T 1450/19-20

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

₹ 3/-

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

ತ E/5:

ಈ ದಸ್ತಾವೇಜು ..... ಪುಟಗಳನ್ನೊಳಗೊಂಡಿದ್ದು
ಇದರ ಪುಸ್ತಕದಲ್ಲಿ ..... ದಸ್ತಾವೇಜಿನ ಒಂದನೇ ಪುಟ
19 ಎಡಿಷನಲ್ ಸಿಟಿ, ಬೆಂಗಳೂರು.

-: ABSOLUTE SALE DEED :-

THIS DEED OF ABSOLUTE SALE is made and executed on 31st day of May 2019 by and between : -

Mr.M.LOGANATHAN,
Aged about 54 years,
S/o.Sri.B.Manikyam,
Residing at old No.905/5,
New No.21, "Bharani", 6th Cross,
Ayyappa Nagar, Behind Ayyappa Temple,
Jalahalli West, Bangalore-560 015.
PAN No.ABBPM-5054G.

Hereinafter called as the **"VENDOR"** (Which expression shall wherever the context so requires or admits shall mean and include his legal heirs, legal representatives, administrators, executors, and assigns) of the **ONE PART AND IN FAVOUR OF:-**

Sri.B.S.RAGHAVENDRA,
aged about 47 Years,
S/o Late.B.K.Srinivasa Murthy,
Residing at No.25, 'Vijayashree'
2nd Cross, Ananda Layout,
Vidyaranyapura Post, Bangalore-560 097.
PAN No.ABOPR9989E.

Hereinafter called the **"PURCHASER"** (which expression wherever the context so applies shall mean and include his respective legal heirs, executors, administrators, legal representatives, and assigns of the Other Part, **WITNESSETH AS UNDER: -**

...2/-

1ನೇ ಪುಸ್ತಕದ 1450 ನೇ ದಸ್ತಾವೇಜಿನ 9 ನೇ ಪುಟ

ಉ.ನೋ.ಪೀಣ್ಯ, ಬೆಂಗಳೂರು

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 B.S.Raghavendra , ಇವರು 254250.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	231750.00	DD No 649184 Rs.231750/- dated 31/May/2019 drawn on INDIAN OVERSEAS BANK,RESIDENCY ROAD.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	22500.00	DD No 649185 Rs.22500/- dated 31/May/2019 drawn on INDIAN OVERSEAS BANK,RESIDENCY ROAD.
ಒಟ್ಟು :	254250.00	

ಸ್ಥಳ : ಪೀಣ್ಯಾ

ದಿನಾಂಕ : 01/06/2019

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುಖ್ಯ ಅಧಿಕಾರಿ
(ಪೀಣ್ಯಾ)

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಪೀಣ್ಯ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ,ACTS Pune.

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₹ 3/-

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

ತ E/5:

1ನೇ ಪುಸ್ತಕದ 4545 ನೇ ಪುಟ
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಬೆಂಗಳೂರು

WHEREAS the Vendor herein is the absolute owner of **Western Portion of Southern Side on the Eastern Side of Land bearing Converted Survey No.6,** measuring an extent of **0-13¾ Guntas out of 0-27½** Guntas, out of entire land to the extent of 3 Acres 10 Guntas (excluding 09 Guntas of Kharab land), Situated at **Gulladahalli @ Kereguddadahalli Village**, Yeshwanthapura Hobli, Bangalore North Taluk, converted for non-agricultural residential purpose, vide conversion order bearing No.ALN(NY)SR.65/2011-12, Dated:11-08-2011, order issued by the Special Deputy Commissioner, Bangalore District, Bangalore, which is morefully and specifically described in the Schedule 'A' hereunder, for the sake of brevity and hereinafter referred to as the **"SCHEDULE 'A' PROPERTY"**, being the Vendor's self acquired property.

WHEREAS originally Puttanarasaiah S/o Shanbough Narasaharaiah and his sons K.Naraharaiah, K.P.Toravenarasaiah @ K.P.Torave and his sons Sriyuths:K.L.Narahari Keshavamurthy S/o late.K.Lakshminarasaiah and K.L.Narayanamurthy S/o late.K.Lakshminarasaiah and Sukanyabai W/o late.K.Lakshminarsaiah have partitioned above said property and other properties, under the registered a partition deed, registered vide document No.8248/60-61, of Book-1, Volume.1991, Page 44 to 61, Dated:09-01-1961, registered in the office of the Sub-Registrar, Bangalore North Taluk, partitioning number of properties of different villages and the lands to the extent of 3 Acres 19 Guntas in Sy.No.6 (Six) of **Gulladahalli @ Kereguddadahalli Village** is one of the properties which comes to the share of the said K.P.Toravenarasaiah @ K.P.Torave. The Katha of the said land changed over to K.P.Toravenarasaiah @ K.P.Torave. Vide M.T.No.5/60-61, and he become the absolute owner of the said lands and he was put in vacant possession of the property till he sell the same to Sri.Chikkavenkatappa S/o Venkatagiriyappa.

WHEREAS the said Sri.Chikkavenkatappa S/o Venkatagiriyappa, resident of Kammagondanahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk, purchased the said land to the extent of 3 Acres 19 Guntas (including 0-09 Guntas Kharab) in Survey No.6 (Six) of **Gulladahalli @ Kereguddadahalli Village**, Yeshwanthapura Hobli, Bangalore North Taluk, from his Vendor

...3/-

1ನೇ ಪುಸ್ತಕದ 1450 ದಸ್ತಾವೇಜಿನ 4 ನೇ ಪುಟ

ಉಪ ನೋಂ. ಪೀಣ್ಯ ಬೆಂಗಳೂರು

Print Date & Time : 01-06-2019 12:35:08 PM

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ಪೀಣ್ಯಾ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 01-06-2019 ರಂದು 12:15:03 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	45000.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	735.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	40.00
4	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	45815.00

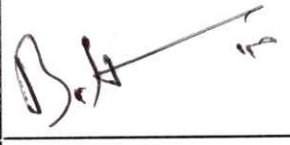
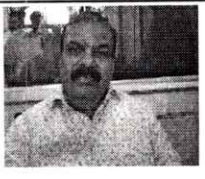
ಶ್ರೀ B.S.Raghavendra ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ B.S.Raghavendra			

ಸಹಿ ರದ್ದಾಗಿದೆ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....ಮುಟ್ಟಿದ್ದಾಗಿ)
ಒಪ್ಪಿರುತ್ತಾರೆ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಪೀಣ್ಯ, ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	B.S.Raghavendra . (ಬರೆಸಿಕೊಂಡವರು)			
2	M.Loganathan . (ಬರೆದುಕೊಡುವವರು)			

ಸಹಿ ರದ್ದಾಗಿದೆ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಪೀಣ್ಯ, ಬೆಂಗಳೂರು

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

ತ E/5:

1ನೇ ಪುಸ್ತಕದ 450 ದಸ್ತಾವೇಜಿನ 5 ನೇ ಪುಟ
(ಇಪ್ಪತ್ತೈದನೇ ಬೆಂಗಳೂರು

K.P.Toravenarasaiah @ K.P.Torave, through a registered Sale Deed registered vide document No.2343/70-71, of Book-I, Volume 2755, pages 14 to 16, Dated: 19-10-1970, in the office of the Sub-Registrar, Bangalore North Taluk, Bangalore. The Khatha of the said lands changed to the name of Chikkavenkatappa S/o Venkatagiriyappa vide.M.T.1/69-70 and he was put in vacant possession of the said land and continued to be in possession of the said lords till he sells the same as said above.

On the demise of said Chikkavenkatappa S/o Venkatagiriyappa, his wife Smt.Gangamma and her children become the joint owners of said lands and the Katha of the same was changed over to them vide IHR No.3/78-79, and they were put in vacant possession and enjoyment of the said lands to the extent of 1 Acre 19 Guntas in Sy.No.6 of **Gulladahalli @ Kereguddadahalli Village,** Yeshwanthapura Hobli, Bangalore North Taluk, Bangalore and they were in possession until they sells the said land to Sri.M.Krishna and Muninarayanappa.

WHEREAS, the said Smt.Gangamma W/o late.Chikkavenkatappa and Smt.Savithramma W/o late.Chikkahanumanthaiah, Hanumanthappa S/o late.Chikkavenkatappa, K.C.Venkatramaiah S/o late.Chikkavenkatappa, Venkatesh S/o late.Chikkavenkatappa sold the said lands to the extent 3 Acres 19 Guntas (including the Kharab land of 0-09 Guntas) in survey 6 (Six) of **Gulladahalli @ Kereguddadahalli Village**, in favour of Sri.M.Krishna and Sri.M.Muninaraynappa both sons of late.Marappa as stated above. The katha and other revenue records changed over to them and they were put in possession of the property.

One Sri.M.Krishna and Sri.M.Muninarayana both are sons of Late.Marappa, purchased the lands to the extent of 3 Acres 19 Guntas in Survey No.6 (Six) of Gulladahalli @ Kereguddadahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk from its previous owners Smt.Gangamma W/o late.Chikkavenkatappa, Smt.Savithramma W/o late.Chikkahanumah, Sri.Hanumanthappa, Sri.K.C.Venkataramaiah and Sri.Venkatesh S/o late.Chikkavenkatappa, through a

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1ನೇ ಪುಸ್ತಕದ 1458 ಪುಟಗಳಲ್ಲಿ 6 ನೇ ಪುಟ
19-20 V
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ ಪೀಣ್ಯ, ಬೆಂಗಳೂರು

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Karthik 14th Cross, Peenya 2nd Stage, Bangalore 560 058	Karthik
2	Rajesh 14th Cross, Peenya 2nd Stage, Bangalore 560 058	Rajesh

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಪೀಣ್ಯ, ಬೆಂಗಳೂರು

Document Kept Pending...

Designed and Developed by C-DAC, ACTS, Pune

1.6.19

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಪೀಣ್ಯ, ಬೆಂಗಳೂರು

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

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registered sale deed dated.05-05-1983, registered vide document No.654/1983-84, of Book-1, Volume.3667, Pages 81 to 84, in the office of the Sub-Registrar, Bangalore North Taluk, Bangalore and ever since the date of acquisition they are enjoying the said land peacefully without any litigations free from all encumbrances, whatsoever having Katha for the same in their name vide M.R.No.9/1983-84 and they were in possession and enjoyment of the same.

WHEREAS, there was an error in computerized RTC and in the computerized RTC the name of M.Krishna was mentioned as Krishnamurthy instead of M.Krishna Hence, on the application filed by Sri.M.Krishna, the Special Tahasildar, Bangalore North Taluk ordered to rectify the error in his name and as per the order No.RRT(BN)CR.218/07-08 of the Assistant Commissioner, Bangalore North Sub Division, Bangalore District endorsed the Special Tahasildar's order and accordingly mutation was effected rectifying the error in his name.

WHEREAS, the Tahasildar, Bangalore North Taluk in his order No.RRT(Y)CR:562/10-11, Dated.11-03-2011 ordered to effect mutation jointly in the name of Sri.M.Krishna S/o late.Marappa and Smt.R.Lakshmamma W/o late.M.Muninarayanappa vide M.R.No.2/2011-12, The same was effected in the Columns No.9 and 12 (2) of RTC. This is being done due to death of the co-purchaser Sri.Muninarayana.

WHEREAS, the said Sri.M.Krishna S/o late.Marappa obtained No Tenancy Endorsement No.LRF/CR/144/2011-12, Dated. 15-07-2011 from the Tahasildar, Bangalore North Taluk and PTCL Endorsement No.PTCL:CR:532/2011-12, Dated: 13-07-2011 and 79(A) and (B) Endorsement No.L.R.F.(1)C.R.92/2011-12, Dated:13-07-2011 from the Assistant commissioner, Bangalore North Sub Division, Bangalore.

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1ನೇ ಪುಸ್ತಕದ 1445 ದಸ್ತಾವೇಜಿನ 8 ನೇ ಪುಟ
19-20
ಉ.ನೋ.ಪೀಣ್ಯ, ಬೆಂಗಳೂರು

Document is Ordered for Registration...

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಪೀಣ್ಯ, ಬೆಂಗಳೂರು

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ PNY-1-01450-2019-20 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ PNYD811 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 03-06-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ (ಪೀಣ್ಯ)

ಉಪನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ (ಪೀಣ್ಯ) ಇವರ ಮೊಹರು
THE SEAL OF THE SUB-REGISTRAR RAJAJINAGAR (PEENYA)

ಡಿ. ಆರ್. ನಾಗರಾಜ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಪೀಣ್ಯ, ಬೆಂಗಳೂರು

Designed and Developed by C-DAC, ACTS, Pune

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

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1ನೇ ಪುಸ್ತಕದ 1450 ದಸ್ತಾವೇಜಿನ 9 ನೇ ಪುಟ
19 ಸಬ್‌ರಿಜಿಸ್ಟ್ರಾರ್ ಬೆಂಗಳೂರು

Whereas the Tahsildar Bangalore North Taluk issued and endorsement bearing M.HOA.C.R.12/2011-12, Dated:08-12-2011, stating that the land in survey No.6 of Kereguddadahalli Village held by Sri.M.Krishna and Smt.R.Lakshmamma is not the inam lands or the government land and in fact it is their own lands, of the said revsons.

The Assistant Director (West), City Planning Division, BDA, Bangalore issued an endorsement bearing No.ಅಪ್ರಾ/ನಯೋಸ/CON-872/2290/2011-12, Dated: 30-07-2011 stating that the Land in Survey No.6 of Keregulladahalli Village comes mainly on Residential Zone as per RMP-2015 and the Assistant Commissioner (Land Acquisition), Bangalore Development Authority, Bangalore also issued an Endorsement No. .ಬೆಂಅಪ್ರಾ/ಉಆ(ಭೂ.ಸ್ವಾ)2341/2011-12, Dated: 28-07-2011 stating that the Land to the extent of 3 Acre 10 Guntas of Sy.No.6 (Six) of **Gulladahalli @ Kereguddadahalli** Village was not acquired for any project by the BDA.

WHEREAS, Sri.M.Krishna S/o late.Marappa and Smt.R.Lakshmamma W/o late. M.Muninarayanppa, the land owners of the property to the extent of 3 Acres 10 Guntas (excluding kharab land 0-09 Guntas) in Sy.No.6 (Six) of Gulladahalli @ Kereguddadahalli Village, applied for conversion of the said lands for non-agricultural residential purpose and the Special Deputy Commissioner, Bangalore District has instructed them to pay the conversion and phodi fees vide his letter No.ALN(NY)CR.65/11-12, Dated:09-08-2011 and as per his instructions, the land owners namely Sri.M.Krishna S/o.Late.Marappa and Smt.R.Lakshmamma, W/o.Late.M.Muninarayanappa remitted the conversion and phodi fees of Rs.1,77,018/- to the State Bank of Mysore, Treasury Branch, Bangalore vide challan No.63/103, Dated:11-08-2011 and obtained paid challan from the said Treasury and on submission of the original paid challan to the office of the Special Deputy Commissioner, Bangalore District and the Special Deputy Commissioner Bangalore District accorded conversion for the said lands for non-agricultural residential purpose vide his Official Memorandum No.ALN(NY)SR.65/11-12, Dated: 11-08-2011.

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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WHEREAS, on the application made by sri.M.Krishna and Smt.R.Lakshmamma and submission of the conversion order and the layout plan the Somashettyhalli Grama Panchayath approved the layout plan and also issued Katha extract to the said converted lands in Survey No.6 (Six) of **Gulladahalli @ Kereguddadahalli Village**, and the same was also entered in its books as MR.No.4/2011-12, and assigned Khata Serial.No.666 to the property. They have paid Rs.65,000/- to the somashettihalli Grama Panchayath and obtained receipts vide Rt.No.231094, Dated:21-09-2011 and land tax of Rs.18,970/- vide Rt.No.231095, Dated:21-09-2011 from the Somasettyhalli Grama panchayat.

Subsequently the said Sri.M.Krishna S/o Late.Marappa, Sri.K.Prashanth Kumar and Smt.R.Lakshmamma W/o Late.M.Muninarayanappa and her children namely Sri.M.Pradeep Kumar, Smt.M.Vandana, Sri.M.Manjunath have sold the said land in favour of **M/s.INDRADHANUSH PROPERTIES (P) LTD., Rep.by its Managing Director, Sri.B.GOVINDARAJAN,** under a registered absolute Sale Deed, Dated:02-02-2012 vide document No.PNY-1-09420/2011-12, of Book-I, Stored in C D No.PNYD.493, in the office of the Sub-Registrar, Peenya, Bangalore and obtained katha in its name vide Katha extract bearing No.745, from the Panchayath Development Officer, Somashettihalli Grama Panchayath, Yeshwanthapura Hobli, Bangalore North Taluk.

WHEREAS the said **M/s.INDRADHANUSH PROPERTIES (P) LTD., Rep.by its Managing Director, Sri.B.GOVINDARAJAN had sold the schedule 'A' property in favour of Vendor herein, under the Absolute Sale Deed,** vide document No.PNY-1-10436/2012-13, of Book-I, Stored in C D No.PNYD.553, Dated:27-02-2013, in the office of the Sub-Registrar, Peenya, Bangalore and the vendor has also obtained katha to in his name for the said property from the Somasettyhalli Grama Panchayath and his names were entered in the books of the said Panchayath and necessary extract are also issued to them for the said portion of the said property.

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

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Whereas, the vendor has formulated a scheme for construction of a multistoried apartment building on the Schedule 'A' Property and obtained the building construction plan approved from the Somashettihalli Panchayath, to construct Stilt + Ground + Four upper floors of the building known as **"GLOBAL NANDANAM"** as per plan.

Whereas the VENDOR is in peaceful possession and enjoyment of the said property as absolute owner by paying of payment of taxes and levies thereon to the concerned authorities. Thus, the VENDOR is enjoying the said property peacefully without any litigation, free from all encumbrances, by making payment of taxes, cesses, etc., to the concerned authorities.

Whereas the PURCHASER after having taken inspection of all the Deeds, approvals, permission and sanctions pertaining to the schedule A property and after having been satisfied with the title of the Vendor has agreed to purchase the undivided right, title and interest in the land covered by the schedule 'A' property and **Apartment bearing Flat No.504**, Situated on the **FOURTH FLOOR** of the building known as **"GLOBAL NANDANAM"** constructed on the **SCHEDULE 'A' PROPERTY** with a **super built up area of 1200 Sq.ft.,** together with **231 Sq.ft** Undivided share, right title, interest in Schedule 'A' property.

Whereas the Vendor for want of funds to meet his legal necessities and other benefits, have desired to dispose of the SCHEDULE 'B' and 'C' PROPERTY, out of the Schedule 'A' Property, in favour of the Purchaser, for a sale consideration of **Rs.45,00,000/- (Rupees Forty Five Lakhs Only**) and the Purchaser having agreed to purchase the same has paid the entire sale consideration of **Rs.45,00,000/- (Rupees Forty Five Lakhs Only**) to the Vendor by way of the following manner: -

1. **Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only**) by way of account transfer from the purchaser bank account namely IOB to the Vendor's bank account namely IOB on : 31-05-2019.

....8/-

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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2. **Rs.37,50,000/- (Rupees Thirty Seven Lakhs Fifty Thousand Only**) by way of RTGS, vide Ref.No.IOBAR52019053100472905, dated:31-05-2019.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in pursuance of the above and in consideration of **Rs.45,00,000/- (Rupees Forty Five Lakhs Only)** paid by the purchaser to the Vendor in the full and final settlement and the Vendor hereby admitted and acknowledged the same.

That the Vendor do hereby **SELL, GRANT TRANSFER, CONVEY and ASSIGN** unto and to the Purchaser absolutely free from all kinds encumbrances, etc, the schedule 'B' and 'C' property together with undivided right, title and interest in the land covered under Schedule 'A' property absolutely forever and **TO HAVE AND TO HOLD AND TO ENJOY** the same and every part thereof unto and to the use of Purchaser absolutely free from all encumbrances.

The Vendor further assure the Purchaser that the property hereby sold and conveyed is free from minor claims, demand, charges, leases, mortgages, debts and acquisition proceedings and in the event of any such claim, dispute, litigation arising on the schedule site hereafter, the same shall be set right by the Vendor at his own cost and expenses.

The Vendor further assures the Purchaser that schedule property is not the subject matter of any acquisition, proceedings or any other proceedings by any Government, Local Authorities or any other statutory bodies.

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The Vendor has put the Purchaser in absolute possession of the property on execution of these presents today and the Purchaser is liable to pay the future taxes and mutation of the katha in his name at his own cost and expenses and the Vendor have no objection whatever for the same.

The Vendor do hereby assure the Purchaser that he has not executed any other document in favour of any other person nor he has encumbered the property in any manner either with any private citizen or with banks and financial institutions.

Further the Vendor does hereby assure the Purchaser that he have subsisting rights and title to transfer the same in favour of the Purchaser and they have got the legal right to vest the property in favour of the Purchaser. However, the Vendor assures the Purchaser that hereafter if any defect in title is discovered, the same shall be immediately attended to by the Vendor and set right at his own cost and expense.

That the Vendor has no objection for the competent authority to transfer the khatha etc. of the schedule property in the name of the Purchaser, at Purchaser's cost and expenses.

The Vendor has this day handed over the peaceful Physical Possession of the Schedule 'B' & 'C' property, along with copies of the all the relevant documents in respect of the schedule property to the Purchaser, at the time of registration of this sale deed.

THAT THE VENDOR HEREBY COVENANTS : -

That he shall require every purchaser of undivided right and interest in schedule 'A' property to covenants and absorbed the restrictions set forth infra.

That he shall always respect to the right of the purchaser to enforce such rights as against the other purchaser of undivided right and interest in the schedule property.

That he while conveying to any person any undivided right and interest in schedule property shall neither contract or confer any right or reserved for the purchaser herein nor shall contract to exclude for any purchaser any burden expression to the share by the purchaser herein.

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That the purchaser shall be the absolute owners of schedule B & C property subject to the rights, restricts and liabilities herein below set out that the purchaser has right of use and access to the following common areas in common with the other apartment owners.

(i) Open area in the roof where water tank is situated.

(ii) Common passages and staircase areas situated in all the floors of the building. Bore well area.

The purchaser are at liberty to use the common areas around the building within the compound wall.

RIGHT OF THE PURCHASER

In the course of ownership and enjoyment of schedule property the purchaser shall have the following rights.

(a) Full right and liberty for the purchaser and all persons authorized or permitted by the purchasers (common with all other persons entitled, permitted or authorized to the right) at all times by day and night, to go, pass and re-pass the staircase passages and common area inside and outside the said building.

(b) Full right and liberty in the persons referred to supra in common with all other persons with or without motor car or permitted vehicles at all times by day and night to go, pass and bypass over the land meant as a drive way in Schedule 'A' property.

(c) To right to subjacent and lateral support and protection from the other parts of the said building and from the said roof thereof.

(d) Right of free and uninterrupted passage of running water and electricity from and to the building and to the apartment through the water courses, sewers, drains,' conduits, cables and wire which now area, or may at any hereinafter be, in under or passing throughout the said building or any part thereof.

(e) Right to lay cables or wires through common walls or passage for Radio, TV and Telephone and such other installations. However having due regard to the similar right of the other owners of apartments and subject to obtaining prior permission of the said association.

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(f) Subject to payment for common facilities and services, the right to enjoy the common facilities and services provided to the said building.

(g) Right to use the common open area around the apartment building and the entrance area of the building.

(h) The Vendor assures to the purchaser to provide car Parking area with clear approach to reach the specified area.

RESTRICTIONS OF THE RIGHT OF THE PURCHASER :-

Every purchaser of portion of Schedule 'A' property shall be bound the following restrictions and covenants in the course of ownership and enjoyment of the apartment.

(a) Not to raise any constructions in addition to the apartment now constructed. This however does not affect his right to have any changes or additions internally.

(b) Not to use or permit the use of the said apartment in a manner which diminish the value, utility of the pipes, cisterns and other common amenities provided in the said building.

(c) Not to use the space left in the land open after the construction of the said building in a manner which may cause hindrance for the free ingress to or outgress from any part of the said building.

Not to park vehicle at any place other than the area provided thereof.

Not to default in the payment of any taxes or levies or expenses to be shared with the other owners of the apartments under the scheme of association.

Not to make any arrangements for the maintenance of the exterior of the apartment or common amenities therein other than specified by the said association.

Not to store in the apartment any goods which are hazardous, combustible, dangerous or considered objectionable by any authorities or excessively have which may effect or damage the construction or structure of the said building.

Not to carry or cause to be carried heavy packages which are likely to damage lobbies, stair cases, lifts ladders, common passages or any other structures or parts of the building.

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Not to use or permit use of the common passage, common staircases or common area for storage or in the manner which may cause nuisance or obstruction to others or may affect the aesthetics of the said building or any, part thereof.

Not to store any materials or construct anything on the common open terrace and to keep such common terrace always open to the sky and un-built.

Not to construct any things the space left open after construction of the said building or if the space meant as garden / lawn.

Not to throw or allow or suffer to be thrown dirt, rubbish, rags, cigarettes, and or other refuse from, apartment or in any common areas of the said building.

Not to cause any nuisance or health hazard to the other occupants of the said building.

To be bound by the rules and regulations governing the Use of the common facilities as may be determined by the said association.

Not to use the said apartment for any business or purpose which is prohibited in law or for any commercial activities or in such a way as to cause nuisance, health hazard to others. To use the apartment only for residential purposes.

Not to seek partition of the common area, common facilities or the land covered by the schedule A property, by metes and bounds, but to enjoy the same as co-owner along with other owners thereof.

EXPENSES TO BE BORNE BY THE PURCHASER

The PURCHASER shall bear all expenses : -

Relating to his apartment including internal repairs and maintenance, insurance and corporation tax. In the event of obtaining insurance claim, the PURCHASER shall use the same reconstructing or repairing the apartment allotted and the said building. The PURCHASER shall also bear and pay within seven days of demand by the said association, the proportionate share of the following common expenses in proportion to the super built up area of their apartment.

Working, maintenance and replacement of pump set, lifts, generator and other machinery, electrical lines common to the said building on Schedule 'A' Property.

Replacement of bulbs in corridors and commonplace Provision for watchmen and security. Maintenance of common facilities and amenities.

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Insurance of the said building of the schedule 'A' property.

The purchaser shall agree to pay the Bescom deposit, BWSSB, Vat and Car parkig charges to the Vendor.

Any other service or facility by the said association. If the Purchaser defaults in payment of any due for any common expenses benefits or amenities, the said association shall have right to remove such common benefits or amenities including electricity and water connection from the defaulting Purchaser enjoyment and the same shall be reconnected to the Vendee after such arrears are cleared.

This apartment shall be subject to the Karnataka Apartment Ownership Act, 1972.

SCHEDULE – 'A'

All the piece and parcel of the **Western Portion of Southern Side on the Eastern Side of Converted land bearing Survey No.6, Measuring an Extent of 0-13¾ Guntas,** out of the extent of 0-27½ Guntas, Situated at **Gulladahalli @ Kereguddadahalli Village,** Yeshwanthapura Hobli, Bangalore North Taluk, duly converted from agricultural to non-agricultural residential purposes, vide Conversion order No.ALN(NY)SR:65/2011-12, Dated:11-08-2011, order issued by the special Deputy Commissioner, Bangalore District, Bangalore, and bounded on: -

East by :: Government Road then Remaining Portion of same land,
West by :: Remaining Western Portion Southern Side on the Western side belongs to M/s.Indradhanush Properties Pvt.Ltd.,
North by :: Remaining Western Portion of Northern side of land in same Sy No.6,
South by :: Land bearing Survey No.7.

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SCHEDULE – B

231 Square Feet of undivided share of rights, title, interest in the **SCHEDULE 'A'** Property.

SCHEDULE – C

Apartment bearing Flat No.504, Situated in the **FOURTH FLOOR,** having super built up area **1200 Sq.ft.,** Consisting of **Two Bed Room**, with Vitrified flooring, building known as **"GLOBAL NANDANAM"** constructed on schedule 'A' property with rights to pass through the area leading to the main road and free egress and ingress and entitled for all the common areas and amenities and covered **Car parking.**

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The purchaser has paid the Stamp duty and registration fee as per government guide line.

In Witness whereof both the parties have affixed their signatures to this Deed of Absolute Sale on this day, Month and year first above written in the presence of the following witnesses :-

WITNESSES:-

1. 14th Cross 2nd Stage Peenya Bangalore-58

2. Rajesh
14th Cross
Peenya 2nd Stage
B'lore -58.

(Sri.M.LOGANATHAN)
VENDOR

(Sri.B.S.RAGHAVENDRA)
PURCHASER

Drafted by me :-

M.SHASHIDHARA
Bcom.LLB
ADVOCATE
KAR 548/83, 2nd Stage,
Peenya, Bangalore-58.