1 acre 15 guntas land situated at Beedaganahalli Village, Nandi Hobli, Chickballapur Taluk and District, vide Official Memorandum bearing No. A.L.N: SR. 350/11-12 dated 12/10/2012, bounded as follows:-

if was developed

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10/10/10

REGISTRATION AND STAMP DEPARTMENT



ON THE EAST : Property bearing Sy. No. 54/1
WEST : Property bearing Sy. No. 56
NORTH : Property bearing Sy. No. 54/1
SOUTH : Property bearing Sy. No. 54/2

IN WITNESS WHEREOF the VENDOR and the PURCHASER have executed this DEED OF SALE in the presence of the Witnesses attesting hereunder.

WITNESSES:

- 1. [Handwritten signature and name]
- 2. [Handwritten signature and name]

[Handwritten signature]
VENDOR

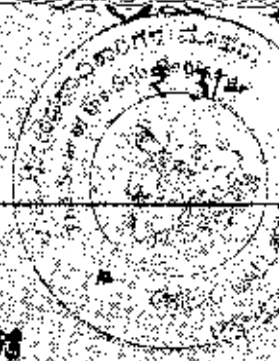
[Handwritten signature]
PURCHASER

DRAFTED BY:

[Handwritten signature]
W. VENUGOPAL WAIDU,
Advocate, No-5, MTS Road,
Cunningham Road Cross, Bangalore

2016 H282/16-17

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ಇಲ್ಲಿಯೆ: ಶ್ರೀಮದ್ ಚಂದ್ ಪಾಷಾ ಹಾಗೂ ಪುತ್ರರುಗಳಿಂದ
ಇವರಿಗೆ ಹಂಚಿದ

SALE DEED

THIS DEED OF SALE is made and executed on this the Twenty Fourth day of October Two Thousand Sixteen (24/10/ 2016) at Chikkaballapur.

Between:

1) Smt. Nazima Begum,
Aged about 44years,
W/o. Late. Chand Pasha,

(2) Sri. Tousif Sharief,
Aged about 26 years,
Pan no. AJBPT4574E

(3) Sri. Kashif Sharief,
Aged about 24 years,
Pan no. CEBPK0067G

(4) Sri. Tanseef Sharief,
Aged about 22 years,
Pan no. EZEPS8977P

(5) Sri. Wasiq Sherief,
Aged about 20 years,

2 to 5 are sons of late Chand Pasha, all were residing at Ward No. 64, 6th Cross, 1st Main, New Gurrappanapalya, Bangalore, now residing at No. 1184, 35th "C" Cross, 4th T Block, Jayanagar, Bangalore 560 041.

nat
nazima Begum
Chikkaballapur

(Handwritten signatures of Tousif Sharief and Wasiq Sherief)

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4982 ಸೇವೆ ಸಂಚಾರಿ ಸೇವೆ ಪ್ರಸ್ತಾವನೆ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

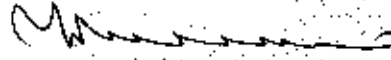
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿಸ್ ಮೊಂಟೇನ್ ವಿಲ್ಲಾಸ್ ಲಿ., ಪರವಾಗಿ ಆಜಿತ್ ಕುಮಾರ್ ಬಿ ಜೆ , ಅವರು 2147100.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	190000.00	ಆಕ್ಸಿಸ್ ಬ್ಯಾಂಕ್ ಡಿಡಿ ನಂ 027522 ದಿನಾಂಕ 07/10/2016
ನಗದು ರೂಪ	100.00	
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1957000.00	ಆಕ್ಸಿಸ್ ಬ್ಯಾಂಕ್ ಡಿಡಿ ನಂ 027521 ದಿನಾಂಕ 07/10/2016
ಒಟ್ಟು :	2147100.00	

ಸ್ಥಳ : ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 25/10/2016


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
(ಚಿಕ್ಕಬಳ್ಳಾಪುರ)

Designed and Developed by C- DAC ACTS Pune.

ದಸ್ತಾವೇಜು ಪಾಪಿ
Document Sheet



SPY/2:

Handwritten signatures and text in Kannada script, including 'ನರಾಯಣ್' and 'ನರಸಿಂಹ'.

hereinafter referred to as the "Vendors" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include their heirs, administrators, executors, successors, assigns or any one claiming through or under them.

Mrs. Asha Pradesi,
W/o. Ramesh Paradesi,
Aged about 64 years,
No.13, Building No.C-12, Kuber Garden,
NIBM Road, Kondhwa, Pune - 48,
duly represented her Power of Attorney Holder
Sri. N. Ramesh, S/o. Late. Narayandas,
Aged about 67 years, Residing at No. 33,
11th Main, 15th Cross, Malleswaram,
Bangalore - 560 053, (hereinafter referred to as the

"CONFIRMING PARTY", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include her heirs, administrators, executors, successors, assigns or any one claiming through or under her.

IN FAVOUR OF:

M/s. Sammy's Mountain Villas Limited,
(registered under the provisions of Indian Companies Act 1956);
Having office at # 9, 11nd floor, BEL Air Drive,
Mekhri Circle, Bellary Road, Bangalore 560 032,
Represented by its Authorised Signatory Ajith Kumar B.J.
Pan No. AAFCS8571E

Handwritten signatures: Nazima Begum, Ishikhan, and another signature.

Handwritten signatures: Wasia and another signature.

Handwritten signature: Ajith Kumar B.J.

4282 ನೇ ಸಂಖ್ಯೆ 1 ನೇ ಪುಟಕದ 4 ನೇ ಪುಟ


Print Date & Time : 25-10-2016 01:45:41 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4282

ಸೆಲ್ ರಜಿಸ್ಟ್ರಾರ ಚಕ್ರಬಲ್ಯಾಪುರ ರವರ ಹೆಚ್.ರಿಯಲ್ ದಿನಾಂಕ 25-10-2016 ರಂದು 12:38:27 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ




ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ಮೊಂದಣಿ ಶುಲ್ಕ	380000.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	700.00
3	ಪರಿವೇಶನ ಶುಲ್ಕ	245.00
4	ಇತರೆ	40.00
5	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
6	ಕನ್ಸೆಂಟಿಂಗ್ ಫೀ	100.00
	ಒಟ್ಟು :	381120.00

ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿಸ್ ಮೆಂಟೇನ್ ವಿಲ್ಲಾಜ್ ಲಿ., ಪರವಾಗಿ ಅಜಿತ್ ಕುಮಾರ್ ಬಿ ಜೆ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿಸ್ ಮೆಂಟೇನ್ ವಿಲ್ಲಾಜ್ ಲಿ., ಪರವಾಗಿ ಅಜಿತ್ ಕುಮಾರ್ ಬಿ ಜೆ			<i>Ajith Kumar B J</i>

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 ಮಹಾನಗರಪಾಲಿಕೆ
 ಚಕ್ರಬಲ್ಯಾಪುರ

ಬರೆಯಕೊಟ್ಟಿದ್ದಾಗಿ ಒತ್ತಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	ಮೆ. ಸ್ಯಾಮಿಸ್ ಮೆಂಟೇನ್ ವಿಲ್ಲಾಜ್ ಲಿ., ಪರವಾಗಿ ಅಜಿತ್ ಕುಮಾರ್ ಬಿ ಜೆ (ಬರೆಯಕೊಂಡವರು)			<i>Ajith Kumar B J</i>
2	ನಾಜಿಮಾ ಬೆಗಂ ಕೊ ಆಂಡ್ ಪಾಪಾ (ಬರೆಯಕೊಂಡವರು)			<i>Nazima Begum</i>

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 ಮಹಾನಗರಪಾಲಿಕೆ
 ಚಕ್ರಬಲ್ಯಾಪುರ



೨೪/೧೨:

ಮುಖಂಡರಾದ ಶ್ರೀ ಗುರುಬಸವಯ್ಯ ಮತ್ತು ಶ್ರೀ ಬಸವಯ್ಯ

hereinafter referred to as the "PURCHASER", which expression shall, unless repugnant to the context and meaning thereof, be deemed to mean and include its successors and assigns;

The Vendors and the Purchaser are also hereinafter referred to collectively as the "Parties" and individually as a "Party" as the context may require.



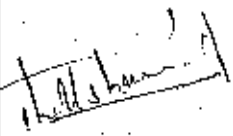








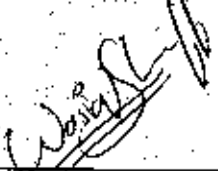



WHEREAS

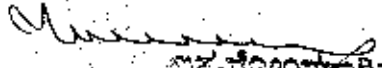
The Vendors represent that they are the legal heirs of late Chand Pasha and that Chand Pasha acquired right, title and interest over the agricultural properties bearing Sy. No. 56/8 measuring 2 acres 20 guntas, 56/9 measuring 1 acre 20 guntas, 56/10 measuring 21 guntas, 56/11 measuring 21 guntas, 56/12 measuring 18 guntas, 56/13 measuring 17 guntas, 56/14 measuring 13 guntas and 56/15 measuring 1 acre 8 guntas, totally admeasuring 7 (seven) Acres 19 (nineteen) guntas, inclusive of Kharab situated at Beedaganahalli Village, Nandi Hobli, Chikkaballapur Taluk, Chikkaballapur District from its owner Sri. G. M. Narayanappa.

WHEREAS, the said Sri. G. M. Narayanappa S/o. Munikyasappa had acquired right, title and interest over the properties bearing Sy. No. 56/11 and 12 both measuring 39 guntas, Sy. No. 56/13 measuring 17 guntas, Sy.No. 56/10 measuring 21 guntas, Sy.No. 56/14 measuring 13 guntas, Sy.No. 56/15 measuring 1 acre 8 guntas, Sy.No. 56/9 measuring 1 acre 20 guntas, Sy. No. 56/8 2 acre 20 guntas, by virtue of register-dale deeds bearing No. 2540/68-69 and 2541/68-69 dt. 18/12/1968 from its owner Sri. Muninarasappa.

Majidun Begum
Thullsham
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Wasiq
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವಿಳಾಸ	ಹುದ್ದೆ	ಚಿತ್ರ
3	ತೌಫೀಕ್ ಶರೀಫ್ ಬಿನ್ ಅಹಮದ್ ಪಾಷಾ (ಅಲೆಮೆಂಟರಿ)			
4	ಹಾಶಿಮ್ ಶರೀಫ್ ಬಿನ್ ಅಹಮದ್ ಪಾಷಾ (ಅಲೆಮೆಂಟರಿ)			
5	ತೌಫೀಕ್ ಶರೀಫ್ ಬಿನ್ ಅಹಮದ್ ಪಾಷಾ (ಅಲೆಮೆಂಟರಿ)			
6	ಹಾಶಿಮ್ ಶರೀಫ್ ಬಿನ್ ಅಹಮದ್ ಪಾಷಾ (ಅಲೆಮೆಂಟರಿ)			
7	ಅಶಾ ಪರದೇಸಿ ವೆರವಾಗಿ ಜಿಪಿಎ ಹೆಚ್ಚರ್ ಎನ್ ರಮೇಶ್ (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			


 ಅಧ್ಯಕ್ಷರು
 ಸಿಬಿಐ



ಅಂಶ 2:

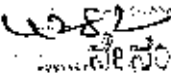
WHEREAS, by virtue of registered sale deed bearing No. 536/74-75 dt: 26/5/1974 Sri. Gopalappa S/o. Dasappanawara Muniswamappa purchased properties bearing Sy. No. 56/11 and 12 both measuring 39 guntas, Sy. No. 56/13 measuring 17 guntas, Sy.No. 56/10 measuring 21 guntas, Sy.No. 56/14 measuring 13 guntas, Sy.No. 56/15 measuring 1 acre 8 guntas, Sy.No. 56/9 measuring 1 acre 20 guntas, Sy.No. 56/8 2 acre 20 guntas western side, adjacent to each other from owner Sri. G. M. Narayanappa S/o. Munikyasappa.

WHEREAS, upon purchase of the property above mentioned the said Gopalappa was in possession and enjoyment of the property and his name was mutated in the concerned revenue records.

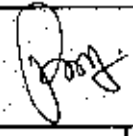
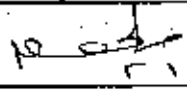
WHEREAS, the said Gopalappa S/o. Dasappanawara Muniswamappa along with his wife Smt. Rathamma, his 1st son Sri. Venkatesh, 2nd son Rajanna, 3rd son Keshav, and 4th son Babu 3rd and 4th sons being minors are represented by father and natural guardian M. Gopal jointly and collectively by virtue of registered sale deed bearing No. 1314/95-96 dt: 28/8/1995 in the office of the Sub-registrar, Chickballapur sold transferred and conveyed properties bearing Sy. No. 56/11 and 12 both measuring 39 guntas, Sy. No. 56/13 measuring 17 guntas, Sy.No. 56/10 measuring 21 guntas, Sy.No. 56/14 measuring 13 guntas, Sy.No. 56/15 measuring 1 acre 8 guntas, Sy.No. 56/9 measuring 1 acre 20 guntas, Sy.No. 56/8 measuring 2 acre 20 guntastotally measuring 7 acres 19 guntas in favour of one Sri. M. Chand Pasha.

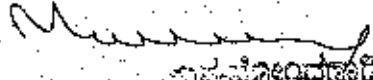
Magima Begum
Mullahanna
Ka. A. P.


Chand Pasha
Waseem
Chand Pasha B.


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 ಸರ್ಕಾರಿ ನೋಂದಣಿ ಮತ್ತು ಪ್ರತಿಷ್ಠೆ ಸಚಿವರು
 ಬೆಂಗಳೂರು

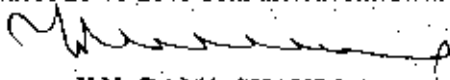
ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿವರಣೆ	ಹಿರಿ
1	ಆರ್.ಎನ್. ಮೂರ್ತಿ ಬಿನ್ ಲೇಟ್ ಎನ್. ಎಸ್ ರಾಮನ್ ಸಂ 265 6ನೇ ಮುಖ್ಯ ರಸ್ತೆ 2ನೇ ಬ್ಲಾಕ್ ಆರ್.ಟಿ.ಎಸ್. ಬೆಂಗಳೂರು	
2	ಎನ್. ಪ್ರಸಾದ್ ಬಿನ್ ಜಿ ವಾರಾಯಣ ರೆಡ್ಡಿ ಭಗತ್ ಸಿ.ಎಸ್. ವಾಗರ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ವಾಗರ	


 ಸರ್ಕಾರಿ ನೋಂದಣಿ ಮತ್ತು ಪ್ರತಿಷ್ಠೆ ಸಚಿವರು
 ಬೆಂಗಳೂರು



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
 ನಂಬರ CKB-1-04282-2016-17 ಆಗಿ
 ಪಿ.ಡಿ. ನಂಬರ CKBD147 ನೇ ಧರಲ್ಲಿ
 ದಿನಾಂಕ 25-10-2016 ರಂದು ಸೋದಾಯಿತಾಗಿದೆ


Y.N. RAMA CHANDRAIAH
 Sub-Registrar
 CHIKKABALLAPURA

25/10/2016



ಪುಟ 2

ನೀನು ನಂಬಿಕೆಗೆ ಪಾತ್ರವಾದವರು

The Vendors represent that upon purchasing the schedule property by Chand Pasha he was put in actual physical vacant possession of the entire property measuring 7 acres 19 guntas. On 29/06/2007 the said Chand Pasha passed away leaving behind the Vendors above named to succeed the schedule property. The Vendors herein hereby confirm and declare that there no other legal heirs other than the parties to this Sale Deed. The Vendors got their names mutated in the relevant revenue records and are in possession of the same. Up to date taxes with respect to the property have been paid by the Vendors.

The Vendors submit that, 1) Sri. Keshavappa, 2) Sri. Rajanna, 3) Sri. Babu, 4) Sri. Venkatesh, 6) Smt. Suma, 7) Smt. Sunandamma, 8) Smt. Shobha, on the basis of revenue records which were in the name of their father Sri. M. Gopalappa filed a suit on the file of civil judge (junior division), Chickballapur in O.S.No.265/2004 for partition and separate possession of their share in the schedule property. The said suit came to be decreed in terms of the compromise petition filed by the parties therein vide judgment and decree dtd. 29.1.2005. Pursuant to the judgment and decree in O.S.no.265/2004 they all jointly and collectively sold the schedule property in favour of V. Lingaraju under registered sale deed bearing No. 1530/2005-06 dtd.29.10.2005.

The Vendors state that upon knowing the said transaction with respect to schedule property, Sri. Chand Pasha filed a suit in O.S. 19/2006 on the file of the civil judge, Chikkaballapur for declaration and such other reliefs against the said sellers.

Naizima Begum

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

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ನೀ ಸಂಪತ್ತಿನ ಬಗ್ಗೆ ಸಾರ್ವಜನಿಕ ವಾಕ್ಯವನ್ನು ನೀಡುತ್ತೇನೆ

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The Vendors state that upon knowing the said transaction with respect to schedule property, Sri. Chand Pasha filed a suit in O.S. 19/2006 on the file of the civil judge, Chikkaballapur for declaration and such other reliefs against the said sellers.

Nazima Begum

Shilshamma

K. S. S. P.

Lawyer

W. S. S.

Chand Pasha

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ಆಯ್ಕೆ:

The Vendors represent that during the pendency of the suit Sri. Chand Pasha passed away on 29/6/2007 and his legal heirs (1) **Smt. Nazima Begum**, Aged about 44 years, W/o. Late. Chand Pasha, (2) **Sri. Tousif Sharief**, Aged about 26 years, (3) **Sri. Kashif Sharief**, Aged about 24 years, (4) **Sri. Tauseef Sharief**, Aged about 22 years, and (5) **Sri. Wasiq Sherief** Aged about 20 years, being the only legal heirs of the said Chand Pasha are brought on records in the said suit.

The Vendors have executed and registered an agreement to sale in favour of Confirming Party above referred registered as document No. 2023/2012-13 Dt: 2/8/2012 in the office of Chikkaballapur Sub-registrar, wherein the said vendors have assured and agreed to sell the schedule property along with Sy. No. 56/8 measuring 2 acres 20 guntas in favour of the Confirming Party above named.

Upon the mutual discussions, offers and acceptance by the Vendors, Confirming Party and Purchaser this sale deed is executed and registered by the vendors and confirming parties with respect to the schedule property only. The Vendors and Confirming party agree and confirm that registered agreement to sell dated 2/8/2012 and duly registered as document no. 2023/2012-13 shall continue to subsist and bind the parties in respect of the balance land.

The Vendors assure and confirm:

(a) that the Vendors have the powers to convey the Schedule Property and that there is no impediment for the vendors to sell the schedule property

Nazima Begum

Tausif Sharief

Kashif Sharief

Tauseef Sharief

Wasiq Sherief

Chikkaballapur



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under any law, order, decree or contract and that none else has any right, title, interest or share in the Schedule Property;

(b) that the Schedule Property is not subject to any encumbrances, attachments, acquisition proceedings or mortgages or lien or charges of any kind;

(e) that the Vendors have not entered into any agreement or arrangement for sale or transfer of the Schedule Property with anyone with respect to the schedule property;

(g) that there is no impediment for the Vendors to acquire or hold or to sell the Schedule Property under any law;

(h) the Vendors have represented to the Purchaser that ever since the execution of sale deeds by the previous owners of the Schedule Properties in favour of Sri. Chand Pasha, the Schedule Property have been owned, held and possessed by him without any interruption; and the Vendors have offered the same to the Purchaser with an undertaking that he has fulfilled all legal requirements leaving behind no impediments in law for the conveyance of the Schedule Property in favour of the Purchaser;

(i) that the Schedule Property is not a land in respect of which there is a prohibition regarding sale and that there is no bar or prohibition to acquire, hold or to sell the Schedule Property;

(j) that the Schedule Property is converted from agricultural to no agricultural residential use vide conversion order bearing No. ALN.SR.SAKAL(Chi)109/2012-13, dt: 29/11/2012, issued by the Deputy Commissioner, Chikkaballapur.

WHEREAS, the Vendors approached the Purchaser and offered to sell, transfer and convey all their right, title and interest over the schedule property in favour of the above purchaser. Upon mutual discussions the Confirming

Najma Begum

Shahid Hussain

24/2/12

Chandra Prasad

Wasir

Chandra Prasad

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party also agreed to transfer her rights under the registered agreement to sale dt: 2/8/2012 in favour of the purchaser from the Vendors and Confirming Party for a total sale price of Rs. 3,80,00,000/- (Rupees Three Crores Eighty Lakhs Only) and the Purchaser has paid the entire consideration to the Vendors and Confirming party.

The Purchaser and the Confirming Party herein based on the above representations of the Vendors and believing the same to be true have come forward to take the conveyance of the Schedule Property in favour of the Purchaser.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

The Confirming Party had paid a sum Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only) by way of cheques under the agreement to sell dt: 2/8/2012.

Out of the said sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only) paid by the Confirming party, the Vendors do hereby agree and confirm that a sum of Rs. 1,00,00,000/- (Rupees One Crore Only) is treated and converted as sale consideration and the balance sum of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) shall continue to be as advance for the remaining extent under the agreement to sale.

The Vendors have this day received sale consideration of Rs. 2,80,00,000/- (Rupees Two Crores Eighty Lakhs Only) as under from the purchase for

Nazima Begum
Hussain

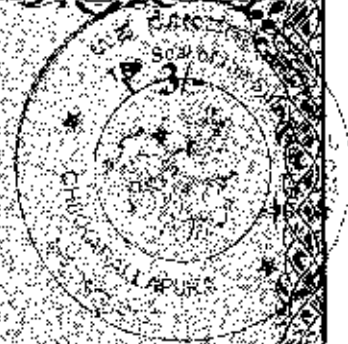
K. S. A. P.

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which the confirming party has no objections of what so ever nature for such payment. The said consideration is paid to the Vendors as under:

By cheque No. 856445 for Rs. 51,00,000/- in favour of Smt. Nazima Begum.
By cheque No. 856446 and 856450 for Rs. 76,00,000/- in favour of Sri. Tousif Sharief
By cheque No. 856447 for Rs. 51,00,000/- in favour of Sri. Kashif Sharief
By cheque No. 856448 for Rs. 51,00,000/- in favour of Sri. Tanseef Sharief
By cheque No. 856449 for Rs. 51,00,000/- in favour of Sri. Wasiq Sharief
all cheques drawn on Axis bank, M.G.Road, Bangalore.

Thus the Purchaser has paid Rs. 3,80,00,000/- (Rupees Three Crore Eighty Lakhs Only) to the Vendors being the total and final sale consideration amount.

The Purchaser has paid Rs. 1,00,00,000/- (Rupees One Crore Only) to the Confirming party. The Purchaser has paid nomination fees.

The purchaser has deducted applicable TDS as per law on the said total consideration amount. chalan no. 46418. Dt. 13-10-2016.

The Vendors and confirming parties confirm the adequacy of the afore mentioned sale consideration and nomination fee and hereby declare that have not acted in any manner that would result in such rights being curtailed or abrogated and further hereby declare that the Schedule Property is free from any encumbrances, liens, charges and that all taxes levies are paid upto date.

Nazima Begum
Hillshamini

Wasiq Sharief

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ಮಾನ್ಯರಾದ ವ್ಯಕ್ತಿಗಳಿಗೆ
ಮಾನ್ಯರಾದ ವ್ಯಕ್ತಿಗಳಿಗೆ
ಮಾನ್ಯರಾದ ವ್ಯಕ್ತಿಗಳಿಗೆ

The Vendors hereby accept and acknowledge in full and final settlement and satisfaction of the entire sale consideration. The confirming party is also satisfied with her payment. The Vendors hereby grants, transfers and conveys UNTO the Purchaser, BY WAY OF SALE, all that piece and parcel of residentially converted un-developed land bearing conversion order No. ALN.SR.SAKAL(Chi)109/2012-13, dt: 29/11/2012 bearing Sy. 56/9 measuring 1 acre 21 guntas, 56/10 measuring 21 guntas, 56/11 measuring 21 guntas, 56/12 measuring 18 guntas, 56/13 measuring 17 guntas, 56/14 measuring 13 guntas and 56/15 measuring 1 acre 08 guntas, totally admeasuring 5 Acres 1 gunta, inclusive of 2 guntas Kharab situated at Beedaganahalli Village, Nandi Hobli, Chikkaballapur Taluk and District morefully described below and hereinafter and referred to as the "SCHEDULE PROPERTY" or "PROPERTY HEREBY CONVEYED" with the land, trees, plants, water courses, fences and all rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same, to the Purchaser, as absolute owner.

THE VENDORS COVENANT WITH THE PURCHASER AS FOLLOWS:

- 1) That the Vendors are in possession and enjoyment of the Schedule Property hereby conveyed by receiving the income and profits there from, as absolute owner.
- 2) That the Vendors have the power to convey the Schedule Property and that there is no impediment for this sale under any law, order, decree or contract;

Najima, Begum
Hollahalli
K. A. S. - 10

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Wasiq

CHITRAKUMARI

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- 3) That the Vendors are absolute owners of the Schedule Property and that none else has any right, title interest or share therein;
- 4) That the Property hereby conveyed is not subjected to any encumbrances, attachments, tenancy or acquisition proceedings or charges of any kind;
- 5) That the Vendors have paid all rates, taxes, cesses and outgoings in respect of the Schedule Property up to the date of sale;
- 6) That the Vendors shall, whenever so required by the Purchaser, do and execute all acts, deeds and things for more fully and perfectly assuring the title of the Purchaser to the Property hereby conveyed;
- 7) The Vendors do hereby indemnify and keep indemnified the Purchaser against any loss or damage that the Purchaser may suffer by reason of any breach, default or misrepresentation or negligence on the part of the Vendors. Subsequent to the sale of the Schedule Properties to the Purchaser, the Vendors agree to keep indemnified the Purchaser against any loss or damage which the Purchaser may sustain on account of (i) the Purchaser's right to remain in peaceful possession and enjoyment of the Schedule Properties / or any part thereof, as the absolute owner thereof, being disturbed in any manner whatsoever, (ii) any defect or deficiency in the title of the Vendors to the Schedule Properties/ or any part thereof;

Najima Begum

Shilsham

K. A. F.

Chandrasekhar

W. S. S.

Assistant

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8) The Vendors agrees to defend the right, title and interest of the Purchaser to the Schedule Properties against all claims and that all expenses in this regard shall be borne and paid for by the Vendors.

9) The Vendors further agrees and undertakes to execute / secure execution of such other document/s as may be required by the Purchaser to more fully satisfy and assure the Purchaser that the Vendors are the owners of the Schedule Property with uninhibited rights of alienation over the same.

10) The Vendors hereby declares and undertakes to do or causes to be done at all times all acts, deeds and things that are reasonably and legally required to be done at the instance of the Purchaser for more fully and perfectly assuring conveying the Schedule Properties to the Purchaser.

Based on the assurances, confirmations and title and revenue documents with respect to the said property provided by the Vendors, the Purchaser above mentioned believed version of the said Vendors and documents handed over by him and agreed to purchase the entire schedule property.

The Vendors and Purchaser on the terms, covenants and assurances below mentioned have executed and registered this deed.

NOW THIS SALE DEED WITNESSETH AS UNDER

The Vendors represent and warrant that the schedule property is not a Granted property and the same is self acquired property of late. Chand Pasha

Nasirima Begum
Witnesham
K. S. S. S. S.
Chand Pasha

Wasa S
Chand Pasha

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Handwritten signatures and text in Kannada script.

and as such the vendors being the only legal heirs are the absolute owners having all the rights, title and interest in the Schedule Property.

The Vendors collectively acknowledge receipt of the entire sale consideration above mentioned and the Vendors and confirming party are jointly executing and registering this sale deed with respect to the Schedule Property and appurtenances thereto free from all encumbrances, unto the Purchaser absolutely and forever.

The Vendors and Confirming party confirm the adequacy of the sale consideration and hereby assures and undertake with the Purchaser that they shall not demand/insist any additional payments with regard to the Schedule Property apart from the consideration received under this deed.

The Vendors and Confirming Party affirm and confirm that the property is not mortgaged, charged, leased, and there are no Encumbrances in respect of the Property or any part thereof and the Property.

The Vendors represent that there are no un-disclosed litigations or claims pending with respect to the schedule property. In the event of any such proceedings are initiated the same shall be defended by the Vendors and the purchaser shall not be liable for prosecution.

There is no subsisting power, authority or otherwise any right or interest to enjoy, use, occupy or to do any other act in respect of the Property or any part thereof, in favour of any person or entity.

Handwritten signatures and names: Masima Begum, Thilliam, K. S. S. S. S., and others.

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There are no existing contracts or arrangements or understandings between the Vendors and / or any third party in relation to the Property. There are no rights of easement, path ways, public road, traditional rights of use as access or otherwise given by the Vendors of or their predecessors-in-title and there is free ingress and egress to the Property and there are no circumstances that would affect such free ingress and egress.

The Property or any part thereof is not in violation of any legal requirement (including applicable provisions of any law that is prevalent) and no notice involving any violation or thereof has ever been issued or given by any governmental authority or agency. The Property is not subject of any official complaint or notice of violation of any applicable zoning, or other applicable laws or litigation and no such violation is known to exist.

The Vendors hereby declare that they are the true and lawful owners of the Schedule Property and that they have not acted in any manner that would result in such rights being curtailed or abrogated and further hereby declare that the Schedule Property is free from any encumbrances, liens, charges and that all taxes levied are paid upto date. The Vendors shall perform all such acts as may be necessary to ensure absolute and error free conveyance of the Schedule Property to the Purchaser and that the Vendors shall comply with all requisite applicable laws, rules and regulations with regard to the Schedule Property and that the conveyance of the Schedule Property is lawful and is not prohibited under any existing laws.

Naizima Begum
Hillshaw

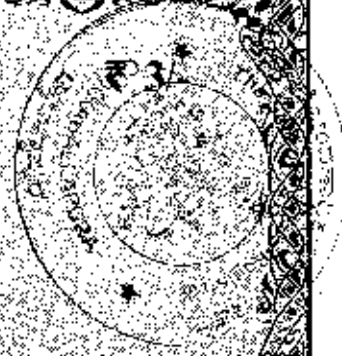
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K. S. S. S. S.
S. S. S. S. S.

Wasia Shah

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The Vendors have delivered original title deeds, revenue and such others documents evidencing ownership, rights and title relating to the Schedule Property to the Purchaser and have this day delivered possession of the Schedule Property to the Purchaser. The Purchaser shall bear the expenses relating to Sale Deed.

SCHEDULE PROPERTY

All that piece and parcel of the Residentially converted un-developed land bearing conversion order No. ALN.SR.SAKAL(Chi)109/2012-13, dt. 29/11/2012 bearing Sy. 56/9 measuring 1 acre 21 guntas, 56/10 measuring 21 guntas, 56/11 measuring 21 guntas, 56/12 measuring 18 guntas, 56/13 measuring 17 guntas, 56/14 measuring 13 guntas and 56/15 measuring 1 acre 08 guntas, totally admeasuring 5 Acres 01 guntas, inclusive of 2 gunta Kharab situated at Beedaganahalli Village, Nandi Hobli, Chikkaballapur Taluk, Chikkaballapur District being consolidated property and bounded as follows:

EAST BY : Property belonging to M/s. Sammy's Mountain Villas Private Limited,

WEST BY : Bhengipura Village Boundary,

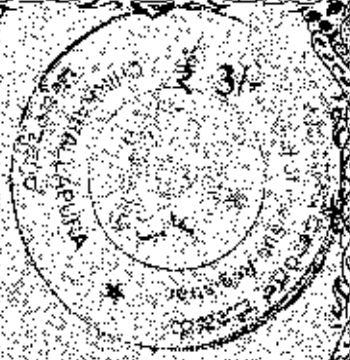
NORTH BY : Property bearing Sy. No. 56/8

SOUTH BY : Hurulugurki Village Road.

Nazima Begum Wasil Shah
Hussain
Hussain
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IN WITNESS WHEREOF, the Vendors, Confirming Party and the Purchaser have affixed their signature to this sale deed on the day, month and year first above written.

Nazima Begum
Thittikanni

WITNESSES:

1. [Signature]
R.N. Muthy
No. 265, 6th main
2nd Block B.T. room
BT-72

[Signature]
[Signature]
Wasil Shah

VENDORS

2. [Signature]
N. puresh
50 Lake Garden Road
Near Bellandur lake
BT-4
Chikkaballipeta

[Signature]
CONFIRMING PARTY

[Signature]
PURCHASER

DRAFTED BY:-

[Signature]
N. VENUGOPAL NAIDU
ADVOCATE

5, Miller Tank Bund Road,
Cunningham Road Cross,
BANGALORE - 560 052



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ನೋಂದಣಿ ಮತ್ತು
Registration and Stamps Department

ಇದರಲ್ಲಿ ಯಾವುದೇ ನೋಂದಣಿ ಅಥವಾ ಸ್ಟಾಂಪ್
This sheet can be used for any document

ನೋಂದಣಿ ದಿನಾಂಕ
Date of execution

ಸ್ಟಾಂಪ್ ಶುಲ್ಕದ ಮೊತ್ತ
Total stamp duty paid Rs

ಈ ದಾಖಲೆಯನ್ನು ಪುಸ್ತಕದಲ್ಲಿ ಹಾಕಬೇಡಿ

THIS DEED OF SALE executed on this 21st day of May Two Thousand and Thirteen (21.05.2013):

BY

Sri. A. A. Monnappa,
S/o. Late. A. M. Appaji,
aged about 45 years,
residing at No. 50, RS Abode,
11nd "E" Cross, Hanumanthappa Layout,
4th Main Road, Sulthanpalya,
R. T. Nagar Post, Bangalore - 560 032.

PAN no. AMU0M3344B.

(hereinafter referred to as the "VENDOR", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include their legal heirs, administrators, executors, successors, assigns or any one claiming through or under them).

IN FAVOUR OF:

M/s. Sammy's Mountain Villas Limited,
(registered under the provisions of Indian Companies Act 1956),
Having office at # Having office at # 9,
11nd floor, BEL Air Drive, Mekki Circle,
Bellary Road, Bangalore 560 032.
Represented by its Director, N. Ramesh.

PAN no. AAFC38571E

(hereinafter referred to as the "PURCHASER", which expression shall, unless repugnant to the context and meaning thereof, be deemed to mean and include its successors and assigns);

Signature



1110 ನೇ ನಂಬರಿನ 4 ನೇ ಪುಸ್ತಕದ 2 ನೇ ಪುಟ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡವಿ ಜಾಗಣಿ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿಸ್ ಮೌಂಟೇನ್ ವಿಲ್ಸನ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್ ಇವರು 192400.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಕುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ವ್ಯಕ್ತರ	ಮೊತ್ತ (ರೂ.)	ಕಟಾಡ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	17100.00	ಇಂಡಿಯಾನ್ ಬ್ಯಾಂಕ್ ಡಿಡಿ ನಂ 710193 ದಿನಾಂಕ 14/05/2013
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	175300.00	ಇಂಡಿಯಾನ್ ಬ್ಯಾಂಕ್ ಡಿಡಿ ನಂ 710187 ದಿನಾಂಕ 14/05/2013
ಒಟ್ಟು :	192400.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು
ದಿನಾಂಕ : 21/05/2013

ಉಪ-ನಿರ್ದೇಶಕರು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಬೆಂಗಳೂರು

REGISTRATION
OFFICE OF THE
SUB-REGISTRAR
CHICKBALLAPUR

REGISTRATION AND STAMP DUTY ACT

1110.....ನೇ ನಂಬರಿನ 1 ನೇ ಪುಟದ 3 ನೇ ಪುಟ

WITNESSES AS FOLLOWS:

The Vendor represented that he is the sole absolute owner of the properties bearing Survey No. 83 measuring 26 guntas, which is morefully detailed in the schedule and hereunder and hereinafter referred to as the 'SCHEDULE PROPERTY'.

WHEREAS, property Sy. No. 83 measuring 25 guntas which is morefully described in schedule below originally belonged to one Sri. Obalaiah. Upon death of said Obalaiah his legal heirs Sri. Lakshminarasimhaiah, Sri. Lakshmi pathi, Sri. Krishnamurthy and Sri. Narayanaswamy along with their children morefully detailed to in the sale deed sold transferred and conveyed the property in favour of Smt. Janaki Gangaram under two separate sale deeds bearing No. 1956/95-96 of Book I at Pages 162-164 in Volume No. 1584 dt: 13/02/1996 (measuring 18 $\frac{3}{4}$ guntas) and No. 80/96-97 of Book I at Pages 178-180 in Volume 1613 dt: 11/04/1996 (measuring 6 $\frac{1}{4}$ guntas) (totally ad measuring 26 guntas inclusive of 1 gunta karab) registered in the office of the Sub-registrar, Chickballapur.

WHEREAS, upon acquiring the property bearing Sy. No. 83 measuring 25 guntas as above referred above, Smt. Janaki Gangaram was in possession and enjoyment of the property and the revenue records have been mutated in the name of Smt. Janaki Gangaram. Smt. Janaki Gangaram sold, transferred and

Attorney





1110 ನೀ ಸಂಖ್ಯೆ ನೀ ಪ್ರಸ್ತಾವನೆ ಪ್ರತಿ

Print Date & Time : 21-05-2013 03:30:25 PM

ದಸ್ತಾವೇಶ ಸಂಖ್ಯೆ : 1110

ಸಹಿ ರಾಜಸ್ಥಾನ ಚಕ್ರವರ್ತಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 21-05-2013 ರಂದು 03:21:47 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	34040.00
2	ಸ್ಯಾಮಿಂಗ್ ಫೀ	420.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	35.00
4	ಇತರೆ	40.00
5	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	34570.00

ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿಂಗ್ ಮೆಂಟೇನ್ ವಿಲ್ಡ್ ಲಿ. ಪರವಾಗಿ ನಿರೀಕ್ಷಿಸಿ ಎನ್ ರಮೇಶ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿಂಗ್ ಮೆಂಟೇನ್ ವಿಲ್ಡ್ ಲಿ. ಪರವಾಗಿ ನಿರೀಕ್ಷಿಸಿ ಎನ್ ರಮೇಶ್			

ಎನ್ ರಮೇಶ್
ಚಕ್ರವರ್ತಿ

ಬರೆಯಕೊಟ್ಟಿದ್ದಾಗಿ ಒತ್ತಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	ಎ.ವಿ.ನೊಂದಿಟ್ಟ ದಿನಾಂಕ ಎ.ಎಂ.ಅವಾಜಿ (ಬರೆಯಕೊಡುವವರು)			

ಎ.ವಿ.ನೊಂದಿಟ್ಟ
ಚಕ್ರವರ್ತಿ

Chickballapur District
Registration and Stamp Department

ಇದರಲ್ಲಿ ಉಲ್ಲೇಖಿಸಿದ ಸ್ಥಳೀಯ ಅಧಿಕಾರಿಗಳು
ಇದರಲ್ಲಿ ಉಲ್ಲೇಖಿಸಿದ ಸ್ಥಳೀಯ ಅಧಿಕಾರಿಗಳು



111. ೧. ಸೀ ನಂಬರಿನ ಸೀ ಭೂಮಿ ಸೀ ಭೂಮಿ
conveyed all her right, title and interest over the Property in terms of the registered sale deed bearing document No. 2595/2010-11 stored in C.D. No. CKBD54 dt: 29/09/2010 in the office of Chickballapur Sub-registrar, in favour of Sri. A. A. Monnappa the purchaser mentioned in the above sale deed.

WHEREAS, upon acquiring the property bearing Sy. No. 83 measuring 25 guntas Sri. A. A. Monnappa the above mentioned Vendor is in peaceful possession and enjoyment of the property and the revenue records have been mutated in his name vide MR No. 18/2010-11. Upto date taxes with respect to the property have been paid.

WHEREAS on an application made by the Vendor seeking conversion of the schedule property and on the payment of requisite conversion fines the Deputy Commissioner, Chickballapur District converted the schedule Property from agricultural to non agricultural residential use under the Official Memorandum bearing No. A.L.N : SR : 212/11-12 dated 12/10/2012.

The Vendor represent that the schedule property is the self acquired property and has absolute right to sell for the benefit of the family and to meet his financial requirements.

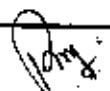
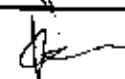
WHEREAS, the Vendor has approached the Purchaser and offered to sell,

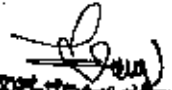
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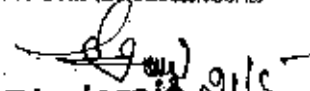
ಗುರುತಿಸುವವರು


1110 ನೇ ನಂಬರಿನ I ನೇ ಪುಸ್ತಕದ 6 ನೇ ಕ್ರಮ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಆರ್ ಎನ್ ಮೂರ್ತಿ ಬಿನ್ ಎನ್ ಎಸ್ ರಾಮನ್ ನಂ 3/3 4ನೇ ಮುಖ್ಯ ರಸ್ತೆ ಗಾಂಧಿ ನಗರ ಬೆಂಗಳೂರು	
2	ಎನ್ ಪ್ರಸಾದ್ ಬಿನ್ ಜಿ ಎನ್ ರಸ್ತೆ ಭಗತ್ ಸಿಂಗ್ ನಗರ ಚಿಕ್ಕಬಳ್ಳಾಪುರ	


ಅಧ್ಯಕ್ಷರು
ಚಿಕ್ಕಬಳ್ಳಾಪುರ
ಜಿಲ್ಲೆ


1 ನೇ ಪುಸ್ತಕದ ರದ್ದತಿಗಾಗಿ
ನಂಬರ CKB-1-01110-2013-14 ಅಗಿ
ಸಿ.ಡಿ. ನಂಬರ CKBD91 ನೇ ಪುಸ್ತಕ
ದಿನಾಂಕ 21-05-2013 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


Bhojaraja ಅಧ್ಯಕ್ಷರು
ಚಿಕ್ಕಬಳ್ಳಾಪುರ ಜಿಲ್ಲೆ



The Seal of the District Collector
CHIKBALLAPURA



STATE OF KARNATAKA
REGISTRATION AND STAMPS DEPARTMENT

REGISTRATION OF TRANSFER OF PROPERTY ACT, 1908
THIS DEED IS REGISTERED UNDER NO. _____

REGISTRATION NO. _____
DATE OF REGISTRATION _____

VALUE OF PROPERTY AS PER DEED _____
STAMP DUTY PAID _____

1110...
the Vendor, the Schedule Property have been owned, held and possessed by him without any interruption; and the Vendor have offered the same to the Purchaser with an undertaking that he has fulfilled all legal requirements leaving behind no impediments in law for the conveyance of the Schedule Property in favour of the Purchaser;

- (i) that the Schedule Property is not a land in respect of which there is a prohibition regarding sale and that there is no bar or prohibition to acquire, hold or to sell the Schedule Property;
- (j) that the Vendor has this day delivered original documents of title relating to the Schedule Property to the Purchaser;
- (k) that the Schedule Property has been converted from agricultural to non-agricultural use;

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. That in pursuance of the foregoing and in consideration of Rs. 34,03,500/- (Thirty Four Lakhs Three Thousand Five Hundred Only).
2. The Vendor above mentioned hereby accepts and acknowledges in full and final settlement and satisfaction of the entire sale price. The Vendor hereby grants, transfers and conveys UNTO the Purchaser, BY WAY OF SALE, all that piece and parcel of residentially converted land bearing Survey No. 83 measuring 26 guntas land situated at Beedaganahalli Village, Nandi Hobli, Chickballapur Taluk and District, morefully described in the Schedule below and hereinafter referred to as the "SCHEDULE

[Handwritten Signature]

[Handwritten Signature]



REGISTRATION AND STAMP DEPARTMENT



1110 ನೀ ಸಂಖ್ಯೆ 7 ನೀ ಪುಸ್ತಕ 9 ನೀ ಪುಟ
PROPERTY" or "PROPERTY HEREBY CONVEYED" with the land, trees, plants, water courses, fences and all rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same, to the Purchaser, as absolute owner;

THE VENDOR COVENANT WITH THE PURCHASER AS FOLLOWS:

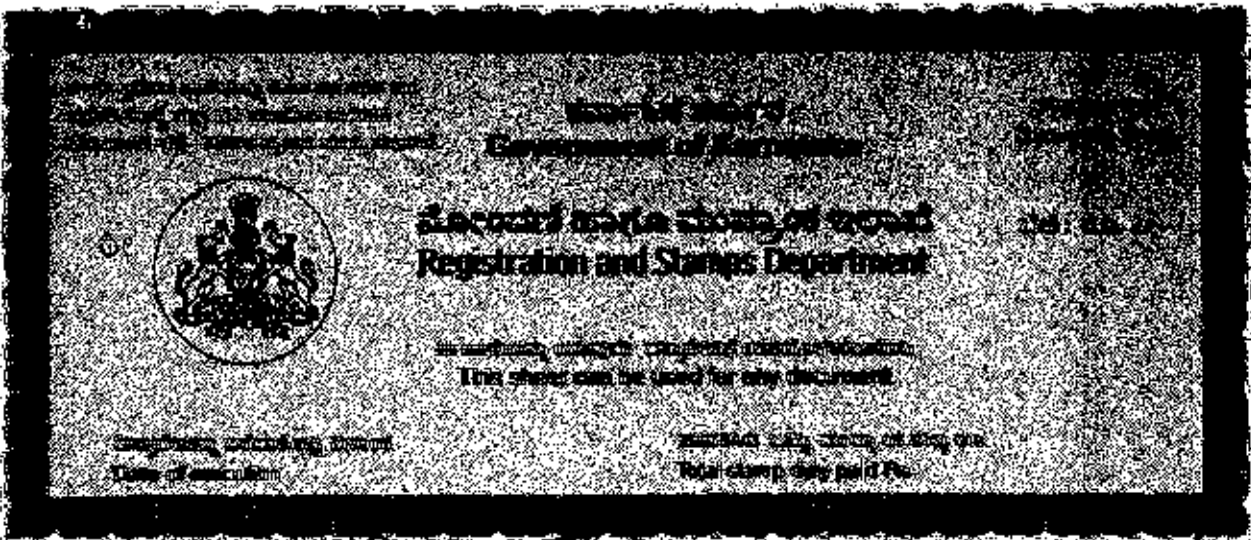
- 1) That the Purchaser shall be entitled to enter upon, hold, possess and enjoy the Property hereby conveyed and receive the income and profits there from as absolute owner without any interference or disturbance by the Vendor or their predecessors in title or any one claiming through or under them or any person claiming any legal title thereto;
- 2) That the Purchaser has the power to convey the Schedule Property and that there is no impediment for this sale under any law, order, decree or contract;
- 3) That the Purchaser is the absolute owner of the Schedule Property and that none else has any right, title interest or share therein;
- 4) That the Property hereby conveyed is not subjected to any encumbrances, attachments, tenancy or acquisition proceedings or charges of any kind;

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110 ನೇ ನಂದಿಬೆನ್ನೆ ನೆ ಪುರಂ 11 ನೇ ಬ್ಲಾಕ್

assuring conveying the Schedule Properties to the Purchaser. That the Vendor shall keep the Purchaser fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Purchaser or the Property hereby conveyed, by reason of any defect in or want of title on the part of the Vendor or their predecessors-in-title and against any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser.

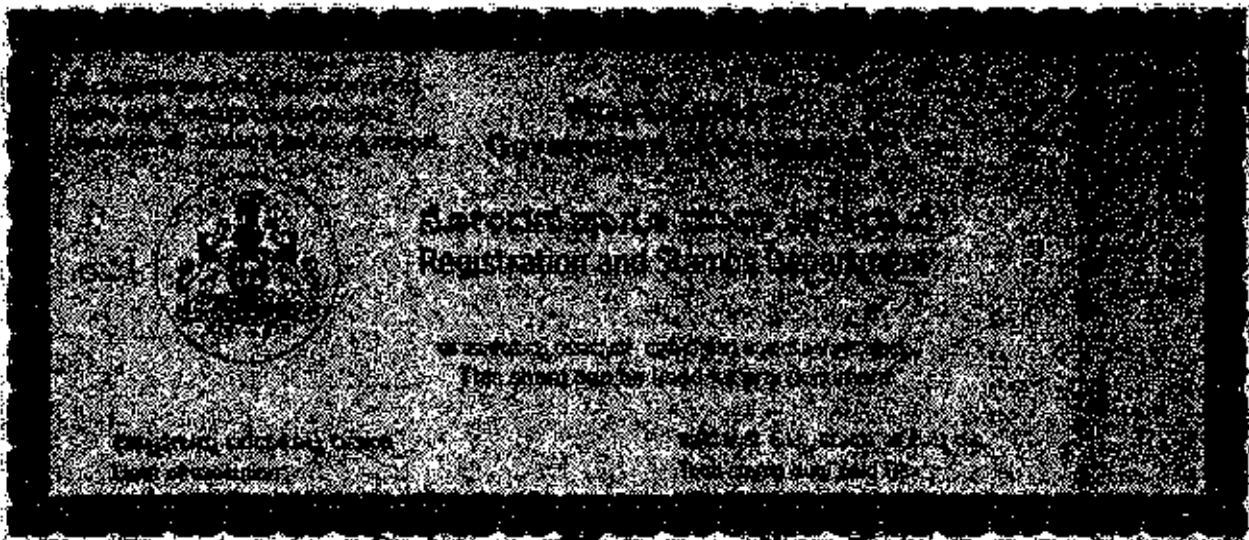
SCHEDULE PROPERTY

All that piece and parcel of the residentially converted dry vacant land bearing Survey No. 83 measuring 26 guntas land situated at Beedaganahalli Village Nandi Hobli, Chickballapur Taluk and District, vide Official Memorandum bearing No. A.L.N (SR) 212/11-12 dated 12/10/2012, and bounded as follows:-

- ON THE EAST : Property bearing Sy. No. 84
- WEST : Property bearing Sy. No. 84
- NORTH : Property bearing Sy. No. 82
- SOUTH : Property bearing Sy. No. 84.

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1112 ನೇ ಸಂಖ್ಯೆಗೆ ನೇ ಪ್ರಸಕ್ತದ ನೇ ಪ್ರತಿ

IN WITNESS WHEREOF the VENDOR and the PURCHASER have executed this DEED OF SALE in the presence of the Witnesses attesting hereunder:

WITNESSES:

- 1. *[Signature]*
P. N. Nuthy
No-3/3, kth main
Cunningham Road
B-9.
- 2. *[Signature]*
Prasad
Bhogate
Chikhalappa

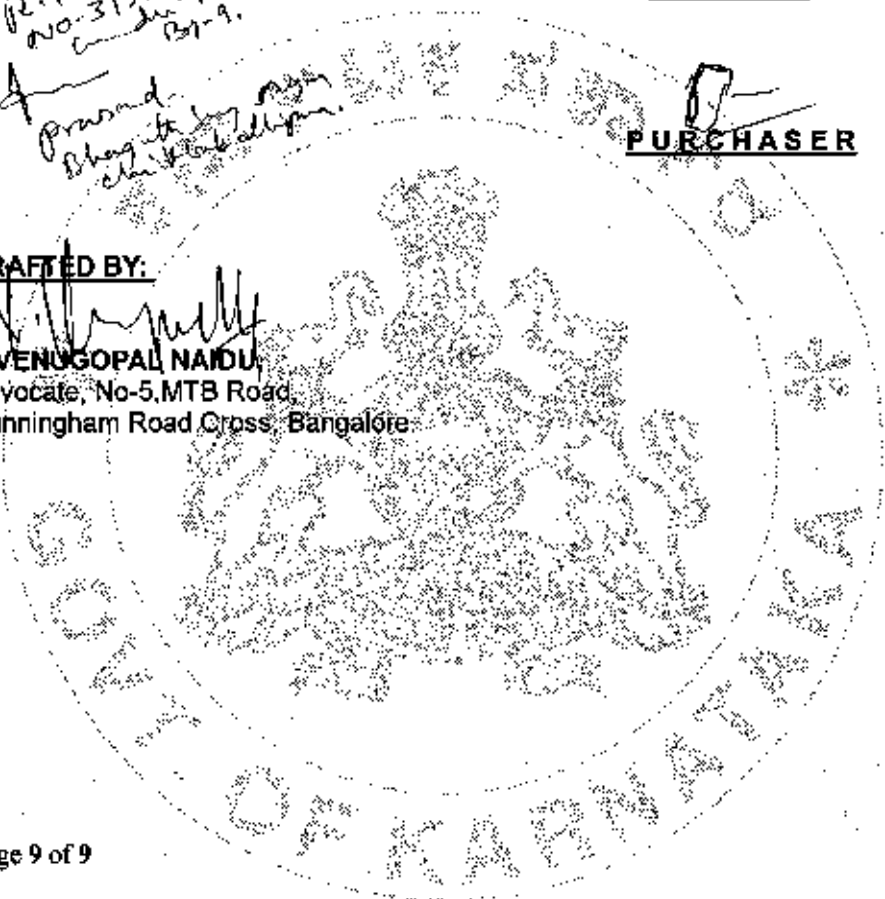
[Signature]

VENDOR

[Signature]
PURCHASER

DRAFTED BY:

[Signature]
N. VENUGOPAL NAIDU
Advocate, No-5, MTB Road,
Cunningham Road Cross, Bangalore

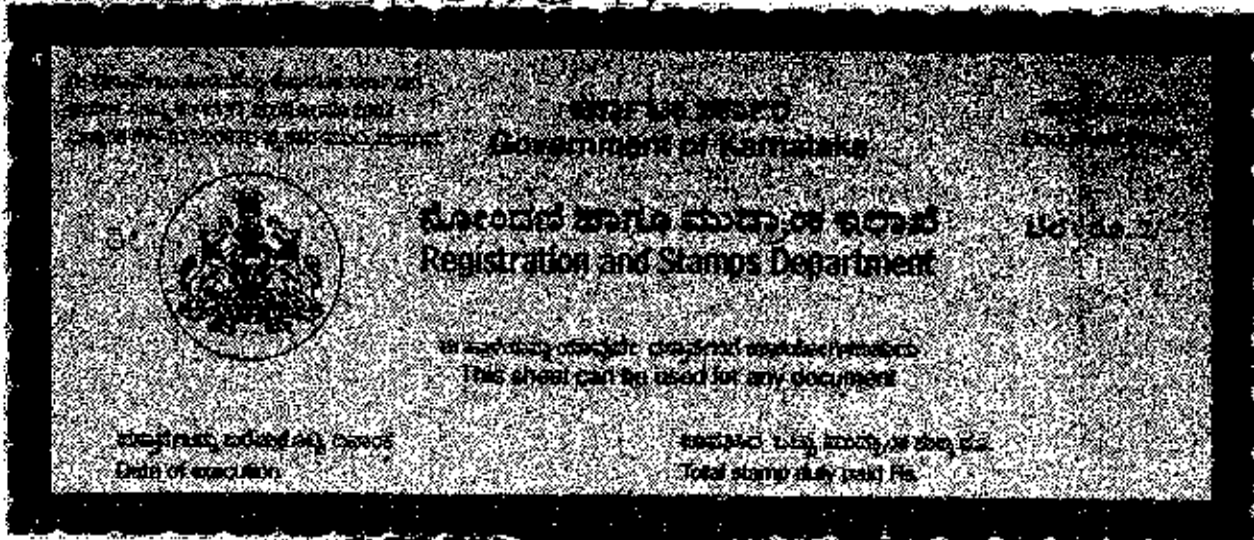




ISK -1 1113/13-14

CHIKKABALLAPUR
25/5/13

1



ಈ ದಾಖಲೆ ವೇದಿಕೆ 21 ಬೃಹದೇಶ್ವರನ ಹೊಂದಿರಿಸಿ
THIS DEED OF SALE executed on 21st day of May Two Thousand and Thirteen
 (21.05.2013) at Chikkaballapur. ಇದು 11.23 ನೇ ನಂಬರಿನ ನೇ ವ್ಯವಸ್ಥೆ ಕಡೆ 229 ಸುತ್ತು

BY

Sri. A. A. Monnappa,
 S/o. Late. A. M. Appaji,
 aged about 45 years,
 residing at No. 50, RS Abode,
 11nd "E" Cross, Hanumanthappa Layout,
 4th Main Road, Sulthanpalya,
 R. T. Nagar Post, Bangalore - 560 032.

PAN NO: AMUAM3344B.

(hereinafter referred to as the "VENDOR", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include their legal heirs, administrators, executors, successors, assigns or any one claiming through or under them).

IN FAVOUR OF:

M/s. Sammy's Mountain Villas Limited,
 (registered under the provisions of Indian Companies Act 1956),
 registered under the provisions of Companies Act,
 having its office at No. 9, 11nd Floor, BEL Air Drive,
 Mekhri Circle, Bellary Road, Bangalore - 560 032,
 represented by its Director
N. Ramesh.

PAN NO: AAFES8571E

(hereinafter referred to as the "PURCHASER", which expression shall, unless repugnant to the context and meaning thereof, be deemed to mean and include

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113 ನೇ ಸಂಚರಿಸಿ ನೀ ಪುಸ್ತಕದ ನೀ ಪುಟ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕುಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿನ್ ಮೊಂಟಾನ್ ವಿಲ್ಲಾಸ್ ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್ ಅವರು 1000050.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಕುಲ್ಪವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಪಾವತ ಪಾವತಿಯ ವಿವರ
ಇತರ ಟ್ಯಾಂಕ್ ಡಿ.ಡಿ.	88500.00	ಇಂಡಿಯಾನ್ ಟ್ಯಾಂಕ್ ಡಿಡಿ ನಂ 710192 ದಿನಾಂಕ 14/05/2013
ಇತರ ಟ್ಯಾಂಕ್ ಡಿ.ಡಿ.	911400.00	ಇಂಡಿಯಾನ್ ಟ್ಯಾಂಕ್ ಡಿಡಿ ನಂ 710186 ದಿನಾಂಕ 14/05/2013
ನಗದು ರೂಪ	150.00	
ಒಟ್ಟು :	1000050.00	

ಸ್ಥಳ : ಚಿಕ್ಕಬಳ್ಳಾಪುರ
 ದಿನಾಂಕ : 21/05/2013


 ಉಪ-ನಿರ್ದೇಶಕರು, ಮುದ್ರಾಂಕ ಮತ್ತು ನೋಂದಣಿ ಇಲಾಖೆ
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ

3.0002
5001
LAPUR
17

ಪ್ರಜಾಪ್ರಭುತ್ವದ ಸಂರಕ್ಷಣೆಗಾಗಿ
ಸರ್ಕಾರದ ಸೇವೆಗಾಗಿ
ಸರ್ಕಾರದ ಸೇವೆಗಾಗಿ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಸಂಪನ್ಮೂಲ
Registration and Stamps Department

ಇಲ್ಲಿಯೇ ಅಧಿಕಾರಿಗಳಿಗೆ ದಾಖಲೆ ಮಾಡಬಹುದು
This sheet can be used for any document

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಅಧಿಕಾರಿಗಳಿಗೆ ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date stamp duty paid to

its successors and assigns ಮಾನ್ಯರಾದ ಶ್ರೀ ಮುನಿಶಮಪ್ಪನವರವರಿಗೆ ಮತ್ತು ಅವರ ಪುತ್ರರುಗಳಿಗೆ ಮತ್ತು ಅವರ ಪುತ್ರರುಗಳಿಗೆ

WITNESSES AS FOLLOWS:

The Vendor represented that he is the sole absolute owner of the properties bearing Survey No. 84/1 measuring 1 acre 25 guntas and Survey No. 84/5 measuring 1 acre 25 guntas totally measuring 3 acres 10 guntas situated at Beedaganahalli Village, Nandi Hobli, Chikballapur Taluk and District, morefully detailed in the schedule as Item No. 1 and Item No. 2 and hereunder and hereinafter referred to as the 'SCHEDULE PROPERTY'

ITEM NO. 1 Sy. No. 84/1.

WHEREAS, property Sy. No. 84/1 measuring 1 acre 25 guntas was purchased by Shri. Munishamappa under a registered sale deed bearing No. 510/73-74 in Book - I of Volume 1158 at pages 126 - 127 dt. 15/5/1973 in the office of the Sub-registrar, Chikballapur.

Upon acquiring right, title and interest was in possession and enjoyment of the same. During his life time portion of the property was bequeathed in favour of his nephew Shri. Manjunath under a registered will bearing No. 32/1986-87 in Book III of Volume 2 at pages 43 - 44 dt. 28/7/1986 in the office of the Sub-registrar, Chikballapur.

The family members of the said Munishamappa have entered into a family

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1113 ನೀ ನಂಬರಿನ...ನೇ ಪುಸ್ತಕದ...ನೇ ಪುಟ

Print Date & Time : 21-05-2013 03:56:38 PM

ದಾಖಲೆ ಸಂಖ್ಯೆ : 1113

ಸಹಿ ರಚಿಸಿದ ಚಕ್ರವರ್ತಿಪುರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 21-05-2013 ರಂದು 03:49:19 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲಿಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	177000.00
2	ಸ್ಯಾಮಿನ್ ಕೆ	455.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	70.00
4	ಇತರೆ	40.00
5	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	177600.00

ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿನ್ ಮೆಂಟೇನ್ ವಿಲ್ಡ್ಸ್ ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಿಸಿರುವ ಎನ್ ರಮೇಶ್ ಅವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿನ್ ಮೆಂಟೇನ್ ವಿಲ್ಡ್ಸ್ ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಿಸಿರುವ ಎನ್ ರಮೇಶ್			

ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿನ್ ಮೆಂಟೇನ್ ವಿಲ್ಡ್ಸ್ ಲಿ.
ಪರವಾಗಿ ನಿರ್ದೇಶಿಸಿರುವ ಎನ್ ರಮೇಶ್
ಪ್ರಕಟಣಾಧಿಕಾರಿ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

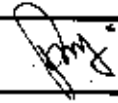

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	ಎ.ಎ.ಮೊವ್ವಪ್ಪ ಬಿರ್ ಲೇಟ್ ಎ.ಎಂ.ಆಸ್ವಾಥಿ (ಬರೆದುಕೊಡುವವರು)			


ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿನ್ ಮೆಂಟೇನ್ ವಿಲ್ಡ್ಸ್ ಲಿ.
ಪರವಾಗಿ ನಿರ್ದೇಶಿಸಿರುವ ಎನ್ ರಮೇಶ್
ಪ್ರಕಟಣಾಧಿಕಾರಿ


21/5


ಗುರುತಿಸುವವರು


113 ನೇ ನಂಬರಿನ 7 ನೇ ಪುಸ್ತಕದ 6 ನೇ ಪುಟ

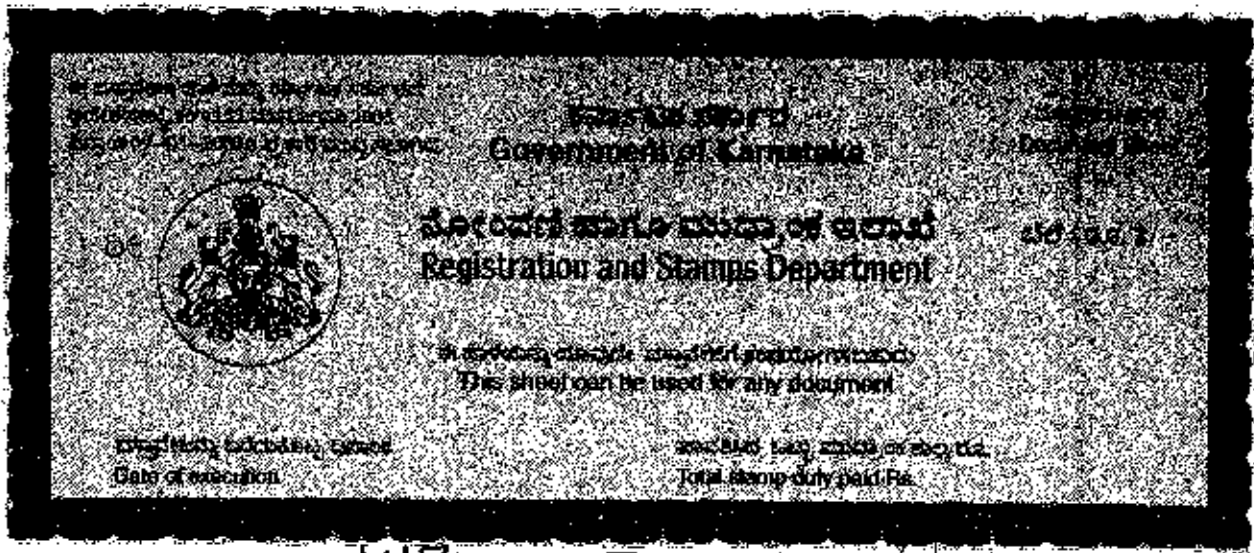
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಲಾಲ್ ಎನ್ ಮೂರ್ತಿ ದಿನೇ ಲೇಟ್ ಎನ್ ಎಸ್ ರಾಮನ್ ಸಂ 3/3 4ನೇ ಮುಖ್ಯ ರಸ್ತೆ ಗಾಂಧಿ ನಗರ ಬೆಂಗಳೂರು	
2	ಎನ್ ಪ್ರಸಾದ್ ದಿನೇ ಜಿ ಎನ್ ರೆಡ್ಡಿ ಭಾಗತೆ ಸಿಂಗ್ ನಗರ ಚಕ್ಕಬಳ್ಳಾಪುರ ನಗರ	


ಲಾಲ್ ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು
21/5


1 ನೇ ಪುಸ್ತಕದ ದಾಖಲೆಗಳು
ನಂಬರ್ CKB-1-01113-2013-14 ಆಗಿ
A. B. ನಂಬರ್ CKBD91 ನೇ ಪುಟದಲ್ಲಿ
ದಿನಾಂಕ 21-05-2013 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


Bhojaraja 21/5
ಲಾಲ್ ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು





Sub-registrar, Chikballapur ನಂ: 113 ಸೇ ಪುಸ್ತಕದ 7 ನೇ ಪುಟ

Upon acquiring right, title and interest the said Ramappa @ Ramaiah was in possession and enjoyment of the same. Upon death of the said Ramappa @ Ramaiah and on the application made by his wife Smt. Anjinamma her name is reflected in the revenue records.

The said Smt. Anjinamma along with her legal heirs sold, transferred and conveyed all their right, title and interest over the Schedule Property in terms of the registered sale deed bearing document No. CKB-1-00259/2008-09 stored in C.D. No. CKBD30 dt: 24/04/2008 in the office of Chikballapur Sub-registrar, in favour of Sri. A. A. Monnappa the purchaser therein.

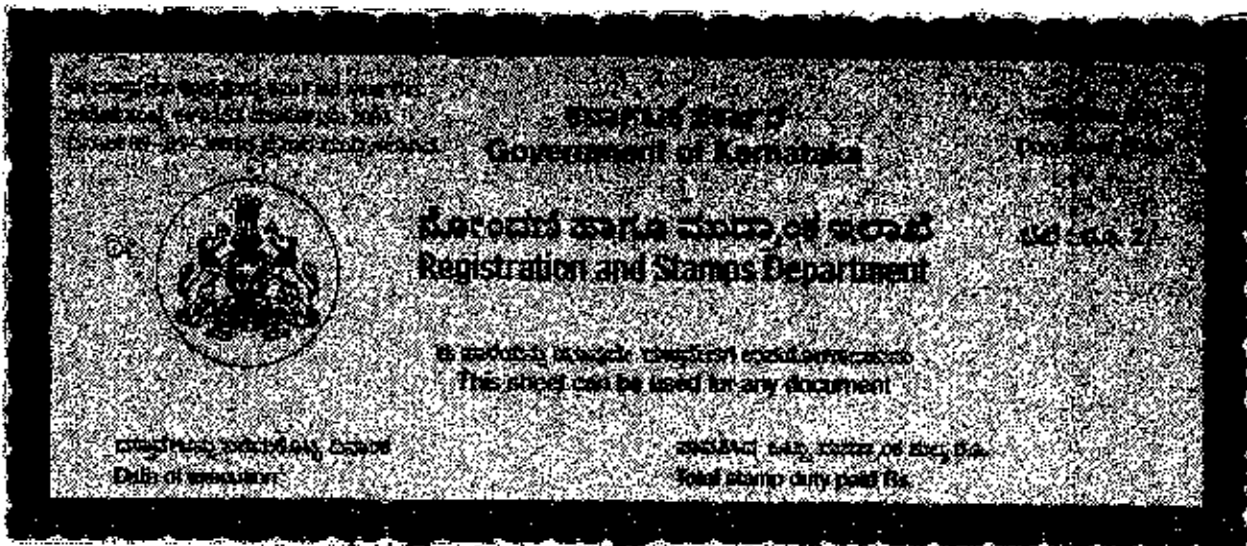
WHEREAS, upon acquiring the schedule property Sri. A. A. Monnappa the above mentioned Vendor is in peaceful possession and enjoyment of the property and the revenue records have been mutated in his name vide MR No: 82/07-08. Upto date taxes with respect to the property have been paid.

WHEREAS on an application made by the Vendor seeking conversion of the schedule property and on the payment of requisite conversion fines the Deputy Commissioner, Chikballapur District converted both the Item No. 1 and Item No 2 schedule Property from agricultural to non agricultural residential use under the Official Memorandum bearing No. A.L.N: SR: 283/11-11 dated 12/10/2012.

The Vendor represent that the schedule property is the self acquired property and

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113...
has absolute right to sell for the benefit of the family and to meet his financial requirements.

WHEREAS, the Vendor has approached the Purchaser and offered to sell, transfer and convey all his rights, title and interest in favour of the above purchaser. Upon mutual discussions the purchaser agreed to purchase the Schedule Property from the Vendor for a total sale price of Rs. 1,77,00,000/- (Rupees One Crore Seventy Seven Lakhs only) and the Purchaser has paid the entire consideration to the Vendor.

The Vendor assure and confirm:

- (a) that the Vendor is the absolute owner and has the power to convey the Schedule Property and that there is no impediment for the vendor to sell the property under any law, order, decree or contract and that none else has any right, title, interest or share in the Schedule Property;
- (b) that the Schedule Property is not subject to any encumbrances, attachments, acquisition proceedings or mortgages or lien or charges of any kind;
- (d) that there are no suits, quasi-judicial proceedings, tenancy claims or any litigations of whatsoever nature in regard to the Schedule Property under the land laws;
- (e) that the Vendor have not entered into any agreement or arrangement for sale or transfer of the Schedule Property with anyone else;
- (g) that there is no impediment for the Vendor to acquire or hold or sell the Schedule Property under any law;

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Stamp
Duty
Paid

Government of Karnataka



Registration and Stamps Department

This sheet can be used for any document

Date of execution

Total stamp duty paid Rs.

113, 20, 000/-

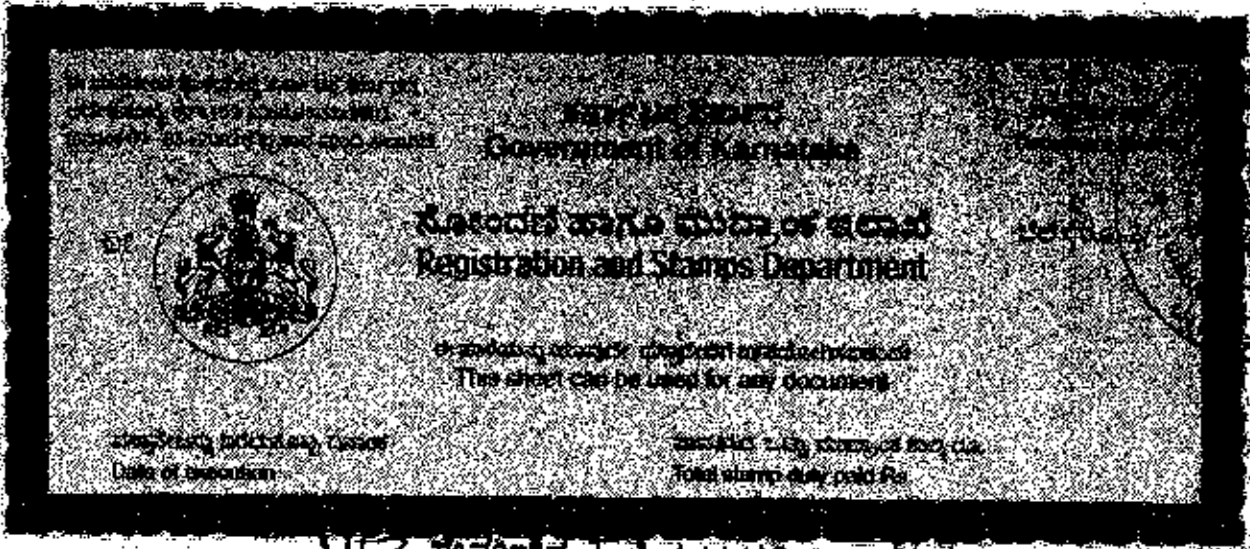
- (h) the Vendor have represented to the Purchaser that ever since the execution of sale deed by the previous owner of the Schedule Property in favour of the Vendor, the Schedule Property have been owned, held and possessed by him without any interruption; and the Vendor have offered the same to the Purchaser with an undertaking that he has fulfilled all legal requirements leaving behind no impediments in law for the conveyance of the Schedule Property in favour of the Purchaser;
- (i) that the Schedule Property is not a land in respect of which there is a prohibition regarding sale and that there is no bar or prohibition to acquire, hold or to sell the Schedule Property;
- (j) That the Vendor has this day delivered original documents of title relating to the Schedule Property to the Purchaser;
- (k) that the Schedule Property has been converted from agricultural to non-agricultural use;

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. That in pursuance of the foregoing and in consideration of Rs. 1,77,00,000/- (Rupees One Crore Seventy Seven Lakhs only).
2. The Vendor above mentioned hereby accepts and acknowledges in full and final settlement and satisfaction of the entire sale price. The Vendor hereby grants, transfers and conveys UNTO the Purchaser, BY WAY OF SALE, all that piece and parcel of residentially converted land bearing Survey No. 84/1 and 84/5 measuring 3 acres 10 guntas land situated at Beedaganahalli Village, Nandi Hobli, Chikkballapur Taluk and District,

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11-3-2020ನೇ ದಿನದ 1ನೇ ಪುಟದ 10ನೇ ಪುಟ
morefully described in the Schedule below and hereinafter referred to as
the "SCHEDULE PROPERTY" or "PROPERTY HEREBY CONVEYED"
with the land, trees, plants, water courses, fences and all rights,
easements and privileges appurtenant thereto, TO HAVE AND TO HOLD
the same, to the Purchaser, as absolute owner;

THE VENDOR COVENANT WITH THE PURCHASER AS FOLLOWS:

- (a) That the Purchaser shall be entitled to enter upon, hold, possess and enjoy the Property hereby conveyed and receive the income and profits there from, as absolute owner, without any interference or disturbance by the Vendor or their predecessors-in-title or any one claiming through or under them or any person claiming any legal title thereto.
- (b) That the Purchaser has the power to convey the Schedule Property and that there is no impediment for this sale under any law, order, decree or contract;
- (c) That the Purchaser is the absolute owner of the Schedule Property and that none else has any right, title, interest or share therein.
- (d) That the Property hereby conveyed is not subjected to any encumbrances, attachments, tenancy or acquisition proceedings or charges of any kind;
- e) The Vendor do hereby indemnify and keep indemnified the Purchaser against any loss or damage that the Purchaser may suffer by reason of any

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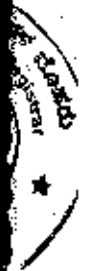


ಕರ್ನಾಟಕ ಗಣಿ ಮತ್ತು ಭೂ ವಿಳಾಸ
Registration and Stamps Department

ಇಲ್ಲಿನಲ್ಲಿ ಯಾವುದೇ ವಿಧದ ದಾಖಲೆಗಳನ್ನು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟಾರೆ ಶುಲ್ಕ ಮತ್ತು ಭೂ ವಿಳಾಸ
Total stamp duty paid Rs.



(1) ಶುಲ್ಕ ವಿಭಾಗ / ಶುಲ್ಕ ವಿಭಾಗ / ಶುಲ್ಕ ವಿಭಾಗ

breach, default or misrepresentation or negligence on the part of the Vendor subsequent to the sale of the Schedule Property to the Purchaser, the Vendor agree to keep indemnified the Purchaser against any loss or damage which the Purchaser may sustain on account of (i) the Purchaser' right to remain in peaceful possession and enjoyment of the Schedule Property/or any part thereof, as the absolute owner thereof, being disturbed in any manner whatsoever, (ii) any defect or deficiency in the title of the Vendor to the Schedule Property/ or any part thereof;

f) The Vendor agrees to defend the right, title and interest of the Purchaser to the Schedule Property against all claims and that all expenses in this regard shall be borne and paid for by the Vendor.

g) The Vendor further agrees and undertakes to execute / secure execution of such other documents as may be required by the Purchaser to more fully satisfy and assure the Purchaser that the Vendor are the owners of the Schedule Property with uninhibited rights of alienation over the same.

h) The Vendor hereby declares and undertakes to do or causes to be done at all times all acts, deeds and things that are reasonably and legally required to be done at the instance of the Purchaser for more fully and perfectly assuring conveying the Schedule Properties to the Purchaser. That the Vendor shall keep the Purchaser fully indemnified and harmless at all times, against any action

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Stamp
Seal of
Registrar
of
Mysore



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಣ ಇಲಾಖೆ
Registration and Stamps Department

ಇದರಲ್ಲಿ ಯಾವುದೇ ದಾಖಲೆ ಮಾಡಲು ಸಾಧ್ಯವಿಲ್ಲ
This sheet can be used for any document

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of registration

ಮಾನ್ಯತೆ ಪಡೆದ ಮುದ್ರಣದ ಮೊತ್ತ
Total stamp duty paid Rs.

|| 3 || ನೋಂದಣಿ ನೋಂದಣಿ ನೋಂದಣಿ

or proceedings, loss or liability, cost or claim that may arise against the Purchaser or the Property hereby conveyed, by reason of any defect in or want of title on the part of the Vendor or their predecessors-in-title and against any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser;

SCHEDULE PROPERTY

ITEM NO. 1.

All that piece and parcel of the residentially converted dry vacant land bearing Survey No. 84/1 measuring 1 acre 25 guntas land situated at Beedaganahalli Village, Nandi Hobli, Chikkballapur Taluk and District, vide Official Memorandum bearing No. A.L.N. SP. 283/10-11 dated 12/10/2012, bounded as follows:

4 ac developed.

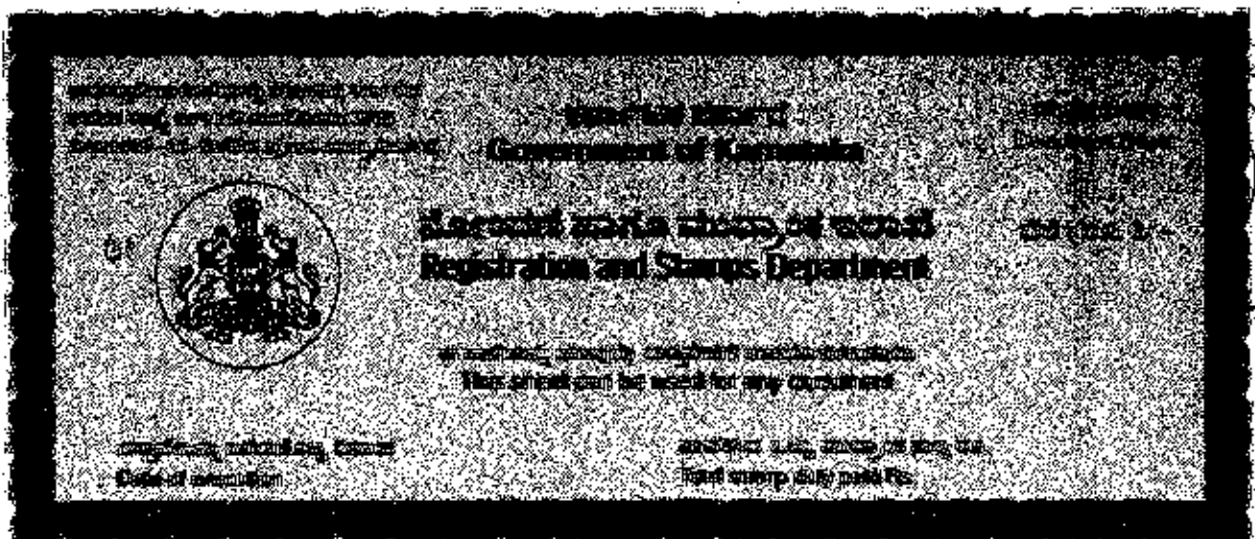
- ON THE EAST Property bearing Sy. No. 44
- WEST Property bearing Sy. No. 84/3 and 84/4
- NORTH Property bearing Sy. No. 84/5 and 44
- SOUTH Property bearing Sy. No. 45

ITEM NO. 2.

All that piece and parcel of the residentially converted dry vacant land bearing Survey No. 84/5 measuring 1 acre 25 guntas land situated at Beedaganahalli

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Village, Nandi Hobli, Chikballapur Taluk and District, vide Official Memorandum bearing No. A.L.N: SR: 283/10-11 dated 12/10/2012, bounded as follows:-

- ON THE EAST** : Property bearing Sy. No. 44
- WEST** : Property bearing Sy. No. 83 and 84/3
- NORTH** : Property bearing Sy. No.83
- SOUTH** : Property bearing Sy. No. 84/1.

IN WITNESS WHEREOF the **VENDOR** and the **PURCHASER** have executed this **DEED OF SALE** in the presence of the Witnesses attesting hereunder:

WITNESSES:

1. *[Signature]*
Mr. N. Venugopal Naidu, Advocate
2. *[Signature]*
Mr. Prasad, Chikballapur

[Signature]

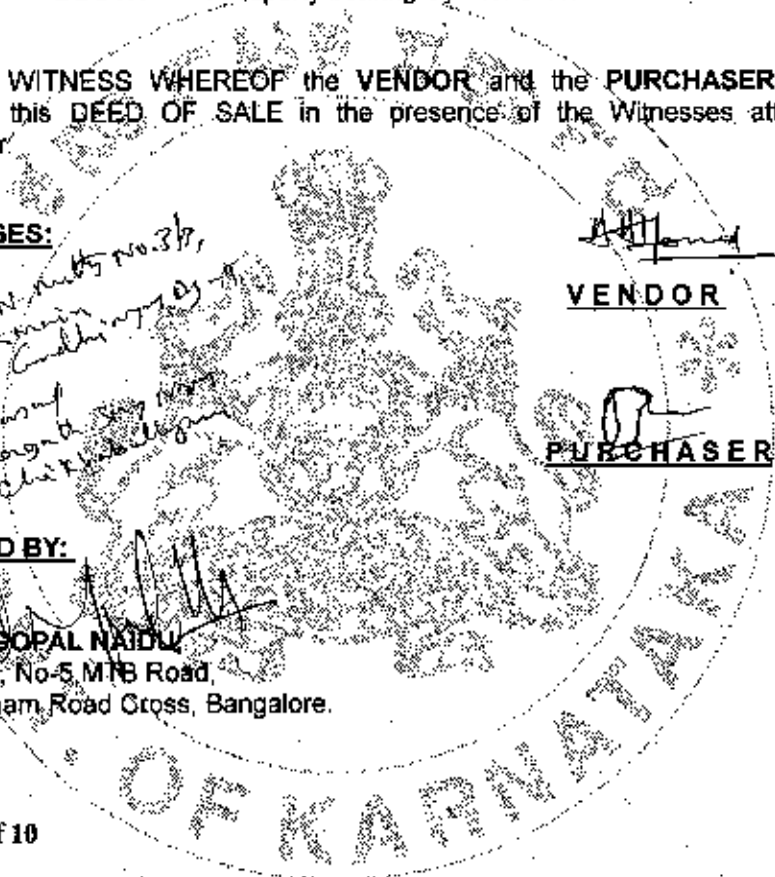
VENDOR

[Signature]

PURCHASER

DRAFTED BY:

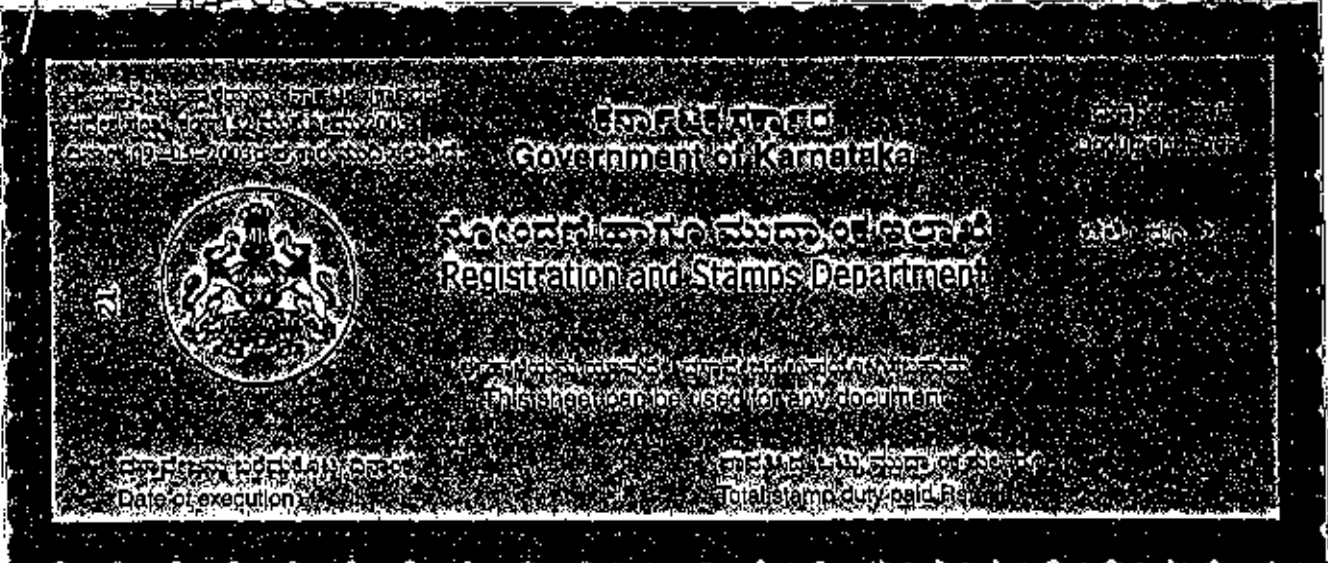
[Signature]
N.VENUGOPAL NAIDU
 Advocate, No-5, MTB Road,
 Cunningham Road Cross, Bangalore.



111
02-08

B. C. J.

9



ಈ ದಾಖಲೆಯು...
 ಇದುವು...
ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 12th day of JUNE 2007, between:-

SHRI. A.A.MONNAPPA, aged about 37 years
 S/O. SHRI. A.M. APPAJI. PAN. NO:- AMUPM 3344 B

Residing at 9/1198, 2nd Cross, Papaiah Reddy Layout, Manorayanapalya, R.T.Nagar, Bangalore -32.. hereinafter called the **VENDOR**. (which term shall mean and include his heirs, legal representatives, executors and assigns) of the **ONE PART**.

IN FAVOUR OF

M/s. SAMMY'S ADVENTURE LAND LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.1, 1st FLOOR, 1st CROSS,
NRUPATHUNGA EXT., R.T.NAGAR,
BANGALORE - 560 032.

PAN.No. AAFC5 8571 E

Represented by its Director **SHRI. N.RAMESH** hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns), of the **OTHER PART**.

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Contd..2..




Print Date & Time : 12-06-2007 01:45:37 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 991

ಸರ್ಕಾರಿ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 12-06-2007 ರಂದು 01:41:03 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ



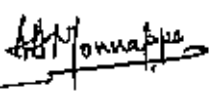
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	5400.00
2	ಕ್ಯಾನ್ಸಿಲ್ ಫೀ	240.00
3	ಇತರೆ	20.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	5695.00

ಶ್ರೀ ಮೆ.ಶ್ಯಾಮಲಾ ಅಧ್ಯಕ್ಷರ ಅಧೀನದಲ್ಲಿ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ ಅವರಿಂದ ಹಣವು ಪಡೆಯಲ್ಪಟ್ಟಿದೆ

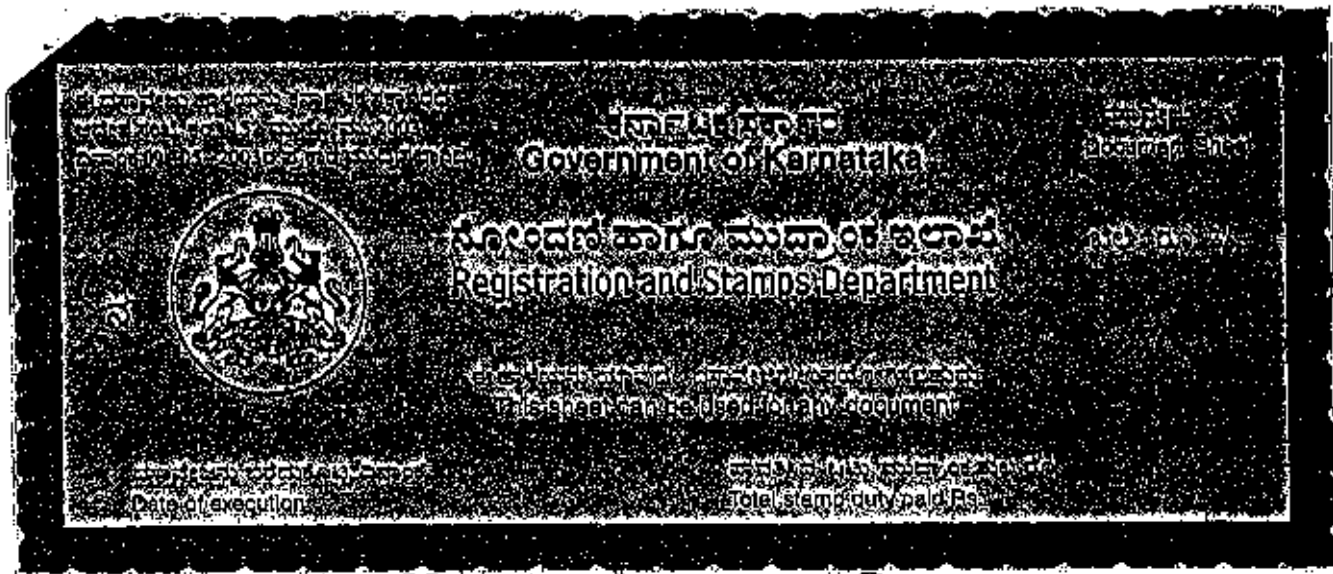
ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆ.ಶ್ಯಾಮಲಾ ಅಧ್ಯಕ್ಷರ ಅಧೀನದಲ್ಲಿ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ ಅವರಿಂದ ಹಣವು ಪಡೆಯಲ್ಪಟ್ಟಿದೆ			

ಶ್ರೀ ಮೆ.ಶ್ಯಾಮಲಾ ಅಧ್ಯಕ್ಷರ ಅಧೀನದಲ್ಲಿ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ ಅವರಿಂದ ಹಣವು ಪಡೆಯಲ್ಪಟ್ಟಿದೆ

ಬರವಣಿಗೆಯನ್ನು ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	ಎ ಎ ಮೊನ್ನಪ್ಪ (ಬರವಣಿಗೆಯನ್ನು ಒಪ್ಪಿರುತ್ತಾರೆ)			

ಶ್ರೀ ಮೆ.ಶ್ಯಾಮಲಾ ಅಧ್ಯಕ್ಷರ ಅಧೀನದಲ್ಲಿ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ ಅವರಿಂದ ಹಣವು ಪಡೆಯಲ್ಪಟ್ಟಿದೆ



ಪುಟ 11 - ಪುಟ 2 - ಪುಟ 3

WHEREAS the Vendor is the absolute owner of the property hereinafter referred as Schedule Property and morefully described in the Schedule hereinunder mentioned he having purchased the same under a registered Sale Deed bearing Nos.CKB-1-00438/06-07, Of Book 1 Stored in C.D.NO. CKBD -14, DT. 04.08.2006 @ No.CKB-1-00625/ 06-07, Of Book 1, Stored in C.D.NO.CKBD-14, DT.23.05.2006, registered in the office of the Sub-registrar, Chikkaballapur Taluk, Kolar Dist.

10/15/20

Whereas the Vendor is in possession and enjoyment of the Schedule Property and the katha of the property stands in the name of the vendor and he has paid upto date taxes to the concerned authority.

Whereas the Vendor and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and as per the terms of the sale the vendor has converted the schedule property from agricultural to residential purpose vide Order No.ALNSR(C)123/06-07 Dt. 24/05/2007, Issued by the Deputy Commissioner, Kolar District. However, the conversion charges are paid by the purchaser in respect of the schedule property .

Further, as per the terms of agreement of sale the vendor has agreed to sell and the purchaser has agreed to purchase the Schedule Property for a total sale consideration of Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand Only).

Whereas the Purchaser has paid full and final payment of total sale consideration Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand Only), the receipt of which the vendor do hereby acknowledges.

Signature

Contd..3.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ನೋಂದಣಿ ಮತ್ತು ಅಂಚೆ ವಿಭಾಗ
Registration and Stamps Department

ಈ ಅಂಚೆ ಅಥವಾ ಅಂಚಿನ ಮೇಲೆ ಯಾವುದೇ ದಾಖಲೆ
This sheet can be used for any document

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಅಂಚಿನ ಮೊತ್ತ
Total stamp duty paid Rs.

PG-3

೧೦೨೬
10 Gul
DALL
೧೦೨೬

NOW THIS INDENTURE WITNESSETH that in pursuance of the
aforesaid terms of sale and in consideration of the entire sale price
of Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand Only), paid by the
Purchaser to the Vendor, the Vendor as beneficial owner do hereby
convey and assign absolutely unto and to the use of the Purchaser the
Schedule property and all the estate, right, title, interest, property
claims and demands of the Vendor upon the Schedule Property and
every part thereof. **TO HAVE AND TO HOLD** the Schedule Property
free from all encumbrances, without any lawful interruption or
disturbance by the Vendor or any person or persons lawfully or
equitably claiming through or interest for him or any of their
predecessors in title **AND THAT** the Vendor do hereby covenant that
they will at all times do hereby execute every such lawful deed,
assurances, or things as shall reasonably required for further and
more perfectly assuring the Schedule property.

AND FURTHER the Vendor do hereby covenant and agree with the
Purchaser to save harmless and indemnify the Purchaser against all
losses or damages which he might sustain or incur in respect of any
encumbrances made by the Vendor or any of their predecessors in
title or in respect of any claims that may be put forward to the
Schedule property or in respect of any other charges or lien or
Revenue taxes, rates, assessments or in respect of any attachments
made by any Court of Law.

Att. Honnappa

Contd..4.

ಇದು ೧೯೯೧ ನೇ ಸಂವಿಧಾನ ೬ ನೇ ಅಧಿಕರಣದ ೬ ನೇ ಪುಟ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

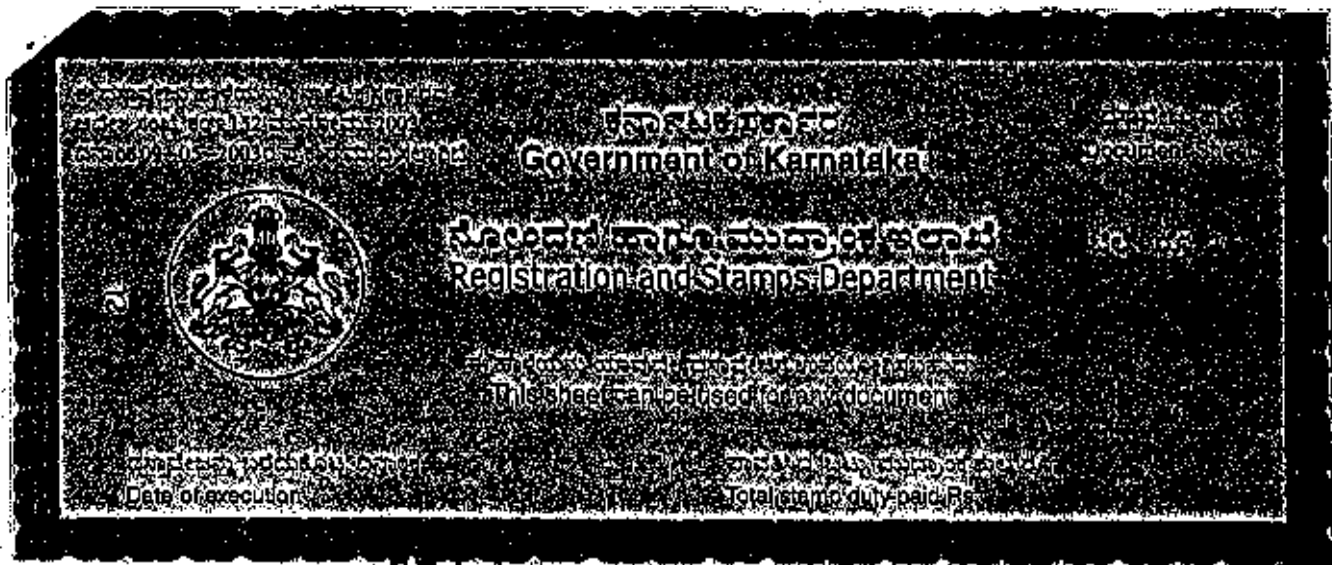
ಶ್ರೀ ಮೆ.ಸ್ಯಾಮಿನ್ ಆಡ್ವೆಂಚರ್ಸ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರಾದ ಎನ್ ರಮೇಶ್, ಇವರು 45900.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಫೇ ಆರ್ಡರ್	45900.00	ಇಂಡಿಯಾ ಲ್ಯಾಂಡ್ ಬ್ಯಾಂಕ್ ಫೇ ನಂ 150969 ದಿನಾಂಕ 11/06/2007
ಒಟ್ಟು :	45900.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ : 12/06/2007

ಕಾರ್ಯದರ್ಶಿ
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
(ಬೆಂಗಳೂರು)



PG-4

AND THAT FURTHER the Vendor do hereby covenant that he has not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the Market Value of the Schedule property. The Vendor has this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY**.

SCHDEULE PROPERTY

ALL THAT PIECE AND PARCEL of residential converted Land vide Order No.ALN/SR/(C)123/06-07, Dtd.24/05/2007, Bearing **SURVEY NO: 84/2**, measuring **1 ACRE 14 GUNTAS**, situated at **BEEDIGANAHALLI VILLAGE, NANDI HOBLI, CHIKKABALLAPURA TALUK, KOLAR DIST**, and bounded as follows:-

- EAST BY** :- **PROPERTY BEARING SY.NO. 82.**
- WEST BY** :- **PROPERTY BEARING SY.NO. 56 @ 58.**
- NORTH BY** :- **PROPERTY BEARING SY.NO. 81.**
- SOUTH BY** :- **PROPERTY BEARING SY.NO. 84/3.**

Handwritten signature

Contd.5.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ಪುಸ್ತಕ ಸಂಖ್ಯೆ
Document No.



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಶ ವಿಭಾಗ
Registration and Stamps Department

ಇದರ ಮೇಲೆ ಯಾವುದೇ ದಾಖಲೆ ಮಾಡಬಾರದು
This sheet can be used for any document


ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಮಾನ್ಯತೆ ಪಡೆದ ಮುದ್ರಾಂಶದ ಮೊತ್ತ
Total stamp duty paid (Rs)

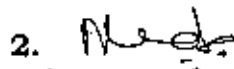
ಇದು ೧೯೯೧ ನೇ ಸಂವತ್ಸರ ... PG-5 ...

IN WITNESS WHEREOF, the Vendor and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:


1. 
A. N. Muthy
NO. 3/3, Attamain
Gandhi Nagar
Bij - 9


VENDOR

2. 
N. Prasad
G. N. Reddy
Bhagath Singh
Chikkaballapur

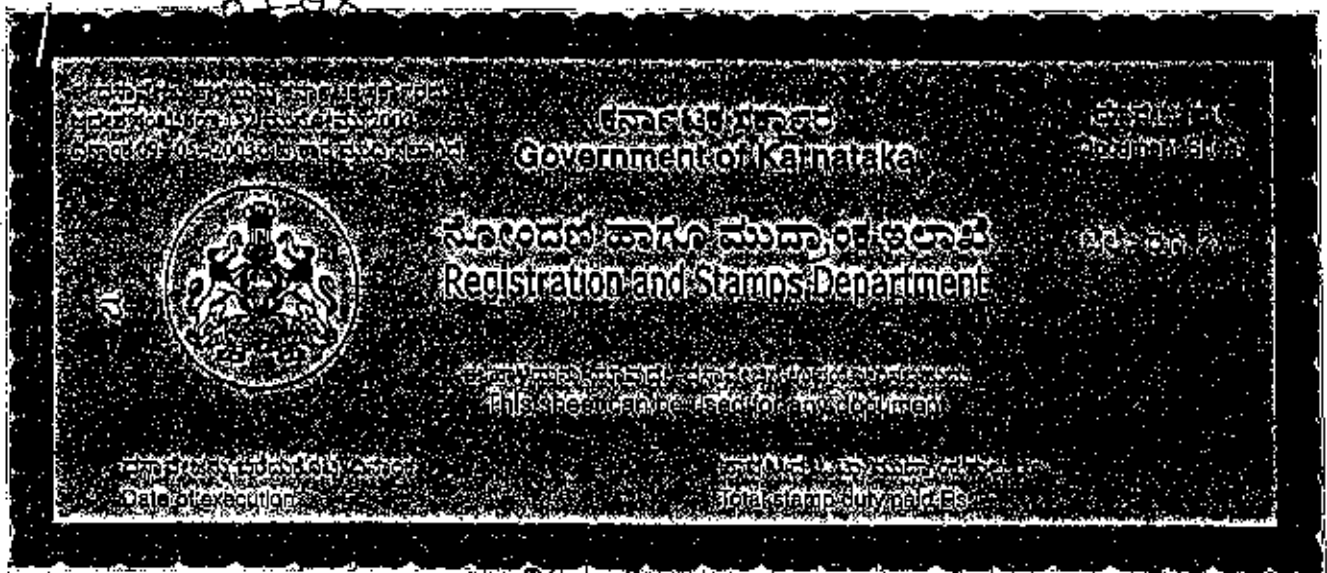

PURCHASER

DRAFTED BY:


A.R. CHAVAN, Advocate
No. 139, IInd Floor, Infantry Road,
BANGALORE - 560 001.

495
07-08

BK-I



ಈ ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ 08 ಪ್ರತಿಗಳನ್ನು ಮೊದಲಿಸಿತು
 ಇದನ್ನು 993 ನೋಂದಣಿ ಮಾಡಿದಾಗ ಈ ದಾಖಲೆ ಮಾಡಿದಾಗ
ABSOLUTE SALE DEED

(1)

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 12th day of JUNE 2007, between:-

SHRI. A.A.MONNAPPA, aged about 37 years
 S/O. SHRI. A.M. APPAJI. PAN.NO. AMUPM 3344B

Residing at 9/1198, 2nd Cross, Pappaiah Reddy Layout, Manorayanapalya, R.T.Nagar, Bangalore -32., hereinafter called the **VENDOR**. (which term shall mean and include his heirs, legal representatives, executors and assigns) of the **ONE PART**.

IN FAVOUR OF

M/s. SAMMY'S ADVENTURE LAND LTD.
 (A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
 HAVING THEIR OFFICE AT NO.1, 1st FLOOR, 1st CROSS,
 NRUPATUNGA EXT., R.T.NAGAR,
 BANGALORE - 560 032.

PAN.NO. AAFCS 8571E

Represented by its Director **SHRI. N.RAMESH** hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns), of the **OTHER PART**.

SH Monappa




Contd..2..

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 993

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 12-06-2007 ರಂದು 01:57:46 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಘಟನೆಯಾಗಿದೆ



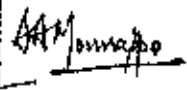
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ.
1	ಮೋದಕ ಶುಲ್ಕ	4000.00
2	ಸ್ಯಾಮಿಂಗ್ ಫೀ	240.00
3	ಇತರೆ	20.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	4295.00

ಶ್ರೀ ಮೆ.ಸ್ಯಾಮಿಂಗ್ ಅಡ್ವಯೆಟರ್ಸ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರಾದ ಎನ್ ರಮೇಶ್ ಅವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆ.ಸ್ಯಾಮಿಂಗ್ ಅಡ್ವಯೆಟರ್ಸ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರಾದ ಎನ್ ರಮೇಶ್			

ಕಾಂಚೇಪ್ಪ ಎ. ಎಸ್ ರಜಿಸ್ಟ್ರಾರ್
ಉಪನಿರ್ದೇಶಕರಾದಿಶಾಂ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	ಎ ಎ ಮೊವ್ವಪ್ಪ (ಬರೆದುಕೊಡುವವರು)			

ಕಾಂಚೇಪ್ಪ ಎ. ಎಸ್ ರಜಿಸ್ಟ್ರಾರ್
ಉಪನಿರ್ದೇಶಕರಾದಿಶಾಂ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾ ವಿಭಾಗ
Registration and Stamps Department

ಇಲ್ಲಿಯೇ ಯಾವುದೇ ದಾಖಲೆಯನ್ನು ನೋಂದಣಿ ಮಾಡಿಸಬಹುದು
This Dept. can be used for any document

ದಾಖಲೆ ಸಂಖ್ಯೆ
Date of Issuance

ಮುದ್ರಾ ಶುಲ್ಕ
Total Stamp Duty Paid Rs.

ಇದು...ನೀ ನಂಬಿಕೆ...ಕೊಡುವೆ ಪತ್ರ...ನೀ ಪತ್ರ

WHEREAS the Vendor is the absolute owner of the property hereinafter referred as Schedule Property and morefully described in the schedule hereinunder mentioned he having purchased the same under a registered Sale Deed bearing No.CKB-1-00239/06-07, Of Book 1, Stored in C.D.NO. CKBD-13, Dt.21.04.2006, Registered in the office of the Sub-registrar, Chickballapur Taluk, Kolar Dist.

Whereas the Vendor is in possession and enjoyment of the Schedule Property and the katha of the property stands in the name of the vendor and he has paid upto date taxes to the concerned authority.

Whereas the Vendor and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and as per the terms of the sale the vendor has converted the schedule property from agricultural to non Agricultural Residential purpose vide Order No. ALN /SR /(C) 111/06-07 Dtd.24/05/2007, Issued by the Deputy Commissioner, Kolar District. However, the conversion charges are paid by the purchaser in respect of the Schedule Property .


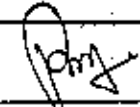
Further, as per the terms of agreement of sale the Vendor has agreed to sell and the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of Rs.4,00,000/- (Rupees Four Lakhs Only).

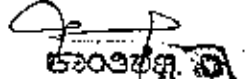
Whereas the Purchaser has paid full and final payment of total sale consideration Rs.4,00,000/- (Rupees Four Lakhs Only),the receipt of which the Vendor do hereby acknowledges.


Journalist

Contd..3.


ಇದು 993 ನೇ ಸಂಖ್ಯೆಯ 1 ನೇ ಪುಟದ 4 ನೇ ಪುಟ

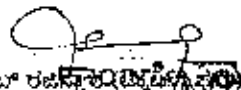
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿವರಣೆ	ಸಹಿ
1	ಎನ್ ಪ್ರಸಾದ್ ವಿನ್ ಟಿ ಎನ್ ರೆಡ್ಡಿ ಭಗತ್ ಸಿಂಗ್ ನಗರ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ನಗರ	
2	ಆರ್ ಎನ್ ಮೂರ್ತಿ ವಿನ್ & ವಿ ರಾಮನ್ ಆರ್ ಟಿ ನಗರ ಬೆಂಗಳೂರು	


 ಕಾರ್ಯದರ್ಶಿ
 ಸರ್ಕಾರಿ ಪ್ರಾಧಿಕಾರ
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ.



1 ನೇ ಪುಟದ ದಾಖಲೆಗಳು
 ಸಂಬಂಧ CKB-1-00993-2007-08 ಅಗಿ
 ಸಿ.ಡಿ. ಸಂಬಂಧ CKBD23 ನೇ ಪುಟದಲ್ಲಿ
 ದಿನಾಂಕ 12-06-2007 ರಂದು ಸೇರಿಸಲಾಗಿದೆ





ಸಹಿ ರಚಿಸಿದ
 ಅಧಿಕಾರಿ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾ ವಿಭಾಗ
Registration and Stamps Department

ಈ ಚೀಟಿ ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು
This sheet can be used for any document

ಮುದ್ರಾ ವಿಭಾಗ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Date of execution

ಮುದ್ರಾ ವಿಭಾಗ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Date stamp only valid

ಇದ್ದು ೧೯೯೩ ನೇ ನಂಬರಿನ ನೇ ವ್ಯಕ್ತ ಕವ ನೇ ಮುಖ
PG-3

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.4,00,000/- (Rupees Four Lakhs Only), paid by the Purchaser to the Vendor, the Vendor as beneficial owner do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendor upon the Schedule Property and every part thereof. **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendor or any person or persons lawfully or equitably claiming through or interest for him or any of their predecessors in title **AND THAT** the Vendor do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

AND FURTHER the Vendor do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which he might sustain or incur in respect of any encumbrances made by the Vendor or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd..4.

ಇದುವೇ ೧೨೩ ನೇ ಪರಿಚಯ ೧ ನೇ ಪುಟ ಕಡ ೬ ನೇ ಪುಟ
೨



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲವು 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

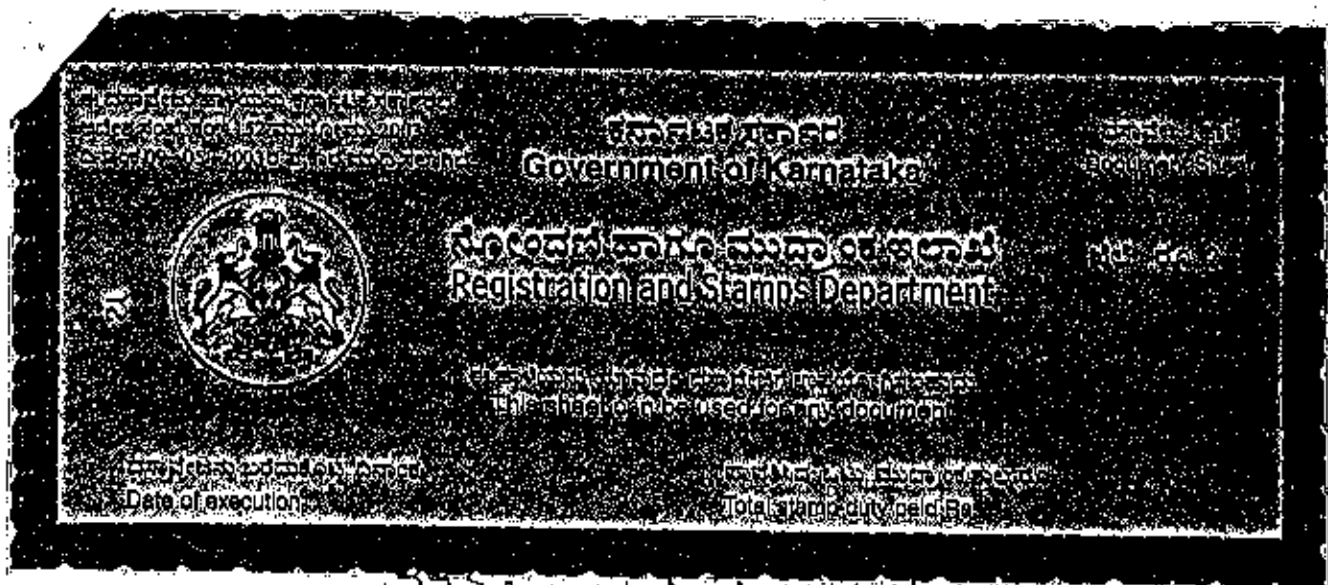
ಶ್ರೀ ಮ.ಸ್ಯಾಮಿನ್ ಆಡ್ವೆಂಚರ್ಸ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರಾದ ಎನ್ ರಮೇಶ್, ಇವರು 34000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಪಾವತ ಪಾವತಿಯ ದಿನ
ಇತರ ಟ್ಯಾಂಕ್ ಪೇ ಆಡ್ವೆಂಚರ್ಸ್	34000.00	ಅಂಡೆಸ್ ಇಂಡ್ ಟ್ಯಾಂಕ್ ಪೇ ನಂ 150959 ದಿನಾಂಕ 11/06/2007
ಒಟ್ಟು:	34000.00	

ಸ್ಥಳ : ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 12/06/2007

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಅಧ್ಯಕ್ಷಾಧಿಕಾರಿ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ.



ಇದರ ಮೂಲಕ ನೋಂದಣಿ ಪತ್ರವನ್ನು ಹಾಗೆ ಮಾಡಲಾಗಿದೆ

AND THAT FURTHER the Vendor do hereby covenant that he has not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

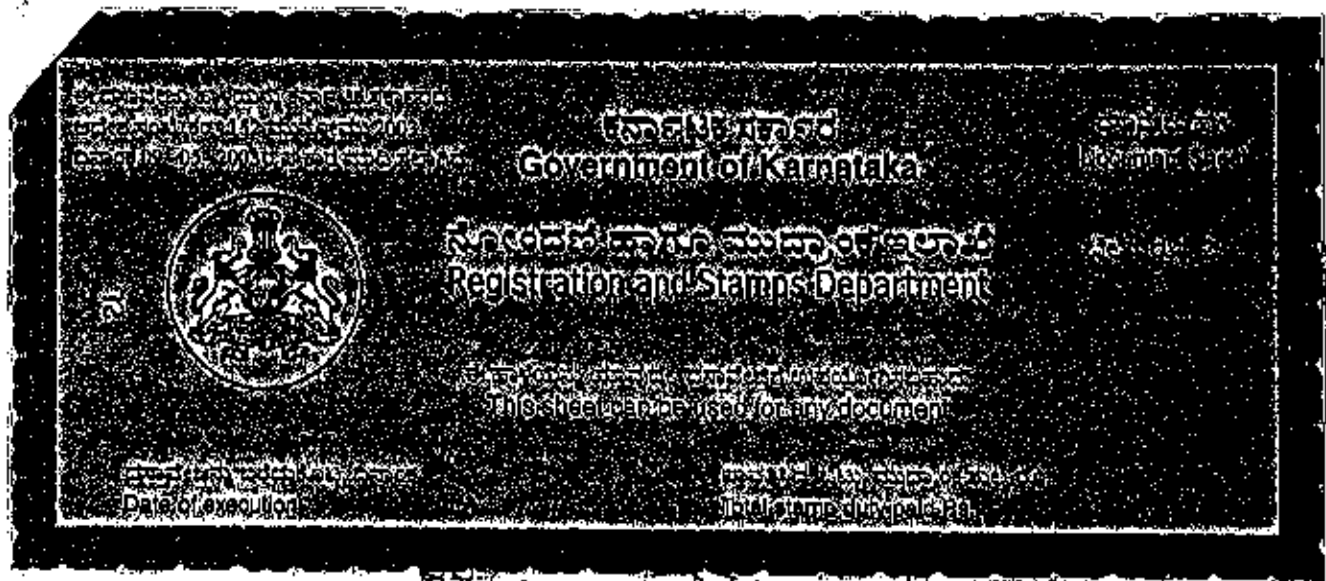
The stamp duty is paid on the Market Value of the Schedule property. The Vendor has this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY**.

SCHDEULE PROPERTY

ALL THAT PIECE AND PARCEL of residential converted Land vide Order No.ALN/SR/(C)111/06-07, Dtd.24/05/2007, Bearing SURVEY NO: 84/3, measuring 1 ACRE (ONE), situated at **BEEDIGANAHALLI VILLAGE, NANDI HOBLI, CHIKKABALLAPURA TALUK, KOLAR DIST,** and bounded as follows:-

- EAST BY :- PROPERTY BEARING SY.NO.84/1.
- WEST BY :- PROPERTY BEARING SY.NO. 56.
- NORTH BY :- PROPERTY BEARING SY.NO.84/3.
- SOUTH BY :- PROPERTY BEARING SY.NO. 84/4.

[Handwritten signature]



ಇದೇ ದಿನದಿಂದ ೨೦೨೩ ರಿಂದ ೨೦೨೪ ರವರೆಗೆ
 PG-5

IN WITNESS WHEREOF, the Vendor and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1.

*Prof. R. N. Reddy
 NO. 3/3, 4th main
 Gandhi Nagar,
 Mys-9.*

Prof. R. N. Reddy
VENDOR

2.

*N. Prasad
 S/O G. N. Reddy
 H. No. 10/1, 1st main
 Chikkaballapur*

N. Prasad
PURCHASER

DRAFTED BY:
A.R. Chavan
A.R. CHAVAN, Advocate
 No. 139, 2nd Floor, Infantry Road,
 BANGALORE - 560 001.

10/10/2010 01:31:12 PM

Print Date & Time : 07-01-2010 01:31:12 PM




3144
2
2

ವ್ಯಾಜ್ಯ ಸಂಖ್ಯೆ : 3144

ಮಾನ್ಯ ರಜವ್ವಾಲೆ ಅಧ್ಯಕ್ಷಾಧ್ಯಕ್ಷರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 07-01-2010 ರಂದು 01:21:42 PM ಗೆಂದು ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವೊಂದಿಗೆ



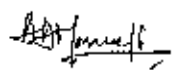
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಮೊ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	41800.00
2	ಸ್ವಾಧೀನ ಶಿಲೆ	240.00
3	ಇತರ	40.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	42115.00

ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿನ್ ಮೊಂಬೆನ್ ವಿಲ್ಯಾಸ್ ಲಿ.. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್ ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿನ್ ಮೊಂಬೆನ್ ವಿಲ್ಯಾಸ್ ಲಿ.. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್			

VISHNU TEER
Sub-Registrar
Chickballour
07 JAN 2010

ಬರೆಮೆಟಿಂಗ್/ದಾಖಲೆ ಅಧಿಕಾರಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
	ಎ ಎ ಯೋವ್ವಳ್ಳಿ (ಬರೆಮೆಟಿಂಗ್/ದಾಖಲೆ)			

VISHNU TEER
Sub-Registrar
Chickballour
07 JAN 2010

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕೆಆರ್ 152 ಮುನ್ಸೀಫರಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯಲ್ಪಟ್ಟ ದಿನಾಂಕ
Date of execution

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

3000
ಇದನ್ನು ನೀಡಲಾಗಿದೆ ನೀಡಲ್ಪಟ್ಟ ಕಡೆ ನೀಡಲಾಗಿದೆ
PG-2-

WHEREAS the Vendor is the absolute owner of the property hereinafter referred as Schedule Property and morefully described in the Schedule hereinunder mentioned he having Purchased the same under a two registered Sale Deed bearing No.CKB-1-02361/2007/08, of Book I, stored in the C.D.No.CKBD25, Dtd.01/10/07, registered in the office of the Sub-registrar, Chikkaballapur.

Whereas the Vendor is in possession and enjoyment of the Schedule Property from the date of Purchase and katha of the property stands in the name of the Vendor and he has paid upto date taxes to the concerned authority.

Whereas the Vendor and the Purchaser have entered into Agreement of said in respect of the Schedule Property and as per the terms of the sale the Vendor has converted the schedule property from agricultural to non agricultural residential purpose vide Order No.ALN SR.81/08-09, Dtd.29/09/2009, issued by the Deputy Commissioner, Chikkaballapur District. However, the conversion charges are paid by the purchaser in respect of the Schedule Property.

Further, as per the terms of agreement of sale the Vendor has agreed to sell and the purchaser has agreed to purchase the Schedule Property for a total sale consideration of Rs.9,00,000/- (Rupees Nine Lakhs Only).

[Signature]

Contd..3.

For SRIJAY'S MOUNTAIN VILLAGE

[Signature]

ಗುರುತಿರುವವರು

31/1/11


ಶಿವ ಮೂರ್ತಿ ಸಹಕಾರಿ ಬ್ಯಾಂಕ್ ಲಿಮಿಟೆಡ್
ಶಿವ ಮೂರ್ತಿ ಸಹಕಾರಿ ಬ್ಯಾಂಕ್ ಲಿಮಿಟೆಡ್

[Handwritten signature]


ಕ್ರಮ ಸಂಖ್ಯೆ	ಖತಿಯ ವಿವರ	ಹಿರಿ
1	ಎಸ್. ಎಸ್. ಮೂರ್ತಿ ಎಸ್. ಎಸ್. ಮೂರ್ತಿ ರಸ್ತೆ ನಂ 3/3 1ನೇ ಮುಖ್ಯ ರಸ್ತೆ ಗಾಂಧಿ ನಗರ ಬೆಂಗಳೂರು 09	<i>[Handwritten signature]</i>
2	ಎಸ್. ಪ್ರಕಾಶ್ ಎಸ್. ಪ್ರಕಾಶ್ ರಸ್ತೆ ಭಿಕ್ಷು ಸಿಂಗ್ ನಗರ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ನಗರ	<i>[Handwritten signature]</i>

Market Value of the Property
is assessed at Rs. 21,80,000/-

[Handwritten signature]
Sub Registrar
Chickballapur
7 JAN 2011



1 ನೇ ಪುಸ್ತಕದ ದಾಖಲೆಗಳು
ಸಂಖ್ಯೆ CKB-1-03/44-2009-10 ಆಗಿ
ಪಿ.ಡಿ. ನಂ. CK8D45 ನೇ ರೂರಲ್ಲಿ
ದಿನಾಂಕ 07-01-2011 ರಂದು ಮೋದಾಯಿಸಲಾಗಿದೆ



[Handwritten signature]
VENKATRETH
ಶಿವ ಮೂರ್ತಿ ಸಹಕಾರಿ ಬ್ಯಾಂಕ್ ಲಿಮಿಟೆಡ್
ಶಿವ ಮೂರ್ತಿ ಸಹಕಾರಿ ಬ್ಯಾಂಕ್ ಲಿಮಿಟೆಡ್

3144
ನೋಂದಣಿ ಸಂಖ್ಯೆ 6

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಮೆ. ಸ್ಯಾಮಿನ್ ಮೊಂಟೇಸ್ ವಿಲ್ಸನ್ ಲಿ. ಪರಿವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್ ಇವರು 283469.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದಕ್ಕೆ ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	225500.00	ಇಂಡಿಯನ್ ಬ್ಯಾಂಕ್ ಎಂ ಪಿ ರಸ್ತೆ ಶಾಖೆ ಬೆಂಗಳೂರು ಪಿ ನಂ 168806 ದಿನಾಂಕ 06/01/2010
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	57969.00	ಇಂಡಿಯನ್ ಬ್ಯಾಂಕ್ ಎಂ ಪಿ ರಸ್ತೆ ಶಾಖೆ ಬೆಂಗಳೂರು ಡಿ ನಂ 294597 ದಿನಾಂಕ 14/12/2009
ಒಟ್ಟು :	283469.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು
ದಿನಾಂಕ : 07/01/2010

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು (ಪಶ್ಚಿಮ)

7 JAN 2010

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕೆಆರ್ 152 ಮುನೀನೇಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ, ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs.

3100

PG-4-

AND THAT FURTHER the Vendor do hereby covenant that he has not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the Market Value of the Schedule property. The Vendor has this day handed over all the original documents to the Purchaser, pertaining to the title of the SCHEDULE PROPERTY.

SCHDEULE PROPERTY

ALL THAT PIECE AND PARCEL of residential Converted Land vide Order No.ALN SR.81/08-09, Dtd 29/09/2009, Bearing Survey No.84/3, measuring 38 GUNTAS (41382 SQUARE FEETS), situated at BEEDIGANAHALLI VILLAGE, NANDI HOBLI, CHIKKABALLAPURA TALUK, CHIKKABALLAPURA DISTRICT and bounded as follows:-

EAST BY :- REMAINING PORTION OF SY.NO. 84/3.
WEST BY :- SURVEY NO.57.
NORTH BY :- PROPERTY BEARING SY.NO.84/2.
SOUTH BY :- PROPERTY BEARING SY.NO.57.

Contd.5.

[Signature]
1/2 of MARKET'S VALUE
[Signature]

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ 152 ಮುನ್ಸೂಚನೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs

PG: 5-2144 3

IN WITNESS WHEREOF, the Vendor and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:-

1. *[Signature]*
R. S. ...
No. 3/3, 4th main
Gandhinagar
B-9.

[Signature]
VENDOR

2. *[Signature]*
A. R. Chavan, B.A.
No 97/3, 1st cross
R. T Nagar Block
Maharajalaya
R. T Nagar Bangalore-52

[Signature]
PURCHASER

[Signature]
DRAFTED BY:-

A.R. CHAVAN, Advocate
No. 139, IInd Floor, Infantry Road
Bangalore - 560 001.

BK-1 - 3744/15-16

ಈ ದಾಖಲೆ... 13... ಪ್ರತಿಗಳನ್ನು ಹೊಂದಿರುತ್ತೆ
... 3744 ನಂಬರನ ... 2 ... ನಾ ... ಕವ ...



SALE DEED

THIS SALE DEED is made and executed on this the Thirteenth Day of November Two Thousand Fifteen (13/11/2015) at Chikkaballapura.

BETWEEN:

1. Sri. Erappa, aged about 71years, S/o Late. Venkatappa,
2. Smt. Anjinamma, Aged about 46 years, D/o. Erappa,
3. Sri. Venkatesh, aged about 41 years, S/o. Erappa,
4. Smt. Lakshamma, Aged about 56 years, D/o. Erappa,
5. Sri. Krishnamurthy, aged about 33 years, S/o. Erappa,
6. Sri. Anil Kumar, Aged about 18 years, S/o. Sri. Venkatesh,
 - (i) Kum. Prema, Aged about 15years, D/o. Sri. Venkatesh,
 - (ii) Kum. Kavya, Aged about 13 years, D/o. Sri. Venkatesh,

(i) and (ii) above mentioned are minors in age and are represented by their mother natural guardian Smt. Saraswathamma.

- (a) Kum. Sumithra, Aged about 14 years, D/o. Krishnamurthy,
- (b) Master. Vijay Kumar, Aged about 12 years, S/o. Krishnamurthy.

(a) and (b) above mentioned are minors in age and are represented by their father ~~mother~~ natural guardian ~~Smt. Saraswathamma~~ Sri. Krishna murthy.

All are residing at Beedaganahalli Village, Nandi Hobli, Chickballapur Taluk and District.

Herein after referred to as "VENDORS" which term expression shall, unless repugnant to the context or meaning thereof, be deemed to include their heirs, administrators, executors, successors, assigns or any one claiming through or under them.

Handwritten signature on the left margin.

Handwritten notes and signatures on the right side, including a date '17/11/2015'.

Handwritten signature and stamp of Erappa.

Handwritten signature in the middle.

Handwritten signature on the right.

Handwritten signature at the bottom left.

Handwritten signature at the bottom middle.

374 ಸಂಖ್ಯೆ ಸಂಬಂಧಿಸಿದಂತೆ ಸರ್ಕಾರಿ ದಾಖಲೆ



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 ಮೆ. ಸ್ಯಾಮೀಸ್ ವೆಂಕಟೇಶ್ ವಿಲ್ಲಾಸ್ ಲಿ., ಪರವಾಗಿ ಎನ್ ರಮೇಶ್, ಇವರು 609635.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ವಿವರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	49800.00	ಅಕ್ಸಿಸ್ ಬ್ಯಾಂಕ್ ಡಿಡಿ ನಂ 024265 ದಿನಾಂಕ 13/11/2015
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	512940.00	ಅಕ್ಸಿಸ್ ಬ್ಯಾಂಕ್ ಡಿಡಿ ನಂ 024263 ದಿನಾಂಕ 13/11/2015
ನಗದು ರೂಪ	46895.00	
ಒಟ್ಟು :	609635.00	

ಸ್ಥಳ : ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 17/11/2015


ಉಪ-ನಿರ್ದೇಶಕರು (ಪ್ರಮಾಣ ಪತ್ರ) ಚಿಕ್ಕಬಳ್ಳಾಪುರ
17/11

3744 ನೇ ಸಂಖ್ಯೆ... 1 ನೇ ಪುಟ... 3 ನೇ ಪುಟ



IN FAVOUR OF:


M/s. Sammy's Mountain Villas Limited,
(registered under the provisions of Indian Companies Act 1956),
registered under the provisions of Companies Act,
having its office at No. 9, 11nd Floor, BEL Air Drive,
Mekhri Circle, Bellary Road, Bangalore – 560 032,
represented by its Director **N. Ramesh.**

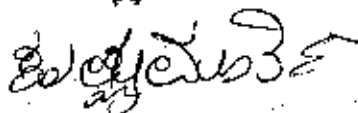
Hereinafter referred to as the "PURCHASER", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include administrators, executors, successors, assigns, officers in charge etc.

The Vendors and the Purchaser are also hereinafter referred to collectively as the "Parties" and individually as a "Party" as the context may require.

WHEREAS

- A) The Vendor No. 1 is the father and Vendors No. 2 to 5 are his children and other vendors are grand children. The Vendor No. 1 represents that he is the absolute owner of the property bearing Survey No. 84/4 measuring 1 acre 1 ½ guntas situated at Beedaganahalli Village, Nandi Hobli, Chikkaballapur Taluk and District, morefully described in the schedule hereunder and hereinafter referred to as the 'SCHEDULE PROPERTY'.
- B) WHEREAS, one Reddhalli Venkatiga S/o. Kittiga was in possession and enjoyment of the property bearing survey number 84/4 and the same is endorsed in the Records of Rights issued by the revenue department. The said Venkatiga was also called as Venkatappa and he was in possession and enjoyment of 2 acres 31 guntas in Sy. No. 84/4 and his name is reflected in the revenue documents.
- C) The said Venkatappa died living behind his 4 (four) sons namely (1) Lagumaiah, (2) Doddamunishamappa, (3) Erappa and (4)

 of Erappa

ಎರಪ್ಪ




ಎರಪ್ಪ
ಎರಪ್ಪ

ಎರಪ್ಪ

Anilkumar




ಪ್ರಾಜೆಕ್ಟ್ ಸಂಖ್ಯೆ : 3744

3744 *ಇಂಜಿನಿಯರಿಂಗ್ ವಿಭಾಗ* *ಇಂಜಿನಿಯರಿಂಗ್ ವಿಭಾಗ* *4*

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 17-11-2015 ರಂದು 02:14:07 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲಿಯೊಂದಿಗೆ






ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊಂದಿಗೆ ಕುಲ್ಯ	107900.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	455.00
3	ಪರಿವರ್ತನಾ ಕುಲ್ಯ	35.00
4	ಇತರೆ	40.00
5	ಪರಿಶೋಧನಾ ಕುಲ್ಯ	35.00
	ಒಟ್ಟು :	108465.00

ಶ್ರೀ ಮೆ. ಸ್ಯಾಮೀಸ್ ಮೌಂಟೈನ್ ವಿಲ್ಲಾಸ್ ಲಿ.. ಪರವಾಗಿ ಎನ್ ರಮೇಶ್ ಅವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆ. ಸ್ಯಾಮೀಸ್ ಮೌಂಟೈನ್ ವಿಲ್ಲಾಸ್ ಲಿ.. ಪರವಾಗಿ ಎನ್ ರಮೇಶ್			

ಇಂಜಿನಿಯರಿಂಗ್ ವಿಭಾಗ
ಇಂಜಿನಿಯರಿಂಗ್ ವಿಭಾಗ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ
17/11

ಉರಬರಿಸಿಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	ಮೆ. ಸ್ಯಾಮೀಸ್ ಮೌಂಟೈನ್ ವಿಲ್ಲಾಸ್ ಲಿ.. ಪರವಾಗಿ ಎನ್ ರಮೇಶ್ (ಬರಬರಿಸಿಟ್ಟವರು)			
2	ಈಶವ್ವ ಬಿಲ್ ನೆಂಟುಪ್ಪ (ಬರಬರಿಸಿಟ್ಟವರು)			<i>CTM</i>

ಇಂಜಿನಿಯರಿಂಗ್ ವಿಭಾಗ
ಇಂಜಿನಿಯರಿಂಗ್ ವಿಭಾಗ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ
17/11

374 ಸೀ ನಂಬರಿನ... 1 ನೇ ವ್ಯಕ್ತಿಯ... 5 ನೇ ವ್ಯಕ್ತಿ



Chikkamunishamappa to succeed to his estate. Accordingly upon death of Venkatappa his sons jointly made application on 11/11/1995 to the revenue authorities seeking mutation of their respective names as owners of the entire property in Sy. No. 84/4.

- D) WHEREAS, the revenue officer i.e., Deputy Thasildar, Nandi Hobli, Chickballapur on the basis of the joint application seeking mutation of the name of the applicants conducted enquire in mutated their names vide MR No. 6/95-96 whereunder Sy. No. 84/4 was partitioned into 4 units and the said Erappa Vendor No. 1 was given 1 acre 1½ guntas as his share and his name is reflected in the revenue documents.
- E) The Vendor No. 1 upon acquiring right, title and interest is in possession and enjoyment of the property bearing Sy. No. 84/4 measuring 1 acre 1 ½ guntas made application seeking conversion of the schedule property from agricultural to non agricultural residential purpose. Upon payment of requisite conversion fines the Deputy Commissioner, Chickballapur District converted the schedule Property from agricultural to non agricultural residential use vide Official Memorandum bearing No. A.L.N: SR (Chi) Sakala: 424/2013-14 dated 23/04/2014.
- F) The Vendors do hereby confirm and reiterate that the Genealogical tree furnished is true and correct and no material information has been withheld and there are no legal heirs other than what is mentioned in the Genealogical Tree, furnished to the Purchaser.
- G) The Vendors No. 1 has approached the purchaser and offered to sell the schedule property. Upon mutual discussions the purchaser agreed to purchase the Schedule Property from the Vendors on mutually agreed total sale consideration of Rs. 82,00,000/- (Rs. Eighty Two Lakhs Only).

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[Redacted signature]
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of Erappa














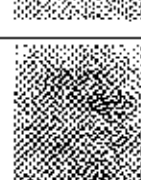

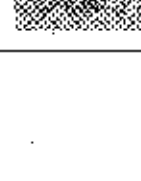
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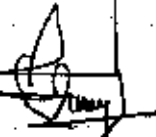
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ಅರಣ್ಯಕೃಷ್ಣ
Amil Kumar 3

574...ನೇ ಸಂಬಂಧಿಸಿದ...ನೇ ಪುಸ್ತಕದ...ನೇ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು			ಮಿ.
3	ಲಾಂಜಿವಮ್ಮ, D/o ಈಶವ್ವ (ಬರೆದುಕೊಡುವವರು)			ಅಂಜಲಿ
4	ವೆಂಕಟೇಶ್, ಬಿನ್ ಈಶವ್ವ (ಬರೆದುಕೊಡುವವರು)			ಅಂಜಲಿ
5	ಲಕ್ಷ್ಮಮ್ಮ, D/o ಈಶವ್ವ (ಬರೆದುಕೊಡುವವರು)			ಅಂಜಲಿ
6	ಶೃಂಗೇಶ್, ಬಿನ್ ಈಶವ್ವ (ಬರೆದುಕೊಡುವವರು)			ಕುಲಕರ್ಣಿ
7	ಅನಿಲ್ ಕುಮಾರ್, ಬಿನ್ ವೆಂಕಟೇಶ್ (ಬರೆದುಕೊಡುವವರು)			Anil Kumar
8	ಪ್ರೇಮ, ಹೆಚ್ ಪರವಾಗಿ, MG ಸರಸ್ವತಮ್ಮ (ಬರೆದುಕೊಡುವವರು)			ಸುರಕ್ಷಿತ
9	ಸುಮಿತ್ರ, ವಿಜಯ್ ಕುಮಾರ್, ಪರವಾಗಿ, MG ಶೃಂಗೇಶ್ (ಬರೆದುಕೊಡುವವರು)			ಕುಲಕರ್ಣಿ


 ಬಹುಮಾನದ ಸಾಧಕ
 ಬೆಂಗಳೂರು
 27/11

31/12/2017 ಸಂಚರಿಸಿ... 2ನೇ ಹಂತದ... 7ನೇ ಬ್ಲಾಕ್





The Vendors assure and confirm:

- (a) that the Vendors are only the legal persons who have absolute powers, rights and titles over the Schedule Property and that there are no impediment for the vendors to sell the property under any law, order, decree or contract and that none else has any right, title, interest or share in the Schedule Property;
- (b) that the Schedule Property is not subjected to any encumbrances, attachments, acquisition proceedings or mortgages or lien or charges of any kind;
- (c) that there are no suits, quasi judicial proceedings, tenancy claims or any litigations of whatsoever nature in regard to the Schedule Property under the land laws;
- (d) that the Vendors have not entered into any agreement or arrangement for sale or transfer of the Schedule Property with anyone else apart from agreement mentioned above;
- (e) the Vendor No. 1, represents to the Purchaser that ever since the grant of the Schedule Property he is holding and possessing along with other vendors without any interruption; and the Vendors have offered the same to the Purchaser with an undertaking that they have fulfilled all legal requirements leaving behind no impediments in law for the conveyance of the Schedule Property in favour of the Purchaser;

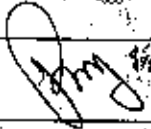
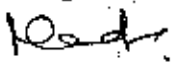
NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:


- 1. The Vendor No. 1 represent and warrant that the schedule property is his inherited property and has mutated his name in all revenue documents as required under law and that he is the absolute owner having all the right, title and interest in the Schedule Property.


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 of Chikmagalur
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 Anil Kumar
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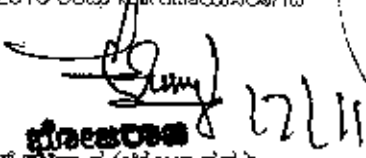
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	
1	ಆರ್ ಎಸ್ ಮೂರ್ತಿ ಬಿಲ್ ಲೇಟ್ ಎನ್ ಎಸ್ ರಾಮನ್ ಆರ್ ಟಿ ನಗರ್ ಬೆಂಗಳೂರು	
2	ಎನ್ ಪ್ರಸಾದ್ ಬಿನ್ ನಾರಾಯಣ ರೆಡ್ಡಿ ಫೋತ್ ಸಿಂಗ್ ನಗರ ಚಿಕ್ಕಬಳ್ಳಾಪುರ	



 ಬಹುಮಾನದಾರಿ
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ
 17/11



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
 ನಂಬರ CKB-1 03744-2015-16 ಆಗಿ
 ಸಿ.ಡಿ. ನಂಬರ CKBD129 ನೇ ಧರಣಿ
 ದಿನಾಂಕ 17-11-2015 ರಂದು ಸಂಗ್ರಹಿಸಲಾಗಿದೆ

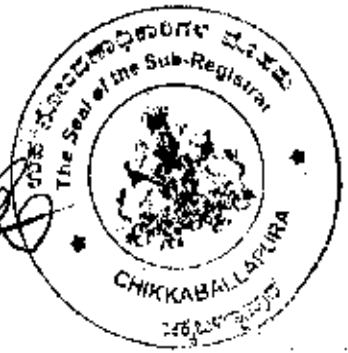


ಬೋಧಕ
 ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಚಿಕ್ಕಬಳ್ಳಾಪುರ)
 ಬಹುಮಾನದಾರಿ
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ



The Seal of the Sub-Registrar
 CHIKBALLAPURA

37th ಸಂಖ್ಯೆ... 9ನೇ ಭಾಗ



2. The Vendors have received the total sum of 82,00,000 (Rs. Eighty Two Lakhs Only);

(1) by way of cheques bearing No's 855627 and 855628 dt: 7/4/2014 for a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) drawn on Indusind bank, M. G. Road, Bangalore.

(2) by way of cheques bearing No's 856379 and 856380 Dt: 9/11/2015 for a sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) drawn on Axis Bank, Bangalore in favour of Gopala Reddy as desired and requested by the Vendors.

(3) By way of Demand Drafts bearing No's. 024243, 024244, 024245, 024246, 024247 and 024248 all dt: 13/11/2015 for a sum of Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only) in favour of the Vendors above mentioned jointly and collectively.

Applicable TDS on the said total consideration is deducted as per law.

3. The Vendors above mentioned hereby accepts and acknowledges in full and final settlement and satisfaction of the entire sale price. The Vendors hereby grant, transfer and convey UNTO the Purchaser, BY WAY OF SALE, all that piece and parcel of the property bearing Survey No. 84/4 measuring in all 1 acre 1 1/2 Guntas, morefully described in schedule below and hereinafter and referred to as the "SCHEDULE PROPERTY" or "PROPERTY HEREBY CONVEYED" with the land, trees, plants, water courses, fences and all rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same, to the Purchaser, as absolute owner;

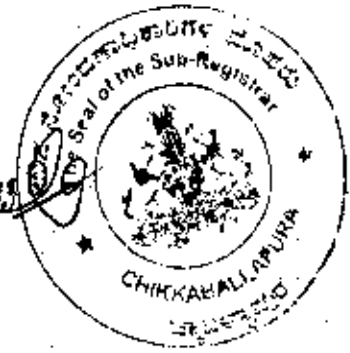
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THE VENDOR COVENANT WITH THE PURCHASER AS FOLLOWS:

- I) That the Purchaser shall be entitled to enter upon, hold, possess and enjoy the Property hereby conveyed and receive the income and profits there from, as absolute owner, without any interference or disturbance by the Vendor or their predecessors-in-title or any one claiming through or under them or any person claiming any legal title thereto;
- II) That the Vendors have the power to convey the Schedule Property and that there is no impediment for this sale under any law, order, decree or contract;
- III) That the Vendor No. 1 is the absolute owner of the Schedule Property and that none else has any right, title, interest or share therein apart from other Vendors mentioned above who are his legal heirs;
- IV) That the Vendor No. 1 made an application seeking conversion of the property and upon complying with the required legal procedure got the schedule property converted from agricultural to non-agricultural residential purpose vide conversion order No. No. A.L.N: SR (Chi) Sakala: 424/2013-14 dated 23/04/2014.
- V) That the Vendors have paid all rates, taxes, cesses and outgoings in respect of the Schedule Property up to the date of sale;
- VI) That the Vendors have this day delivered documents of title relating to the Schedule Property to the Purchaser;
- VII) That the Vendors shall, whenever so required by the Purchaser, do and execute all acts, deeds and things for more fully and perfectly assuring the title of the Purchaser to the Property hereby conveyed;
- VIII) The Vendors do hereby indemnify and keep indemnified the Purchaser against any loss or damage that the Purchaser may suffer by reason of any

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breach, default or misrepresentation or negligence on the part of the Vendors subsequent to the sale of the Schedule Properties to the Purchaser, the Vendors agree to keep indemnified the Purchaser against any loss or damage which the Purchaser may sustain on account of (i) the Purchaser's right to remain in peaceful possession and enjoyment of the Schedule Property/or any part thereof, as the absolute owner thereof, being disturbed in any manner whatsoever, (ii) any defect or deficiency in the title of the Vendor to the Schedule Property/ or any part thereof;

IX) The Vendors agrees to defend the right, title and interest of the Purchaser to the Schedule Property against all claims and that all expenses in this regard shall be borne and paid for by the Vendors.

X) The Vendors further agree and undertake to execute / secure execution of such document/s as may be required by the Purchaser to more fully satisfy and assure the Purchaser that the Vendor No. 1 is the owner of the Schedule Property with uninhibited rights of alienation over the same.

XI) The Vendors hereby declare and undertake to do or cause to be done at all times all acts, deeds and things that are reasonably and legally required to be done at the instance of the Purchaser for more fully and perfectly assuring conveying the Schedule Properties to the Purchaser. That the Vendors shall keep the Purchaser fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Purchaser or the Property hereby conveyed, by reason of any defect in or want of title on the part of the Vendors or their predecessors-in-title and against any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser;

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Amil Kumar

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ಅಂಜನೇಶ್
ಬೆಂಗಳೂರು

ಶಿಕ್ಷಣ ಸಂಘದಿಂದ ನೀಡಿದ ಪ್ರಸ್ತಾವನೆ 12ನೇ ಅಧಿವೇಶನ



XII) The other Vendors are the only legal heirs of Vendor no 1 does not have any children either legitimate or illegitimate and the family tree sworn to by Venkatesh the Vendor No. 3 is within the knowledge of other Vendors and the same are true and correct and no material information has been withheld by the Vendors. That (i) Kum. Prema, D/o. Sri. Venkatesh (ii) Kum. Kavya, D/o. Sri. Venkatesh (a) Kum. Sumithra, D/o. Krishnamurthy (b) Master. Vijay Kumar, S/o. Krishnamurthy are all being minors in age are represented by their mother natural guardian Smt. Saraswathamma and ~~Smt. Narasamma~~ Krishna murthy have joined this sale deed as vendors affirming that:

ಶಿಕ್ಷಣ ಸಂಘದಿಂದ ನೀಡಿದ ಪ್ರಸ್ತಾವನೆ 12ನೇ ಅಧಿವೇಶನ

- (a) The schedule property is the ancestral property of Erappa the Vendor No. 1 is the father of Vendors No. 2 to 5;
- (b) They do hereby convey their right, title and interest whatsoever in the schedule property; and
- (c) The consideration agreed above has been received individually for our family benefits and also for better investments.

SCHEDULE PROPERTY

All that piece and parcel of the Residentially converted vide order No. A.L.N: SR (Chi) Sakala: 424/2013-14 dated 23/04/2014 undeveloped property bearing Survey No. 84/4 measuring 1 acre 1½ guntas, situated at Beedaganahalli Village, Nandi Hobli, Chickballapur Taluk and District and bounded as follows:



ಶಿಕ್ಷಣ ಸಂಘದಿಂದ ನೀಡಿದ ಪ್ರಸ್ತಾವನೆ 12ನೇ ಅಧಿವೇಶನ

ಶಿಕ್ಷಣ ಸಂಘದಿಂದ ನೀಡಿದ ಪ್ರಸ್ತಾವನೆ 12ನೇ ಅಧಿವೇಶನ

ಶಿಕ್ಷಣ ಸಂಘದಿಂದ ನೀಡಿದ ಪ್ರಸ್ತಾವನೆ 12ನೇ ಅಧಿವೇಶನ

ಶಿಕ್ಷಣ ಸಂಘದಿಂದ ನೀಡಿದ ಪ್ರಸ್ತಾವನೆ 12ನೇ ಅಧಿವೇಶನ

And Kumar

37th ನಂಬರಿನ...ನೀ ವಸಕದ...ನೀ ಪುಟ



East by : Property in Sy. No. 45,

West by : Property in Sy. No. 56,

North by : Property in Sy. No. 84/7 and 8 and

South by : Property in Sy. No. 84/9.

IN WITNESS WHEREOF, the Vendors and the Purchaser have affixed their signature to this sale deed on the day, month and year first above written.

WITNESSES:


of Gappa

ಅಂಜಲಿ
ಬಂಜಲಿ

1. Pong
R. M. Muthy
No. 265, 6th main
2nd block R. M. Nagar
Bj. 32.

ಬಂಜಲಿ
ಅಂಜಲಿ

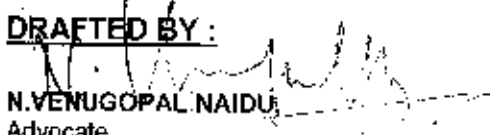
Amal Kumar

ಕಂಪನಿಗಳು VENDORS

2. H. S.
N. Prasad
No. 102, Kempurki Beladi
Saharaj
North Extn
Chikballapur

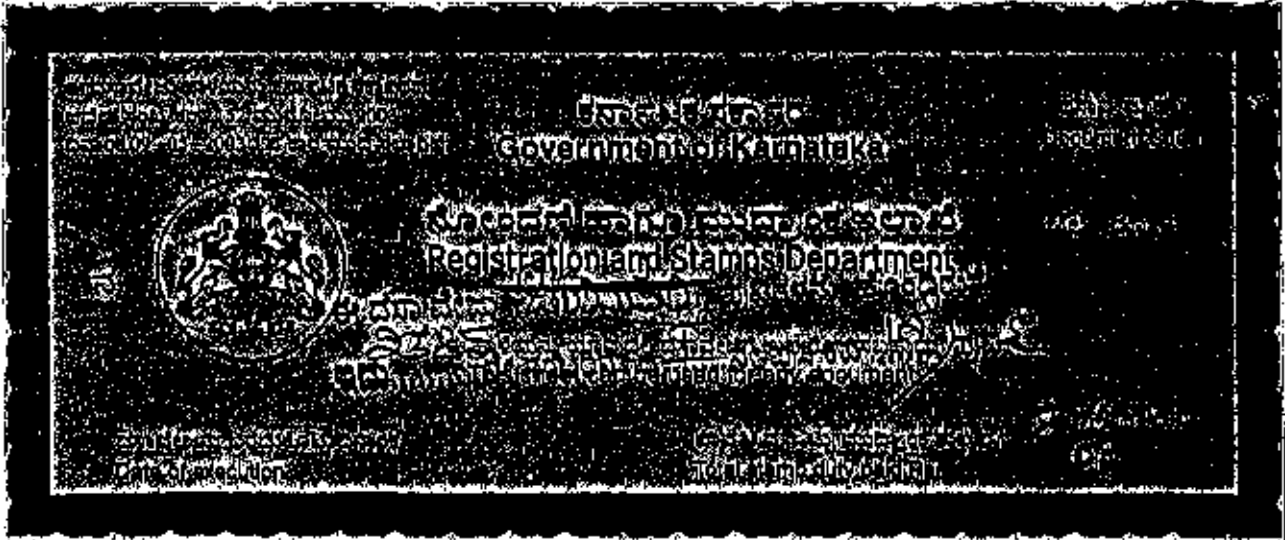

PURCHASER

DRAFTED BY:


N. VENUGOPAL NAIDU
Advocate,
No. 1312, Vijinapura,
Doorvaninagar Post, Bangalore - 16.

2285/2007-08 B.K.E

(11)



ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 27TH day of SEPTEMBER 2007, between :-

SHRI. A.A. MONNAPPA, aged about 38 years,
S/O. Late. A.M. Appaji. PAN.No:- AMUPM3344B.

Residing at No. 9/1198, 2ND Cross, Papaiah Reddy Lay Out, Manorayanapalya, R.T.Nagar, Bangalore -32. Hereinafter called the **VENDOR** (which term shall mean and include his heirs, legal representatives, executors and assigns) of **ONE PART**.

IN FAVOUR OF :-

M/S. SAMMY'S ADVENTURE LAND LTD.,

(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)

Having Their Office at NO. 1, 1ST Floor, 1ST Cross,
Nrupathunga Ext., R.T. Nagar, Bangalore - 32.

PAN.No:- AAFC5857E

Represented by its Director **SHRI. N. RAMESH**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successors-in-office and assigns) of the **OTHER PART**.

A.A. Monnappa

Contd..2.

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Print Date & Time : 03-10-2007 12:40:46 PM

ದಸ್ತಾವೇಲು ಸಂಖ್ಯೆ : 2385

ಸೂಕ್ತ ರಜಾಸ್ವಾರ್ಥಿ ಪಟ್ಟಿಗಳನ್ನು ರವರ ಕೆಲಸದ ದಿನಾಂಕ 03-10-2007 ರಂದು 12:31:30 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀರಿಯೋದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	9460.00
2	ಪ್ಯಾನಿಂಗ್ ಫೀ	270.00
3	ಇತರೆ	20.00
4	ಪರಿಶೋಧನೆ ಮತ್ತು ಪರಿವೀಕ್ಷಣೆ	35.00
	ಒಟ್ಟು :	9775.00

ಶ್ರೀ ಮ. ಸ್ಯಾಮೀಸ್ ಅಡ್ವೆಂಚರ್ಸ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್ ಅವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

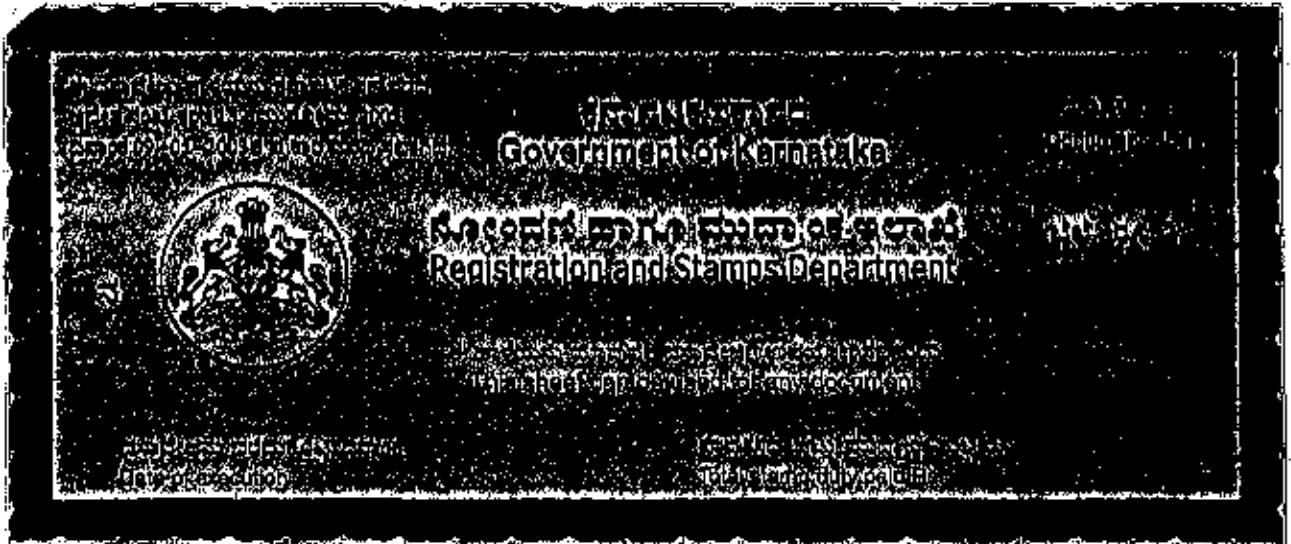
ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮ. ಸ್ಯಾಮೀಸ್ ಅಡ್ವೆಂಚರ್ಸ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್			

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿಗಳು
 ಜಿಲ್ಲಾಸ್ಥಾನ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	ಎ ಎ ಮೊವ್ವಪ್ಪ (ಬರೆದುಕೊಡುವವರು)			

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿಗಳು
 ಜಿಲ್ಲಾಸ್ಥಾನ



ಇದು..... ನೆ ನಂಬಿಕೆ 2 ನೆ ಪುಸ್ತಕದ 3 ನೆ ಪುಸ್ತಕದ
PG -2-

WHEREAS the Vendor is the absolute owner of the property hereinafter referred as Schedule Property and morefully described in the Schedule hereinunder mentioned, he having Purchased the same under a Registered Sale document bearing NOS.CKB-1- 2335/06-07, Stored in C.D. NO. CKBD-17, Dt.07.10.06., & NO.CKB-1-2336/06-07, Stored in C.D. NO. CKBD-17, Dt.07.10.06, Registered in the Office of the Sub-Registrar, Chikkaballapura Taluk.

WHEREAS the Vendor is in enjoyment and possession of the Schedule Property and the katha of the property also stands in the name of the Vendor and he has paid upto date taxes to the concerned authority.

Whereas, the Vendor and the Purchaser have entered into Agreement of Sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of **Rs.9,45,000/-** (Rupees Nine Lakhs Forty Five Thousand Only).

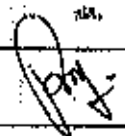
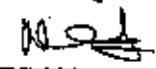
Whereas the Vendor as per the terms of Sale Agreement have applied to the Deputy Commissioner, Kolar dist, for the conversion of the Schedule Property from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued order vide NO. ALN/SR (C) 18/07-08, dt. 14.08.2007, for the conversion of the Schedule Property for Residential purpose after collecting necessary conversion charges paid by the Purchaser as per the terms of the Sale Agreement.

[Handwritten signature]


Contd..3..

2385 ಇದು..... ನೇ ಸಂಬಂಧಿತ..... ನೇ ಪುಸ್ತಕದ 4 ನೇ ಪುಟ


ಗುರ್ತಿಸಲ್ಪಡುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಹಾ. ಸಹಿ
1	ಅರ್ ಎನ್ ಮೂರ್ತಿ ಬಿನ್ ಎನ್ ಎಸ್ ರಾಮನ್ ಆರ್ ಬಿ ಪಾಠ ಬೆಂಗಳೂರು	
2	ಎನ್ ಪ್ರಸಾದ್ ಬಿನ್ ವಾರಾಯಣ ರೆಡ್ಡಿ ಭಗತ್ ಸಿಂಗ್ ಪಾಠ ಬೆಂಗಳೂರು	



ಉಪ-ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಬೆಂಗಳೂರು.

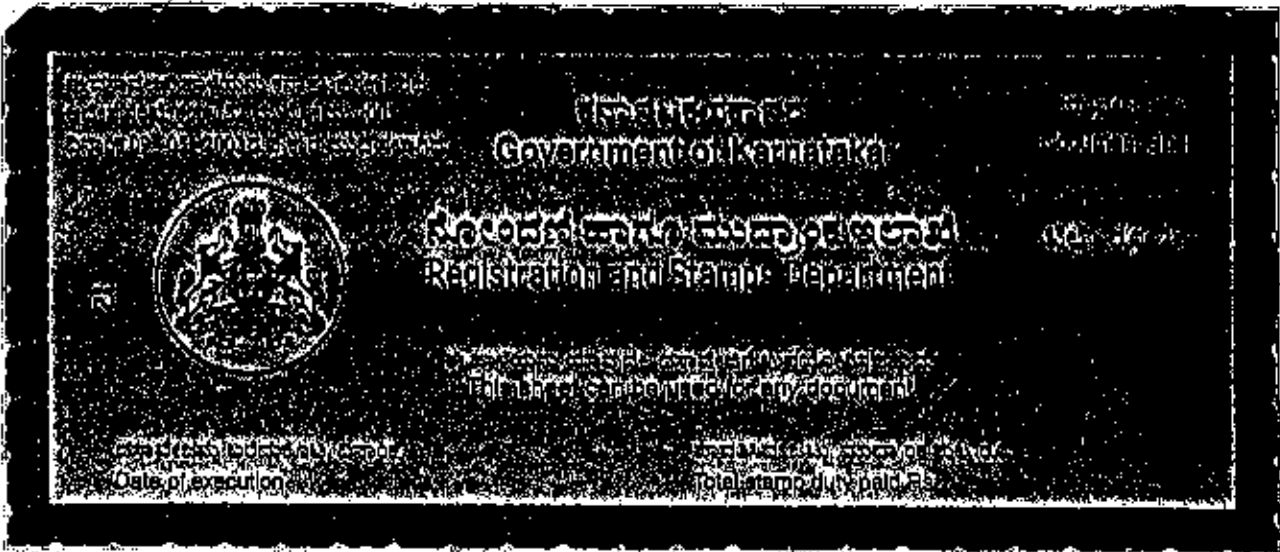


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ CKB-1-02385-2007-08 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ CKBD25 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 03-10-2007 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಉಪ-ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಬೆಂಗಳೂರು.





೨೩೮೫ ನಂ ಬಂದ್ ... ಡಿ. ೨೫ ೧೯೭೨ ... ೨

PG-3-

Whereas the Purchaser has paid full and final payment of Total sale Consideration **Rs.9,45,000/-** (Rupees Nine Lakhs Forty Five Thousand Only), the receipt of which the Vendor do hereby acknowledges.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of **Rs.9,45,000/-** (Rupees Nine Lakhs Forty Five Thousand Only), paid by the Purchaser to the Vendor, The Vendor as beneficial owner do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof, **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendor or any person or persons lawfully or equitably claiming through or interest for them or any of his predecessors in title **AND THAT** the Vendor hereby covenant that he will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

[Handwritten signature]

Contd..4.

2285 ಇದು..... ನೇ ಕಂಬರಿತ..... ನೇ ಪುಸ್ತಕದ 6 ನೇ ಪುಟ



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 ಮು. ಸ್ಯಾಮಿನ್ ಅಡ್ವೆಂಟರ್ಸ್ ಲ್ಯಾಂಡ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರು, ಎನ್ ರಮೇಶ್, ಇವರು 80325.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಪಾವತಿ ಪಾವತಿಯ ದಿನಾಂಕ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	44625.00	ಇಂಡಿಯಾ ಇಂಡ್ ಬ್ಯಾಂಕ್ ಡಿ ಇ ನಂ 153074 ದಿನಾಂಕ 1/10/2007
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	35700.00	ಇಂಡಿಯಾ ಇಂಡ್ ಬ್ಯಾಂಕ್ ಡಿ ಇ ನಂ 152974 ದಿನಾಂಕ 25/9/2007
ಒಟ್ಟು :	80325.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ : 03/10/2007

ಅಧೀನ ನಿರ್ದೇಶಕರು
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಬೆಂಗಳೂರು (ಬೆಂಗಳೂರು)

Sub-A

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 Government of Karnataka
 ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Registration and Stamps Department
 ದಾಖಲೆ ಸಹಿ
 Document Sheet
 ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
 This sheet can be used for any document.
 ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
 Date of execution
 ಮುದ್ರಾಂಕದ ಒಟ್ಟು ಮೊತ್ತ (ರೂಪಾಯಿ)
 Total stamp duty paid (Rs.)



2025 ರೇ ನಂಬರ್ 1 ರೇ ದಾಖಲೆ ಸಹಿ 7 ರೂಪಾಯಿ
 PG-4-

AND FURTHER the Vendor do hereby covenant 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 or any of his predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

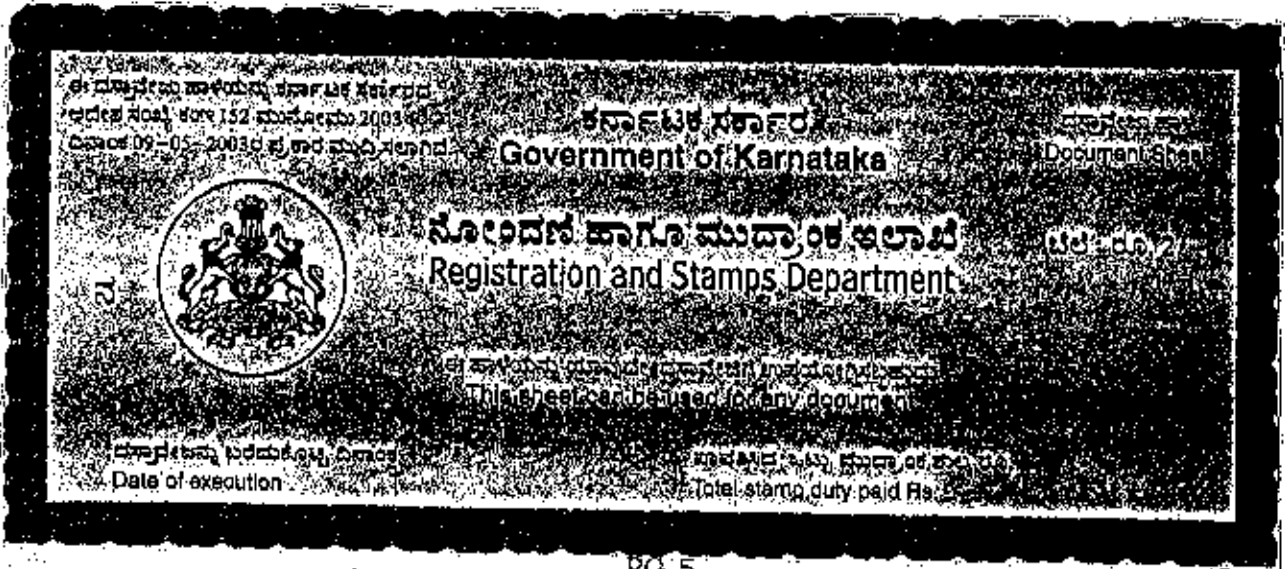
AND THAT FURTHER the Vendor do hereby covenant that he has not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the market value of the Schedule property. The Vendor has this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY**.

The Vendor has also handed over the possession of the entire Schedule Property to the Purchaser.

[Signature]

Contd..5.



PG-5-
 ಇದು 2025 ನೇ ನಂಬರಿನ 1 ನೇ ಪುಟ ಕಡೆ 8 2

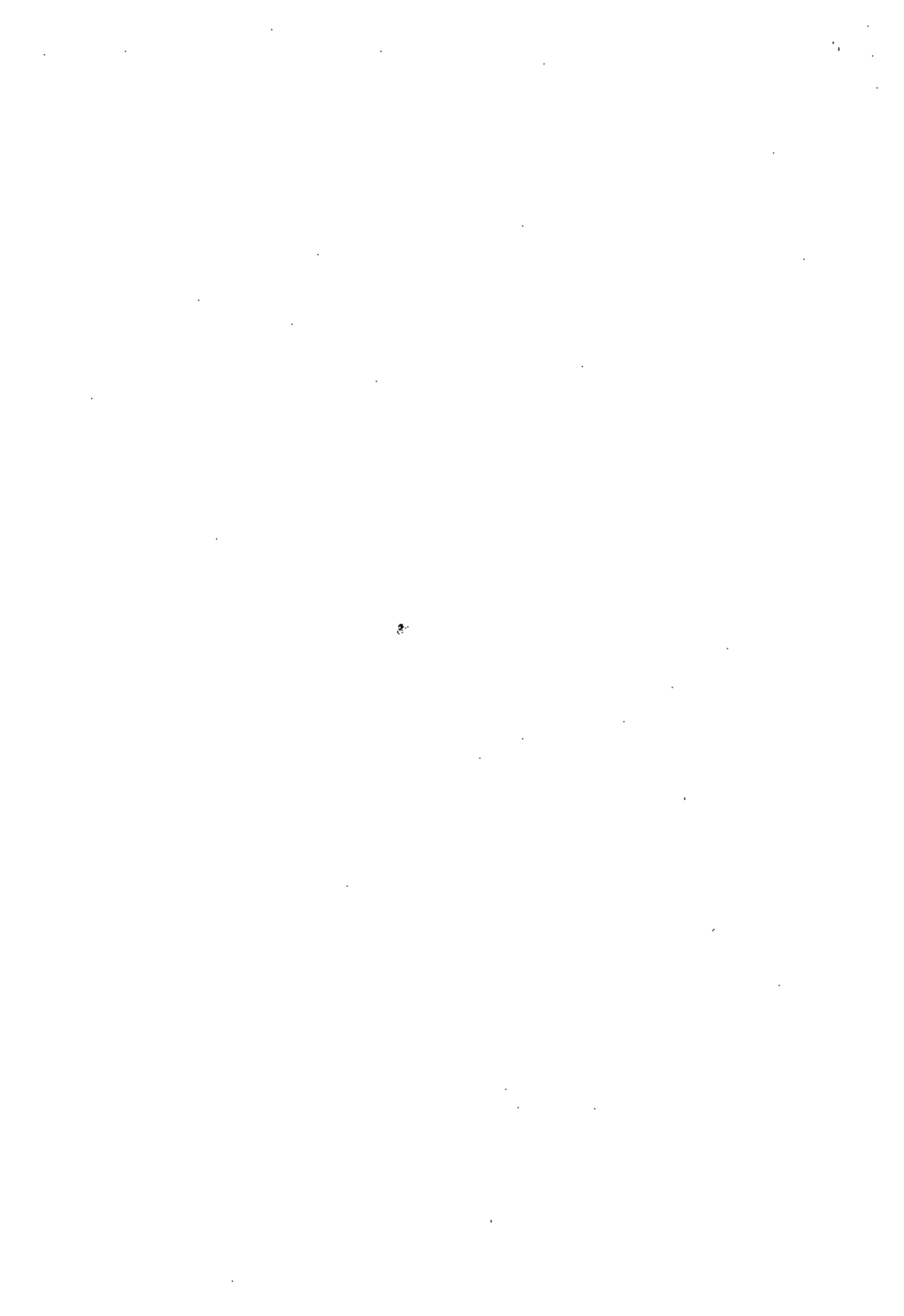
SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of Residential Converted Land bearing SURVEY NO.84/4, measuring 1 ACRE 01 3/4 GUNTAS of Land VIDE ORDER NO. ALN SR (C) 18/07-08, DT.14.08.2007, situated at BEEDIGANAHALLI VILLAGE, NANDI HOBLI, CHIKKABALLAPURA TALUK, and bounded as follows:-

- EAST BY :- SURVEY NO.55.
- WEST BY :- ROAD.
- NORTH BY :- SURVEY NO.84/5.
- SOUTH BY :- SURVEY NO.84/4.

ART *[Signature]*

Contd..6.



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ: ಕರ್ನಾಟಕ ಸರ್ಕಾರದ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖ್ಯ ಸಚಿವರು

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಪತ್ರ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪತ್ರವನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿನ ಅನುಬಂಧವಾಗಿ ಬಳಸಬಹುದು.
This sheet can be used for any document.

ದಸ್ತಾವೇಜು ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid

2285 ನೇ ದಿನಾಂಕ 9 ನೇ ತಿಂಗಳ 9 ನೇ ವರ್ಷ

PG-6-

IN WITNESS WHEREOF, the Vendor and the Purchaser have affixed their respective signatures to this Deed of Absolute Sale on this day, month and the year first above written.

WITNESSES :-

1.
R.N. Murthy
No. 3/3, 4th main
Anandnagar
09-9.

VENDOR

2.
N. Prasad
*061. N. Resddy
Bhagathihallyagar
chickab allipaly

PURCHASER

DRAFTED BY:
A.R. CHAVAN, Advocate
No. 139, 11th Floor, Infantry Road,
Bangalore - 01.

BK-I-1434/16-17

ಈ ದಿನಾ ವೇದಿ 19 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತ
ಇದು 1434 ನೇ ನಂಬರಿನ 2 ನೇ ಪುಟ ರವರ ಪುಟ



SALE DEED

THIS SALE DEED is made and executed on this the Fourteenth Day of June Two Thousand Sixteen (14/06/2016) at Chikkaballapura.

BETWEEN:

1. Sri. Manjunath,
S/o. Narayanappa,
Aged about 21 years,

2. Smt. Muniyamma,
W/o. Narayanappa,
Aged about 42 years,

Both are residing at Beedaganahalli Village, Nandi Hobli, Chickballapur Taluk and District. And both are represented by their Registered Power or Attorney Holder Sri. P.G.Prabhakar, Aged about 42 years, S/o. K.S.Gopala Reddy, Residing at Paresandra Village, Mandikkal Hobli, Chickballapur Taluk and District. PAN NO. AOZPPA741C.

Herein after referred to as "VENDOR" which term expression shall, unless repugnant to the context or meaning thereof, be deemed to include their legal heirs, administrators, executors, successors, assigns, attorney holder or any one claiming through or under them.

IN FAVOUR OF:

M/s. Sammy's Mountain Villas Limited,
registered under the provisions of Companies Act,
having its office at No. 9, IInd Floor, BEL Air Drive,
Mekhri Circle, Bellary Road, Bangalore - 560 032,
represented by its Director N. Ramesh.

1/3/2016 ನಂಬರಿನ...ನೇ ಪುಸ್ತಕದ...ನೇ ಪುಸ್ತಕ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

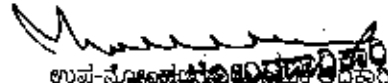
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಮೆ.ಸ್ಯಾಮಿಸ್ ವೆಂಕಟೇಶ್ ವಿಲ್ಲಾಸ್ ಲಿ., ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್, ಇವರು 462453.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	40925.00	ಆಕ್ಸಿಸ್ ಬ್ಯಾಂಕ್ ಡಿಡಿ ನಂ 026329 ದಿನಾಂಕ 13/06/2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	421528.00	ಆಕ್ಸಿಸ್ ಬ್ಯಾಂಕ್ ಡಿಡಿ ನಂ 026330 ದಿನಾಂಕ 13/06/2016
ಒಟ್ಟು :	462453.00	

ಸ್ಥಳ : ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 14/06/2016


ಉಪ-ನಿರ್ದೇಶಕರು, ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ

143ನೇ ನಂಬರಿನ 2ನೇ ಪುಸ್ತಕದ 3ನೇ ಪುಟ



Hereinafter referred to as the "PURCHASER", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include administrators, executors, successors, assigns, officers in charge etc.

The Vendors and the Purchaser are also hereinafter referred to collectively as the "Parties" and individually as a "Party" as the context may require.

WHEREAS

- A) The Vendor No. 1 and 2 are mother and son and Vendor No. 1 represents that he is the absolute owner of the property bearing Survey No. Old 84/4 New 84/10 measuring 27 $\frac{3}{4}$ (Twenty Seven Three Fourth) guntas situated at Beedaganahalli Village, Nandi Hobli, Chikkaballapur Taluk and District, morefully described in the schedule hereunder and hereinafter referred to as the 'SCHEDULE PROPERTY'.
- B) WHEREAS, one Reddhalli Venkatiga S/o. Kittiga was in possession and enjoyment of the property bearing survey number 84/4 and the same is endorsed in the Records of Rights issued by the revenue department. The said Venkatiga was also called as Venkatappa and he was in possession and enjoyment of 2 acres 31 guntas in Sy. No. 84/4 and his name is reflected in the revenue documents.
- C) The said Venkatappa died living behind his 4 (four) sons namely (1) Lagumaiah, (2) Doddamunishamappa, (3) Erappa and (4) Chikkamunishamappa to succeed to his estate. Accordingly upon death of Venkatappa his sons jointly made application on 11/11/1995 to the revenue authorities seeking mutation of their respective names as owners of the entire property in Sy. No. 84/4.

[Handwritten signature]

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2



Print Date & Time : 14-06-2016 12:22:43 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1434

12/06/2016 ನೇ ನಂಬರಿನ...ನೇ ಪುಸ್ತಕದ...ನೇ ಪುಸ್ತಕ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 14-06-2016 ರಂದು 11:11:39 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ.
1	ಮೊಂದಣಿ ಶುಲ್ಕ	81850.00
2	ಸ್ಯಾನಿಟೋ ಫೀ	420.00
3	ಬರಿವೆರ್ತನಾ ಶುಲ್ಕ	35.00
4	ಇತರೆ	40.00
5	ಬರಿವೆರ್ತನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	82380.00

ಶ್ರೀ ಮೆ.ಸ್ಯಾಮಿನ್ ಮೌಂಟೇನ್ ವಿಲ್ಲಾಜ್ ಲಿ.. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆ.ಸ್ಯಾಮಿನ್ ಮೌಂಟೇನ್ ವಿಲ್ಲಾಜ್ ಲಿ.. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್			

(Signature)
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	ಮೆ.ಸ್ಯಾಮಿನ್ ಮೌಂಟೇನ್ ವಿಲ್ಲಾಜ್ ಲಿ.. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ಎನ್ ರಮೇಶ್ . (ಬರೆದುಕೊಂಡವರು)			
2	ಮಂಜುನಾಥ, ಮುನಿಯಮ್ಮ, ಪರವಾಗಿ ಜೆ.ಕೆ.ಎ ಹೋಲ್ಲರ್ ಪಿ ಜಿ ಪ್ರಭಾಕರ್ . (ಬರೆದುಕೊಂಡವರು)			

(Signature)
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ

14/3/13 ಸಂಖ್ಯೆ ನಂ. ೨೦೨೨/೨೦೧೨ ನೇ ಪ್ರಸ್ತುತದ...ನೇ ಪ್ರಜ್ಞೆ



D) WHEREAS, the revenue officer i.e., Deputy Thasildar, Nandi Hobli, Chickballapur on the basis of the joint application seeking mutation of the name of the applicants conducted enquire in mutated their names vide MR No. 6/95-96 whereunder Sy. No. 84/4 was partitioned into 4 portions and the said Lagumaiah Grand Father of Vendor No. 1 was given 27 ¾ guntas being one such portion as his share and his name is reflected in the revenue documents.

E) The said Lagumaiah upon acquiring right, title and interest was is in possession and enjoyment of the property bearing Sy. No. 84/4 measuring 27 ¾ guntas. The said Lagumaiah during his life time executed a WILL and the same is registered as document No. 84/2002-2003 in Book III of Volume 44 at Pages 121 – 123 Dt: 18/12/2002 in the office of Chickballapur Sub-registrar. As the per the said registered will Lagumaiah has bequeathed the schedule property in favour of Manjunath the Vendor No. 1 who is none other than grand son of Lagumaiah. Since the said Manjunath was then minor has appointed his mother Smt. Muniyamma Vendor No. 2 are his Natural Guarding.

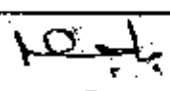
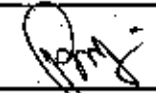
F) Lagumaiah died on 25/09/2012 as per the death certificate furnished by the Vendors above named. Upon death of the said Lagumaiah the Vendor No. 1 on the basis of the registered will made application seeking mutation of his name in the revenue records. Upon enquiry his name is mutated in his name vide MR No. H14/2012-13 with respect to Sy. No. 84/4 (new No. 84/10) and his name is reflected in the revenue documents.

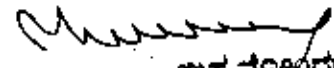
G) Upon acquiring right, title and interest over the schedule property the Vendor No. 1 made application seeking conversion


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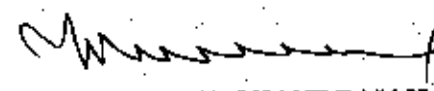
1434 ನೇ ನಂಬರಿನ 1 ನೇ ಪುಸ್ತಕದ 6 ನೇ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿವರ	ಸಹಿ
1	ಎನ್ ಪ್ರಸಾದ್ ಬಿನ್ ಜಿ ನಾರಾಯಣ ರೆಡ್ಡಿ ಭಗತ್ ಸಿಂಗ್ ನಗರ ಚಿಕ್ಕಬಳ್ಳಾಪುರ	
2	ಆರ್ ಎನ್ ಮೂರ್ತಿ ಬಿನ್ ಎನ್ ಎಸ್ ರಾಮನ್ ನಂ 265 6ನೇ ಮುಖ್ಯರಸ್ತೆ 2ನೇ ಟ್ಲಾಕ್ ಆರ್ ಟಿ ಪೂರ್ ಬೆಂಗಳೂರು	

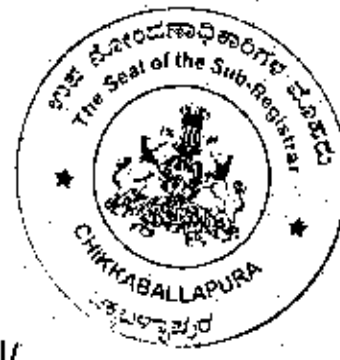

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ CKB-1-01434-2016-17 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ CKBD 140 ನೇ ದ್ವರಲ್ಲಿ
ದಿನಾಂಕ 14-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


Y.N. RAMA CHANDRALIAH
Sub-Registrar (ಚಿಕ್ಕಬಳ್ಳಾಪುರ)
CHIKKABALLAPURA

14/16/116



163 ನೇ ನಂಬರಿನ 2 ನೇ ಪುಸ್ತಕದ 7 ನೇ ಪುಟ



of the schedule property from agricultural to non agricultural residential purpose. Upon payment of requisite conversion fines the Deputy Commissioner, Chickballapur District converted the schedule Property from agricultural to non agricultural residential use vide Official Memorandum bearing No. A.L.N: SR (Chi) Sakala: 420/2013-14 dated 04/06/2014.

- H) The Vendors have jointly and collectively executed and registered a General Power of Attorney in favour of Sri. P.G.Prabhakar bearing No. CKB-4-00307/2013-14 stored in CD No. CKBD 102 dt: 25/1/2014, wherein the said Sri. P.G.Prabhakar being the attorney holder has absolute right sell the schedule property on their behalf, collect sale consideration and to transfer possession in favour of the purchaser apart from other rights mentioned therein. The said registered Power of Attorney is subsisting.
- I) The Vendors do hereby confirm and reiterate that the Genealogical tree furnished is true and correct and no material information has been withheld other than what is mentioned in the Genealogical Tree, furnished to the Purchaser.
- J) The Vendors No. 1 has approached the purchaser and offered to sell the schedule property. Upon mutual discussions the purchaser agreed to purchase the Schedule Property from the Vendors on mutually agreed total sale consideration of Rs. 70,00,000/- (Rupees Seventy Lakhs Only).

The Vendors assure and confirm:

- (a) that the Vendor No. 1 is the only the legal person who has absolute power, rights and titles over the Schedule Property and that there are no impediment for the vendor No. 1 to sell the

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1636 ನೇ ನಂಬರಿನ 8 ನೇ ಪುಸ್ತಕದ 8 ನೇ ಪುಟ



property under any law, order, decree or contract and that none else has any right, title, interest or share in the Schedule Property;

- (b) that the Schedule Property is not subjected to any encumbrances, attachments, acquisition proceedings or mortgages or lien or charges of any kind;
- (c) that there are no suits, quasi judicial proceedings, tenancy claims or any litigations of whatsoever nature in regard to the Schedule Property under the land laws;
- (d) that the Vendors have not entered into any agreement or arrangement for sale or transfer of the Schedule Property with anyone else apart from agreement mentioned above;
- (e) the Vendor No. 1, represents to the Purchaser that ever since acquiring the Schedule Property and he is holding and possessing the schedule property without any interruption; and the Vendors have offered the same to the Purchaser with an undertaking that they have fulfilled all legal requirements leaving behind no impediments in law for the conveyance of the Schedule Property in favour of the Purchaser;

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. The Vendor represent and warrant that the schedule property is acquired by the schedule property as above mentioned and Vendor No. 1 has mutated his name in all revenue documents as required under law and that he is the absolute owner having all the right, title and interest in the Schedule Property.

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11/11/2016 ನಂಬರಿನ 8 ನೇ ಭುಸುಕದ 9 ನೇ ಭುಸು



2. The Vendors have received the total sale consideration amount of Rs. 70,00,000/- (Rupees Seventy Lakhs Only) by way of cheque bearing No. 856406 dt: 13/06/2016 drawn on Axis Bank, M.G.Road Branch, Bangalore. Applicable TDS on the said total consideration is remitted as per law.
3. The Vendors above mentioned hereby accepts and acknowledges in full and final settlement and satisfaction of the entire sale price. The Vendors hereby grant, transfer and convey UNTO the Purchaser, BY WAY OF SALE, all that piece and parcel of the property bearing Survey No. (old No. 84/4) New No. 84/10 measuring in all 27 $\frac{3}{4}$ Guntas, morefully described in schedule below and hereinafter and referred to as the "SCHEDULE PROPERTY" or "PROPERTY HEREBY CONVEYED" with the land, trees, plants, water courses, fences and all rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same, to the Purchaser, as absolute owner;

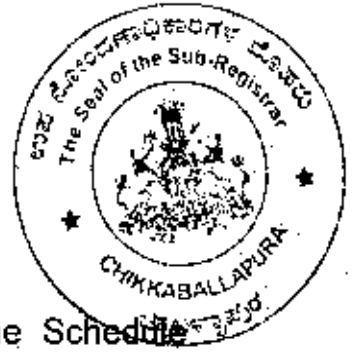
THE VENDOR COVENANT WITH THE PURCHASER AS FOLLOWS:

- 1) That the Purchaser shall be entitled to enter upon, hold, possess and enjoy the Property hereby conveyed and receive the income and profits there from, as absolute owner, without any interference or disturbance by the Vendor or their predecessors-in-title or any one claiming through or under them or any person claiming any legal title thereto;

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1434 ನಂబರಿನ...ನೇ ಪುಸ್ತಕದ 10 ನೇ ಪುಟ



II) That the Vendors have the power to convey the Schedule Property and that there is no impediment for this sale under any law, order, decree or contract;

III) That the Vendor No. 1 is the absolute owner of the Schedule Property and that none else has any right, title, interest or share therein apart from other Vendors mentioned above who are his legal heirs;

IV) That the Vendor No. 1 made an application seeking conversion of the property and upon complying with the required legal procedure got the schedule property converted from agricultural to non-agricultural residential purpose vide conversion order No. No. A.L.N: SR (Chi) Sakala: 420/2013-14 dated 04/06/2014.

V) That the Vendors have paid all rates, taxes, cesses and outgoings in respect of the Schedule Property up to the date of sale;

VI) That the Vendors have this day delivered documents of title relating to the Schedule Property to the Purchaser;

VII) That the Vendors shall, whenever so required by the Purchaser, do and execute all acts, deeds and things for more fully and perfectly assuring the title of the Purchaser to the Property hereby conveyed;

VIII) The Vendors do hereby indemnify and keep indemnified the Purchaser against any loss or damage that the Purchaser may suffer

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1437 ನಂಬರಿವ... ಸೇ ಲಕ್ಷ್ಮಣ... ನೇ ಲಕ್ಷ್ಮಣ



by reason of any breach, default or misrepresentation or negligence on the part of the Vendors subsequent to the sale of the Schedule Properties to the Purchaser, the Vendors agree to keep indemnified the Purchaser against any loss or damage which the Purchaser may sustain on account of (i) the Purchaser's right to remain in peaceful possession and enjoyment of the Schedule Property/or any part thereof, as the absolute owner thereof, being disturbed in any manner whatsoever, (ii) any defect or deficiency in the title of the Vendor to the Schedule Property/ or any part thereof;

IX) The Vendors agree to defend the right, title and interest of the Purchaser to the Schedule Property against all claims and that all expenses in this regard shall be borne and paid for by the Vendors.

X) The Vendors further agree and undertake to execute / secure execution of such document/s as may be required by the Purchaser to more fully satisfy and assure the Purchaser that the Vendor No. 1 is the owner of the Schedule Property with uninhibited rights of alienation over the same.

XI) The Vendors hereby declare and undertake to do or cause to be done at all times all acts, deeds and things that are reasonably and legally required to be done at the instance of the Purchaser for more fully and perfectly assuring conveying the Schedule Properties to the Purchaser. That the Vendors shall keep the Purchaser fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Purchaser or the Property hereby conveyed, by reason of any defect in or want of title on the part of the Vendors or their predecessors-in-title and against any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser;

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RK 3126/14-15

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಸಾರ್ವಜನಿಕ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ದಿನಾಂಕ 04-09-2014 ರಲ್ಲಿ ಸಾರ್ವಜನಿಕ ನೋಂದಣಿ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department



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

ದಸ್ತಾವೇಜನ್ನು ಬಿಡುಗಡೆ ಮಾಡಿದ ದಿನಾಂಕ: 04/09/2014
Date of execution: 04/09/2014
ಮೊತ್ತದ ಮುದ್ರಾಂಕ ದುರಿ: 3126
Total stamp duty paid: 3126

SALE DEED

THIS SALE DEED is made and executed on this the 04th day of September 2014 at Chickballapur.

Between:

1. Sri. Maddurappa, aged about 65 years,
S/o Late. Chikkaboosappa,
(Pan No. CMVPMO2 13J)
2. Sri. Venkatesh, aged about 40 years,
3. Smt. Aswathamma,
Aged about 30 years,
W/o. late Sri. Narayana Swamy,
(a) Master. Ganesh,
Aged about 8 years,
(b) Kum. Varalakshmi,
Aged about 6 years,
Both are children of Late. Sri. Narayanaswamy,
and minors in age are represented by her
Mother natural guardian Smt. Aswathamma.
4. Sri. Kalappa, aged about 33 years,
5. Sri. Poojappa, aged about 30 years,
6. Smt. Venkatalakshmi, aged about 25 years,

← [Fingerprint] of Maddurappa
ಮದ್ದುರಪ್ಪ
ಮದ್ದುರಪ್ಪ

M. Venkatesh
ಕೆ.ಆರ್.ಎಸ್
ಪೂಜಪ್ಪ

← [Fingerprint] of Venkatalakshmi
ವೆಂಕಟಲಕ್ಷ್ಮಿ



3126 ನೇ ಸಂಖ್ಯೆ ಸಂಖ್ಯೆ...ನೇ ಪುಸ್ತಕದ...ನೇ ಪುಟ

1



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಎಂ. ಸ್ಯಾಮೀಸ್ ಮೆಸಿಂಟೀಸ್ ವಿಲ್ಲಾಸ್ ಲಿ. ಪರವಾಗಿ ಎನ್ ರಮೇಶ್, ಇವರು 502850.00 ರೂಪಾಯಿಗಳನ್ನು
ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ವ್ಯಕ್ತಿ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	44500.00	ಆಕ್ಟೀಸ್ ಬ್ಯಾಂಕ್ ಡಿಡಿ ಸಂ 038618 ದಿನಾಂಕ 12/08/2014
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	458350.00	ಆಕ್ಟೀಸ್ ಬ್ಯಾಂಕ್ ಡಿಡಿ ಸಂ 03861/ ದಿನಾಂಕ 12/08/2014
ಒಟ್ಟು:	502850.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ : 04/09/2014

ಸಹಾಯಕ ಮುದ್ರಾಂಕ ಅಧೀಕ್ಷಕರು
(ಬೆಂಗಳೂರು)

HL9

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕಾರವು ಈ 152 ನಂ.ನಿಯಮ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮೂಡಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕಿತಲಾಭಿ
Registration and Stamps Department



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

ದಸ್ತಾವೇಜನ್ನು ಜರಿಯಿಸಿದ ದಿನಾಂಕ
Date of execution

3/26

₹

ಒಟ್ಟು ಮುದ್ರಾಂಕಿತ ಶುಲ್ಕ
Total stamp duty paid Rs.

3

.....ನೀ ನಂಬರನೆ.....ನೀ ಧೃಸ್ತವಿಲ್ಲದಿರುವುದು.....

2, 4 to 6 are children of Sri. Maddurappa 3 is the Daughter-in-law and 3 (a) and (b) are grandchildren of Maddurappa and all above are residing at Beedaganahalli Village, Nandi Hobli, Chickballapur Taluk and District.


hereinafter referred to as the "VENDORS" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include their legal heirs, administrators, executors, successors, assigns, attorney/s or any one claiming through or under them.


IN FAVOUR OF:

M/s. Sammy's Mountain Villas Limited,
(registered under the provisions of Indian Companies Act 1956),
registered under the provisions of Companies Act,
having its office at No. 9, 11nd Floor, BEL Air Drive,
Mekhri Circle, Bellary Road, Bangalore – 560 032,
Represented by its Director **N. Ramesh.**

Pan No. AAFCS8571E

hereinafter referred to as the "PURCHASER" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include their legal heirs, administrators, executors, successors, assigns or any one claiming through or under them.


of Maddurappa
ಅಧಿಕಾರಿ
ಅಧಿಕಾರಿ

M. Venkat
ಕೆ.ಎ.ಎ.
Pro. J. K.

of Venkatesh



Print Date & Time : 04-09-2014 04:54:44 PM

3126

ನೇ ನಂಬರಿನ ಸೇ ಪುಸ್ತಕದ ಸೇ ಪುಟ

ದಾಖಲೆ ಸಂಖ್ಯೆ : 3126

ಪೂರ್ವ ರಜಾ ರಜಾ ಹಿಕ್ಕುಬಳ್ಳಾಪುರ ರವರ ಕುಟುಂಬದ ದಿನಾಂಕ 04-09-2014 ರಂದು 04:30:34 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	89000.00
2	ಸ್ಯಾನ್ರಿಂಗ್ ಶೀ	560.00
3	ವಿರವತನಾ ಶುಲ್ಕ	35.00
4	ಇತರೆ	40.00
5	ವಿರವತನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	89670.00

ಶ್ರೀ ಮೆ. ಸ್ಯಾಮೀನ್ ಮೆಸಿಂಟೋನ್ ವಿಲ್ಲಾಸ್ ಲಿ., ಪರವಾಗಿ ಎನ್ ರಮೇಶ್ ಇವರಿಂದ ಹಾಜರಿ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ನಿರೀಕ್ಷಿಸಿದ ಸುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆ. ಸ್ಯಾಮೀನ್ ಮೆಸಿಂಟೋನ್ ವಿಲ್ಲಾಸ್ ಲಿ., ಪರವಾಗಿ ಎನ್ ರಮೇಶ್			

ಬಹು-ನೋಂದಣಿ ಸಾಧಕರು
ಚಕ್ರಬಳ್ಳಾಪುರ
419

ಬರೆದೊಂದಿಟ್ಟಿದ್ದಾಗಿ ಒತ್ತಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ನಿರೀಕ್ಷಿಸಿದ ಸುರುತು	ಸಹಿ
1	ಮೆ. ಸ್ಯಾಮೀನ್ ಮೆಸಿಂಟೋನ್ ವಿಲ್ಲಾಸ್ ಲಿ., ಪರವಾಗಿ ಎನ್ ರಮೇಶ್ (ಬರೆದೊಂದಿಟ್ಟವರು)			
2	ಮದ್ದೂರಪ್ಪ ಲಿನ್ ಇಕ್ಯೂವೆನ್ (ಬರೆದೊಂದಿಟ್ಟವರು)			LTM

ಬಹು-ನೋಂದಣಿ ಸಾಧಕರು
ಚಕ್ರಬಳ್ಳಾಪುರ
419

ಈ ದಾಖಲೆಯು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
 ಸರ್ಕಾರಿ ಕಾನೂನು 192 ಮತ್ತು 2001
 ರನ್ವಯ 09-01-2003ರ ಪ್ರಕಾರ ಮುಖ್ಯ ಸಾಧಕ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
 Document Sheet



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Registration and Stamps Department



ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು.
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ದಾಖಲೆಯನ್ನು ಉಡುಪಿಸಿದ ದಿನಾಂಕ
 Date of execution

3/26

ಒಟ್ಟಾರೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ
 Total stamp duty paid Rs.


The Vendors and the Purchaser are also hereinafter referred to collectively as the "Parties" and individually as a "Party" as the context may require.

WHEREAS

A) The Vendor No. 1 is the father and Vendors No. 2, 4 to 6 are children and represents that Vendor No. 1 is the absolute owner of the property bearing New Survey No. 109 Old Sy. No. 48/P10 measuring 38 guntas situated at Beedaganahalli Village, Nandi Hobli, Chickballapur Taluk and District, morefully described in the schedule hereunder and hereinafter referred to as the 'SCHEDULE PROPERTY'.


B) The Vendor No. 1 acquired the Schedule Property in terms of the Grant certificate issued by the Government vide grant certificate dated: 25/01/1995 in the proceedings bearing no. RUOSR (N) 120/1991-92 through the Thasildar of Chickballapur Taluk. Upon grant of the schedule property, the vendor No. 1 was put in actual physical vacant possession of the schedule property and the Vendor No. 1 has obtained all the necessary revenue records in his name and is in possession of the same. Upto date taxes with respect to the property have been paid by the Vendor No. 1 above named.

C) Sri. Maddurappa was married to Smt. Mudamma and out of their wed lock they have five (5) children namely (1) Sri. Venkatesh, (2) Sri. Narayanaswamy, (3) Sri. Kalappa (4) Sri. Poojappa and (5) Smt. Venkatalaskmi the vendors 2 to 6 above mentioned. The Vendor No. 5 has sworn before the Village Accountant, Doddamarali


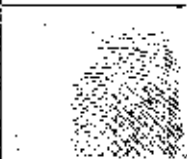



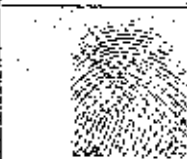

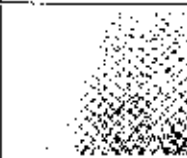

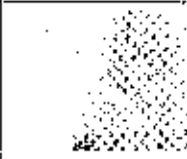
4

 of maddurappa
 ಕೆ.ಎಸ್.ಎಸ್
 ಕೆ.ಎಸ್.ಎಸ್

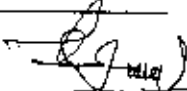
M. Venkatesh
 ಕೆ.ಎಸ್.ಎಸ್
 Poojappa

3


7

 of venkatalakshmi

3126 ನೇ ಸಂಬಂಧಿಸಿದವರ ಪುಸ್ತಕದ ನೇ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವೋಟು	ಹೆಚ್ಚುವಿನ ಸುರುಳು	ಸಹಿ
3	ಮೆಹತೇಶ್ . ಬಿನ್ ಮದ್ದೂರಪ್ಪ (ಬರೆಯಬೇಡುವವರು)			M. Veerappa
4	ಅಶ್ವತ್ಥಮ್ಮ ವಸ್ತು ಮತ್ತು ಪ್ರೈವಿಟ್ ಮೆಕ್ಯಾಂಟ್ರಿ ಬರಮಗಿ . ಕೋ ಲೀಟ್ ನಾರಾಯಣ ಅಚ್ಚುಗಿ (ಬರೆಯಬೇಡುವವರು)			ಅಶ್ವತ್ಥಮ್ಮ
5	ಹಾಲಪ್ಪ . ಬಿನ್ ಮದ್ದೂರಪ್ಪ (ಬರೆಯಬೇಡುವವರು)			ಹಾಲಪ್ಪ
6	ಪೂಜಪ್ಪ . ಬಿನ್ ಮದ್ದೂರಪ್ಪ (ಬರೆಯಬೇಡುವವರು)			Poojappa
7	ಮೆಹತೇಶ್ . D/o ಮದ್ದೂರಪ್ಪ (ಬರೆಯಬೇಡುವವರು)			LTM


 ಐ.ಪ.ನೋಂದಣಾಧಿಕಾರಿ
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ
 46

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕಾರವು ಇಲ್ಲಿಯೂ ಅನ್ವಯಿಸುತ್ತದೆ
Karnataka Government's authority extends to this document
Dated 09-05-2005 ರಲ್ಲಿ ಈ ದಾಖಲೆ ಮಾಡಿದಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಮತ್ತು ದಾಖಲೆ
Document Sheet

₹ 00



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department



ಈ ದಾಖಲೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾಗಿದೆ
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ, Date
Date of execution

31/06

ಮಾನ್ಯತೆ ಪಡೆದ ಮುದ್ರಾಂಕದ ಮೊತ್ತ, Rs.
Total stamp duty paid Rs.

₹

Revenue Circle, Chikkaballapur Taluk, confirming the family tree as true and correct and apart from those mentioned in the said genealogical tree there are no other heirs to succeed either legitimate or illegitimate;

D) The Vendors do hereby confirm that Narayana Swamy second son of Vendor No. 1 died on, 19/4/2011 leaving behind vendor No. 3 his wife, 3 (a) (b) his children to succeed to his estate hence they are made parties above. The Vendors above named confirm that the Genealogical tree sworn to by Poojappa before notary dt: 3/9/2014 furnished to the purchaser is true and correct and no material information has been withheld and there are no legal heirs other than what is mentioned in the Genealogical Tree, furnished to the Purchaser.

E) The Vendors have executed and registered a Sale Agreement in favour of Sri. A. A. Monnappa on 31/01/2007 as Document No. CKB 3859/2006-07 in CD No. CKBD19 in the office of sub-registrar, Chickballapur, agreeing to sell the schedule property in favour of Sri. A.A.Monnappa.

F) The Vendors state that the Agreement to sale Dt: 31/01/2007 registered as Document No. CKB 3859/2006-07 in CD No. CKBD19 in the office of sub-registrar, Chickballapur, has been cancelled by way of registration of Cancellation of Sale Agreement dt: 28/8/2014 registered as document No. CKB-1-03124 dt: 04/09/2014 in the office of the Sub-registrar, Chickballapur

of monndaruppa
M
605/3002
605/3002

M. Venkat
4
ಶ್ರೀ
ಶ್ರೀ
ಶ್ರೀ
 of Venkatesh


31/06 1ನೇ ನಂಬರಿನ 2ನೇ ಪುಸ್ತಕದ 8ನೇ ಪುಟ

ಗುರುತಿಸುವವರು


[Handwritten signature]

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಆರ್ ಎನ್ ಮೂರ್ತಿ ದಿನ್ ಎನ್ ಎನ್ ಲಾವಿನ್ ನಂ 3/3 4ನೇ ಮುಖ್ಯ ರಸ್ತೆ ಗಾಂಧಿ ನಗರ ಬೆಂಗಳೂರು	<i>[Handwritten signature]</i>
2	ಎಫ್ ಪ್ರಸಾದ್ ಬಿನ್ ರಿ ಎನ್ ರೆಡ್ಡಿ ಭೋಜ್ ಸಿಂಗ್ ನಗರ ಚಿಕ್ಕಬಳ್ಳಾಪುರ ನಗರ	<i>[Handwritten signature]</i>

[Handwritten signature]
 ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
 ಚಿಕ್ಕಬಳ್ಳಾಪುರ
 26/9



1 ನೇ ಪುಸ್ತಕದ ಚಿಪ್ಪುಹಾಲು
 ಸಂಖ್ಯೆ CKB-1-03126-2014-15 ಅಸಿ
 ಸ.ಡಿ. ಸಂಖ್ಯೆ CKBD112 ನೇ ಪುಟದಲ್ಲಿ
 ದಿನಾಂಕ 04 09 2014 ರಂದು ಸೋದಾಯಿಗಳಾಗಿದೆ



[Handwritten signature]
 ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಚಿಕ್ಕಬಳ್ಳಾಪುರ) 4/9

Designed and Developed by C-DAC ACTS, Pune
ಭೋಜರಾಜ
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ಈ ದಾಖಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
 ಪ್ರದರ್ಶನ ಸಂಖ್ಯೆ ಕೆಎಂ 152 ಮಂಜೂರುಮುಖ್ಯ 2003
 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
 Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ದಾಖಲೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಾಖಲೆಯನ್ನು ಬರಮಾಡಿದ ದಿನಾಂಕ
 Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
 Total stamp duty paid Rs.

31 24 ನೇ ಸಂಬಂಧಿಸಿದ 1 ನೇ ಪುಸ್ತಕದ 1 ನೇ ಪುಟ

G) The Vendor No. 1 made an application on to the Deputy Commissioner, Chikkaballapur seeking permission to sell the schedule property under the provisions of Prevention of Transfer of Certain Lands (Schedule Case and Schedule Tribe) Act. Upon enquiry the Deputy Commission has permitted to sell the schedule property vide No. PTCL/CR/11/2011-12 dt: 26/10/ 2012 on the terms and conditions imposed therein.

H) The Vendor No. 1 in compliance with the conditions imposed in the above said sale permission, has purchased in compliance with the conditions imposed in order vide No. PTCL/CR/11/2011-12 dt: 26-10-2012, has submitted the copy of sale deed and has obtained sale permission endorsement bearing No. LND: CR/218/2010-11 dt: 01/072014 from the office of the Thasildar, Chikkaballapur.

I) The Vendor no. 1 made application seeking conversion of the schedule property from agricultural to non agricultural residential purpose. Upon payment of requisite conversion fines the Deputy Commissioner, Chickballapur District converted the schedule Property from agricultural to non agricultural residential use vide Official Memorandum bearing No. A.L.N: SR (Chi) Sakala :300/2013-14 dated 10/01/2014.

J) The Vendors No. 1 has complied with the terms and conditions imposed in the above said sale permission and has satisfied the said condition and has approached the purchaser and agreed to sell the schedule property. The purchaser, agreed to

of Maddurappa
 ಬೆಂಗಳೂರು
 ಬೆಂಗಳೂರು

M. Venkatesh
 ಕೊಲ್ಲೇವಳ್ಳಿ
 Poojarappa

5 of Venkatalakshmi

ಈ ದಾಖಲೆಯು ಹಾಕಲ್ಪಟ್ಟು ಸರ್ಕಾರದ ಸಂಪತ್ತಿಗೆ ಸೇರುತ್ತದೆ.
 ಅಧಿಕಾರವಿಲ್ಲದವರು ಈ ದಾಖಲೆಯನ್ನು 2003
 ದಿನಾಂಕ 09-05-2003ರ ಹಳೆಯ ಮುದ್ರಣದ ದಾಖಲೆಗಳಾಗಿ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಕಿ
 Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಂಗಳೂರು: ದಿನಾಂಕ: 21-

ಈ ಹಾಕಲ್ಪಟ್ಟು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾಗಿದೆ.
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ದಾಖಲೆಯನ್ನು ಬರೆಯುವ ದಿನಾಂಕ
 Date of execution

ಹಾಕಲ್ಪಟ್ಟು ಒಟ್ಟು ಮುದ್ರಾಂಕ ಕೊಡು ರೂ.
 Total stamp duty paid Rs.





3) ಎಲ್ಲರನ್ನೂ ನಂಬಿರಿ ನಮ್ಮ ನೋಂದಣಿ ಪುಸ್ತಕದ ದಿನಾಂಕ ಪುಟ

purchase the Schedule Property from the Vendors for a total sale consideration of Rs. 60,00,000/- (Rupees Sixty Lakhs only).

The Vendors assure and confirm:

- (a) that the Vendors have absolute powers to convey the Schedule Property and that there is no impediment for the vendors to sell the property under any law, order, decree or contract and that none else has any right, title, interest or share in the Schedule Property;
- (b) that the Schedule Property is not subjected to any encumbrances, attachments, acquisition proceedings or mortgages or lien or charges of any kind;
- (d) that there are no suits, quasi judicial proceedings, tenancy claims or any litigations of whatsoever nature in regard to the Schedule Property under the land laws;
- (e) that the Vendors have not entered into any agreement or arrangement for sale or transfer of the Schedule Property with anyone else apart from agreement mentioned above;
- (h) the Vendor No. 1, represents to the Purchaser that ever since the grant of the Schedule Property he is holding and possessing along with other vendors without any interruption; and the Vendors have offered the same to the Purchaser with an undertaking that they have fulfilled all legal requirements leaving behind no impediments in law for the conveyance of the Schedule Property in favour of the Purchaser. A road leading to Hurlagurki Village is passing through the schedule property making property in to two portions;
- (i) that the Schedule Property has been permitted to sell under the provisions of PTCL act;


 M. J. Madhuppa
 ಅಶ್ವತ್ಥ
 ಅಶ್ವತ್ಥ

M. Venkat
 ಕೆ. ಎ. ಎಸ್
 ರೋಡ್

 of Venkatesh



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶವನ್ನು ಕೆಎಂ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುಖ್ಯಸ್ಥನಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲಾತಿ ಹಾಕಿ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪುಟ : ರೂ. 2/-

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾಗಿದೆ
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ದಾಖಲಾತಿ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution


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


31.06.2011ನೇ ನಂಬರಿಕೆಯಲ್ಲಿ 60,00,000/- ರೂ.ಗಳಲ್ಲಿ ಖರೀದಿ

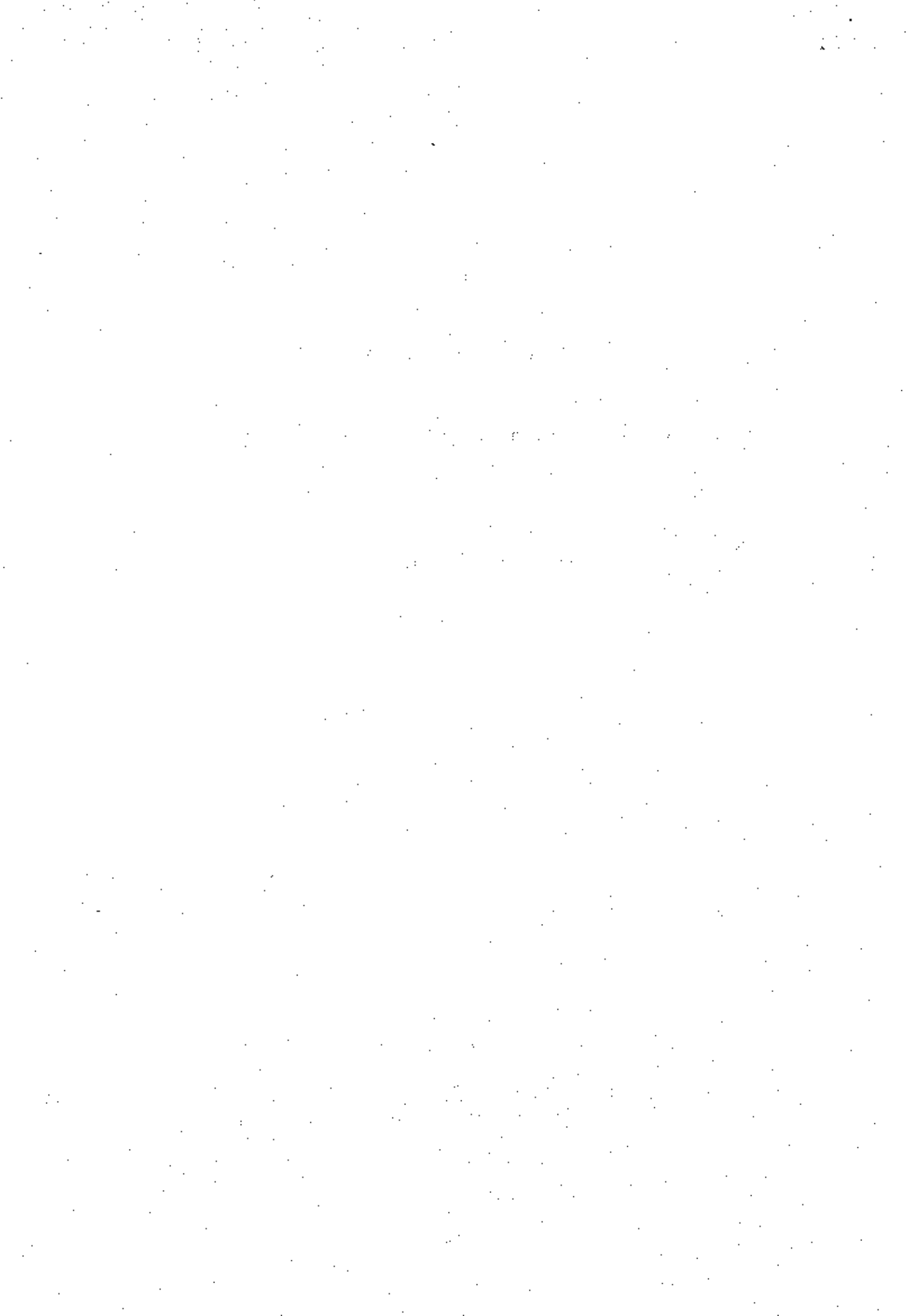
purchase the Schedule Property from the Vendors for a total sale consideration of Rs. 60,00,000/- (Rupees Sixty Lakhs only).

The Vendors assure and confirm:

- (a) that the Vendors have absolute powers to convey the Schedule Property and that there is no impediment for the vendors to sell the property under any law, order, decree or contract and that none else has any right, title, interest or share in the Schedule Property;
- (b) that the Schedule Property is not subjected to any encumbrances, attachments, acquisition proceedings or mortgages or lien or charges of any kind;
- (d) that there are no suits, quasi judicial proceedings, tenancy claims or any litigations of whatsoever nature in regard to the Schedule Property under the land laws;
- (e) that the Vendors have not entered into any agreement or arrangement for sale or transfer of the Schedule Property with anyone else apart from agreement mentioned above;
- (h) the Vendor No. 1, represents to the Purchaser that ever since the grant of the Schedule Property he is holding and possessing along with other vendors without any interruption; and the Vendors have offered the same to the Purchaser with an undertaking that they have fulfilled all legal requirements leaving behind no impediments in law for the conveyance of the Schedule Property in favour of the Purchaser. A road leading to Hurlagurki Village is passing through the schedule property making property in to two portions;
- (i) that the Schedule Property has been permitted to sell under the provisions of PTCL act;

 M. G. Madhusudhan
 ಅಧ್ಯಕ್ಷರು
 ಅಧ್ಯಕ್ಷರು

M. Venkatesh
 ಕೆ.ಎ.ಎಸ್.
 Pooja Ravi

 H. Venkatalakshmi



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕಾರ ಸಂಖ್ಯೆ 152 ಮುನ್ಸೀಫನು 2006
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಪಾಠ
Document Sheet

೯೦೦



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚೀಟಿ: ರೂ. 2/-

ಈ ಪಾಠಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಜಾರಿಮಾಡಿದ ದಿನಾಂಕ
Date of execution


3126


ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs

.....ಸೇ ನಂಬರಿನ.....ನೇ ಪುಸ್ತಕದ.....

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. The Vendor No. 1 represent and warrant that the schedule property is the 'Granted' property and has obtained the sale permission as required under law and that he is the absolute owner having all the right, title and interest in the Schedule Property.
2. The Purchaser has paid a sum of 18,00,000/- (Rupees Eighteen Lakhs Only) by way of Cheque bearing No. 625426, 347198, 560304 and 560320 dt: in favour of Vendor No. 1 dt: 28/12/2006, 7/5/2010, 19/6/2012 and 18/10/2012 drawn on IndusInd bank M. G. Road, the vendor No.1 do hereby confirm and acknowledge receipt of above said advance money. The purchaser has paid a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) by way of cheque bearing No. 652786 dt: 12/8/2014 drawn on Axis Bank, M. G. Road Branch, in favour of Narayanaswamy the Vendor No. 3 above named and the vendor No.3 do hereby confirm and acknowledge receipt of above said advance money.
3. The Purchaser has this day paid the balance sale consideration amount of Rs. 37,00,000 (Rs. Thirty Seven Lakhs Only) today by way of cheques bearing No. 652790, 652791, 652793, 652794, 652795, 652796, 652800, 652801 and 652802 all dt: 26/8/2014 drawn on Axis Bank, M. G. Road Branch


of maddurappa
ಅಶ್ವತ್ಥಪ್ಪ
ಅಶ್ವತ್ಥಪ್ಪ

M. Venkatesh
ಕೆ.ವೆಂಕಟೇಶ್
Post No

of Venkatesh



ಈ ದಾಖಲೆಯು ಹಾಲಿ ಮತ್ತು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾಟಕ 152 ಮುನ್ಸೀಪಾಲ್ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖ್ಯ ಸೀಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲಾತಿ ಹಾಕಿ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 21/-

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಲಾಗಬಹುದು.
This sheet can be used for any document.



ದಾಖಲಾತಿ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

21/26

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.

.....ನೀ ನಂಬರನ.....ನೀ ಪುಸ್ತಕದ.....ನೀ ಪುಟ.....


in favour of the Vendors No 1 to 6 above named and the same being the full and final payment of the agreed sale consideration amount.

4. The Vendors above mentioned hereby accepts and acknowledges in full and final settlement and satisfaction of the entire sale price. The Vendors hereby grant, transfer and convey UNTO the Purchaser, BY WAY OF SALE, all that piece and parcel of the property bearing New Survey No. 109 Old Sy. No. 48/P10 measuring 38 guntas situated at Beedaganahalli Village, Nandi Hobli, Chickballapur Taluk and District morefully described in schedule below and hereinafter and referred to as the "SCHEDULE PROPERTY" or "PROPERTY HEREBY CONVEYED" with the land, trees, plants, water courses, fences and all rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same, to the Purchaser, as absolute owner;

THE VENDOR COVENANT WITH THE PURCHASER AS FOLLOWS:


I) That the Purchaser shall be entitled to enter upon, hold, possess and enjoy the Property hereby conveyed and receive the income and profits there from, as absolute owner, without any interference or disturbance by the Vendors or their predecessors-in-title or any one claiming through or under them or any person claiming any legal title thereto;

II) That the Vendors have the power to convey the Schedule Property and that there is no impediment for this sale under any law, order, decree or contract;

 of Maddur
ಬೆತ್ತೇಪ್ಪ
ಬೆತ್ತೇಪ್ಪ

M. Venk
ಕೆ.ಎಸ್.ಎಸ್
ಬೆತ್ತೇಪ್ಪ

8

 of Venkat Lakshmi



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕಾರವು
ಅಧಿಕಾರ ಸಂಖ್ಯೆ: ಕಂ.1152/ಮು.ಸಂ.ಮು.2005
ದಿನಾಂಕ: 09-03-2005ರ ಪ್ರಕಾರ ವಾಸ್ತು ಸಂಪನ್ಮೂಲ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ದಳ: ರೂ. 2/-

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



ದಸ್ತಾವೇಜು ದಿನಾಂಕ: _____
Date of execution

ಠಾಣಾಂಕದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. _____
Total stamp duty paid Rs

31/03/2005 ನೇ ನಂಬರಿನಲ್ಲಿನೇ ಪುಸ್ತಕದ (31ನೇ ಪುಟ) ಮೇಲೆ

- III) That the Vendor No. 1 is the absolute owner of the Schedule Property and that none else has any right, title, interest or share therein apart from Vendors No. 2 to 6 who are the only legal heirs of Vendor No.1;
- IV) That the Property hereby conveyed is not subjected to any encumbrances, attachments, tenancy or acquisition proceedings or charges of any kind;
- V) That the Vendors have paid all rates, taxes, cesses and outgoings in respect of the Schedule Property up to the date of sale;
- VI) That the Vendors have this day delivered original documents of title relating to the Schedule Property to the Purchaser;
- VII) That the Vendors shall, whenever so required by the Purchaser, do and execute all acts, deeds and things for more fully and perfectly assuring the title of the Purchaser to the Property hereby conveyed;
- VIII) The Vendors do hereby indemnify and keep indemnified the Purchaser against any loss or damage that the Purchaser may suffer by reason of any breach, default or misrepresentation or negligence on the part of the Vendors subsequent to the sale of the Schedule Properties to the Purchaser, the Vendors agree to keep indemnified the Purchaser against any loss or damage which the Purchaser may sustain on account of (i) the Purchasers right to remain in peaceful possession and enjoyment of the Schedule Property/or any part thereof, as the absolute owner

of Maddurappa
ಕತ್ತೇಪ್ಪ
ಕತ್ತೇಪ್ಪ

M. Venkat
ಕೆ. ಎ. ಎ. ಕೆ.
ಕೆ. ಎ. ಎ. ಕೆ.
 of Venkatesh



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆಡಳಿತ ಸಿಬ್ಬಿ ಕೆಎನ್-152 ಮುನ್ಸೀಫಾಟಾ 2009
ದಿನಾಂಕ 09-05-2009ರಲ್ಲಿ ಪ್ರಕಟವಾಗಿರುವುದು.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಪಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬಿಡಿ ನಂ. 2/-

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು.
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ದಾಖಲೆಯನ್ನು ಬರೆದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. _____
Total stamp duty paid Rs. _____



3226.....ನೀ ನಂಬರಿನಲ್ಲಿ.....ನೀ ಪುಸ್ತಕದಲ್ಲಿ.....ನೀ ಪುಸ್ತಕದಲ್ಲಿ.....ನೀ ಪುಸ್ತಕದಲ್ಲಿ.....

thereof, being disturbed in any manner whatsoever, (ii) any defect or deficiency in the title of the Vendor to the Schedule Property/ or any part thereof;

IX) The Vendors agrees to defend the right, title and interest of the Purchaser to the Schedule Property against all claims and that all expenses in this regard shall be borne and paid for by the Vendors.

X) The Vendors further agree and undertake to execute / secure execution of such document/s as may be required by the Purchaser to more fully satisfy and assure the Purchaser that the Vendor No. 1 is the owner of the Schedule Property with uninhibited rights of alienation over the same.

XI) The Vendors hereby declare and undertake to do or cause to be done at all times all acts, deeds and things that are reasonably and legally required to be done at the instance of the Purchaser for more fully and perfectly assuring conveying the Schedule Properties to the Purchaser. That the Vendors shall keep the Purchaser fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Purchaser or the Property hereby conveyed, by reason of any defect in or want of title on the part of the Vendors or their predecessors-in-title and against any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser;

of maddappa
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ಅತ್ತೇಪ್ಪಯ್ಯ

M. Venkat
ಕೆ.ಎ.ಎಸ್.
10024
 of Venkatesh
10



ಈ ದಾಖಲೆಯು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕಾರವು ಕಾನೂನು 192 ಮತ್ತು 2003
ದಿನಾಂಕ 05-05-2003 ರ ಪ್ರಕಾರ ಮುಕ್ತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾಗಿದೆ.
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ದಾಖಲೆಯು ಅಧಿಕಾರವು ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಮೊತ್ತ
Total Stamp duty paid Rs.

3126...ನೇ ಸಂಬಂಧಿಸಿ...ನೇ ಪುಸ್ತಕವಿವರಿಸಿ ಪುಟ

XII) The Vendors No. 2 to 6 are the only legal heirs of Vendor no 1 and does not have any children either legitimate or illegitimate and the family tree given to the purchaser is sworn by Poojappa the Vendor No. 5 is within the knowledge of Vendors and the same are true and correct and no material information has been withheld by the Vendors. The schedule property is granted in favour of Maddurappa the Vendor No. 1 the father of Vendors No. 2 to 6 and that the property is not the joint family property and the consideration agreed and received above has been received individually for our benefits and also for better investments.

SCHEDULE PROPERTY

All that piece and parcel of the Residentially Converted un-developed land bearing new Survey No. 109 Old Sy. No. 48/P10 measuring 38 guntas situated at Beedaganahalli Village, Nandi Hobli, Chickballapur Taluk and District vide official memorandum bearing No. No. A.L.N: SR (Chi) Sakala: 300/2013-14 dated 10/01/2014 and bounded as follows:

- East by : Block No. 6 of Sy. No. 48;
- West by : Property in Sy. No. 48;
- North by : Property in Sy. No. 50; and
- South by : Mudugurki Village Boundary.

1
of maddurappa
ಬಿ.ಶ್ಯ.ಪುಟ್ಟ
ಬಿ.ಶ್ಯ.ಪುಟ್ಟ

Mr. Venkat
ಕೊಲ್ಲಪ್ಪ
Poojappa

11
[Signature]

of Venkatalakshmi



ಈ ದಸ್ತಾವೇಜು 2003ರಲ್ಲಿ ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ 152 ಮುಖೇಷವು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮಾರ್ಕುತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಮಾನ್ಯತೆಯನ್ನು ಬರೆದ ದಿನಾಂಕ
Date of execution

ಘಾತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶೇರು, ರೂ.
Total stamp duty paid Rs.

೨೦೦೬...ನೇ ಸಂವತ್ಸರ...ನೇ ಪುನಸ್ಕರಣೆ...ನೇ ಪುನಸ್ಕರಣೆ

IN WITNESS WHEREOF, the Vendors and the Purchaser have affixed their signatures to this sale deed on the day, month and year first above written.

WITNESSES:

1. [Signature]
R. N. Nithy
no 3/3, 4th main
Chikkaballapur

[Signature] of madappa
[Signature]

M. V. [Signature] Poojappa
[Signature]
VENDORS
[Signature] of Venkateshwar

2. Head
N. Poojappa
8/06 Nayanakudde
no-102, Blyatappa
Chikkaballapur

[Signature]
PURCHASER

DRAFTED BY:-
[Signature]
(N. VENUGOPAL NAIDU)
Advocate,
#5, MTB Road, Cunningham Road,
Bh. 5

