ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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BA I 959/1213

# Sale Deed

THIS DEED OF SALE is executed on this the 4th day of May 2012

BY

Sri M.R.MAHESH
S/o late M.B Rangan
Aged about 31 Years
No 302/A, Shivayana Math Road
Devaraja Mohalla
Mysore

(Here in after called the 'Seller') of the First Part

AND

Sri BABULAL
S/o Sri Modaram
Aged about 32 Years
No 354 A Ramanna Street
Devaraja Mohalla
Mysore

(Here in after called the 'Purchaser') of the Second Part

Print Date & Time : 04-05-2012 04:57:54 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 959

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಮೈಸೂರು(ದಕ್ಷಿಣ) ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 04-05-2012 ರಂದು 04:46:10 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವನ್ನು

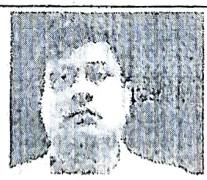
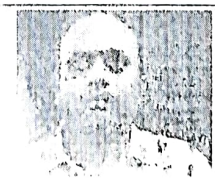
| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ಪೈ |
|---|---|---|
| 1 | ನೋಂದಣಿ ಶುಲ್ಕ | 40000.00 |
| 2 | ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ | 420.00 |
| 3 | ಪುಸ್ತಕೋದ್ಧರಣೆ ಮತ್ತು ಪರಿಪೀಕ್ಷಣೆ | 35.00 |
| | ಒಟ್ಟು : | 40455.00 |

ಶ್ರೀ Babulal ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು | ಫೋಟೊ | ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|---|---|---|---|
| ಶ್ರೀ Babulal |  |  | |

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿದ್ದುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೊ | ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|---|---|---|---|---|
| 1 | Babulal .<br>(ಬರೆಸಿಕೊಂಡವರು) |  |  | |
| 2 | M R.Mahesh .<br>(ಬರೆಸಿಕೊಡುವವರು) |  |  | |

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

WHEREAS the Seller is the son of one late M.B.Rangan, S/o. late Venkata Ram Setty.

WHEREAS the Northern portion of property bearing Door No.362 and 362/1 of A.Ramanna Street measuring East to West: 48.9 Feet and North to South: 32.9 Feet originally belonged to the father of late M.B.Rangan, i.e., to one late Venkata Rama Setty.

WHEREAS Venkata Rama Setty died on 08-02-1958 and his wife Smt.Jayalakshamma died on 27-04-1974 leaving behind six children by name Smt. Ranga Nagalakshamma, Sri M.V.Venkata Ranga Setty, Smt. Rangalakshamma, Late M.B.Rangan, Smt. Prabhavathi and Smt. Premaleela.

WHEREAS after the death of their mother in the year 1974, aforesaid Smt. Ranga Nagalakshamma, Smt. Rangalakshamma, Smt. Prabhavathi Smt. Premaleela on 18-05-1974 executed Release Deed in respect of the said property in favor of the joint family consisting of late M.B.Rangan and his brother Sri M.V.Venkata Ranga Setty.

WHEREAS late M.B.Rangan instituted a suit, which was numbered O.S.190/1981 against his brother Sri M.V.Venkata Ranga Setty and others on the file of Honourable Principal Civil Judge (Senior Division), Mysore for partition and possession of suit schedule properties and in terms of the Compromise Petition filed under Order XXIII

M.R. Mahesh

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
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ದಾಖಲೆಯ ಹಾಳೆ
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ಸೂಚನೆ ಹಾಗೂ ಮುದ್ರಾಂಕಪತ್ರ ರೂ. 2/-
Registration and Stamps Department

ದಾಖಲೆಯ ಸಂ. 3 ನೇ ಪುಟ

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
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ದಾಖಲೆಯನ್ನು ಬರೆದಿರುವ ದಿನಾಂಕ
Date of execution

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

Rule 3 of CPC., the said property was allotted to the share of late M.B.Rangan and accordingly, a decree was drawn up in the said suit.

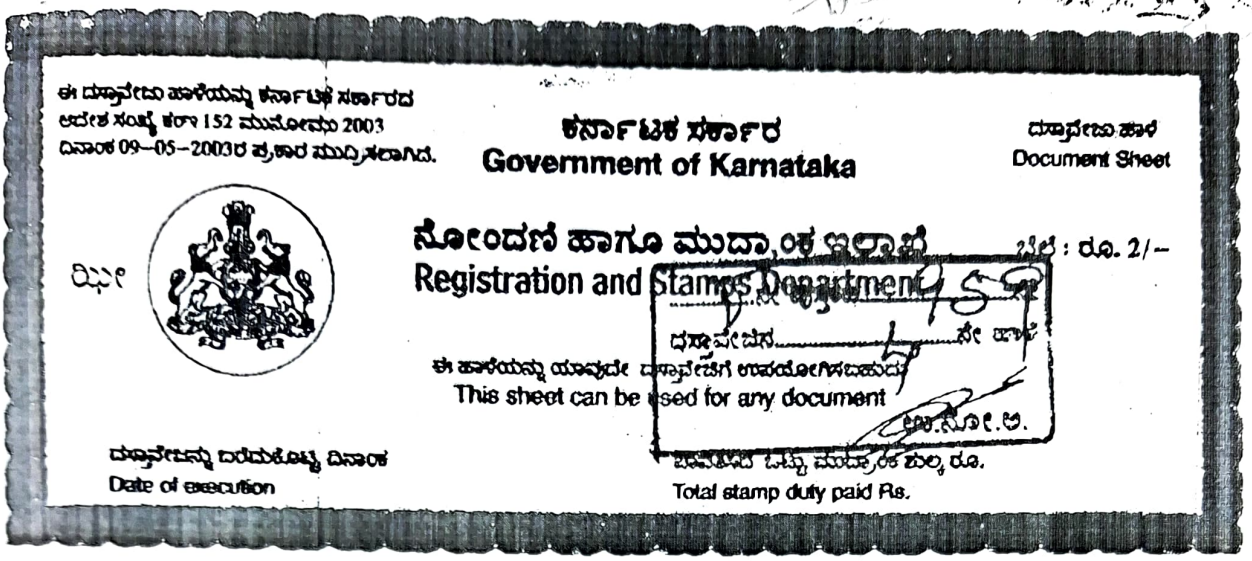
WHEREAS said late M.B Rangan has constructed a new building in Site bearing No.362/A and 362/1 plan.

WHEREAS late M.B.Rangan expired on 09-09-2007 leaving behind his wife Smt. Vinodha and two sons by name Sri M.R.Mahesh the Seller and Sri M.R.Roopesh.

WHEREAS the Seller instituted a suit O.S.No.225/2009 against his mother Smt Vinodha and his brother Sri M.R.Roopesh before the Honorable IV Additional Civil Judge (Senior Division) at Mysore for partition and separate possession and the said suit was decreed in terms of the compromise petition filed under Order XXIII Rule 3 of CPC., and in terms of the said compromise, Smt Vinodha, who is the wife of late M.B.Rangan had in consideration of a sum of Rs.1,50,000/-, relinquished her share in the said property and the Northern portion of the said property was allotted to the share of the Seller

WHEREAS the Khata of the schedule property is registered in the name of the Seller in the registers of Mysore City Corporation and on 14.12.2009 he was given a Khata Endorsement

M.R. Mahesh



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ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

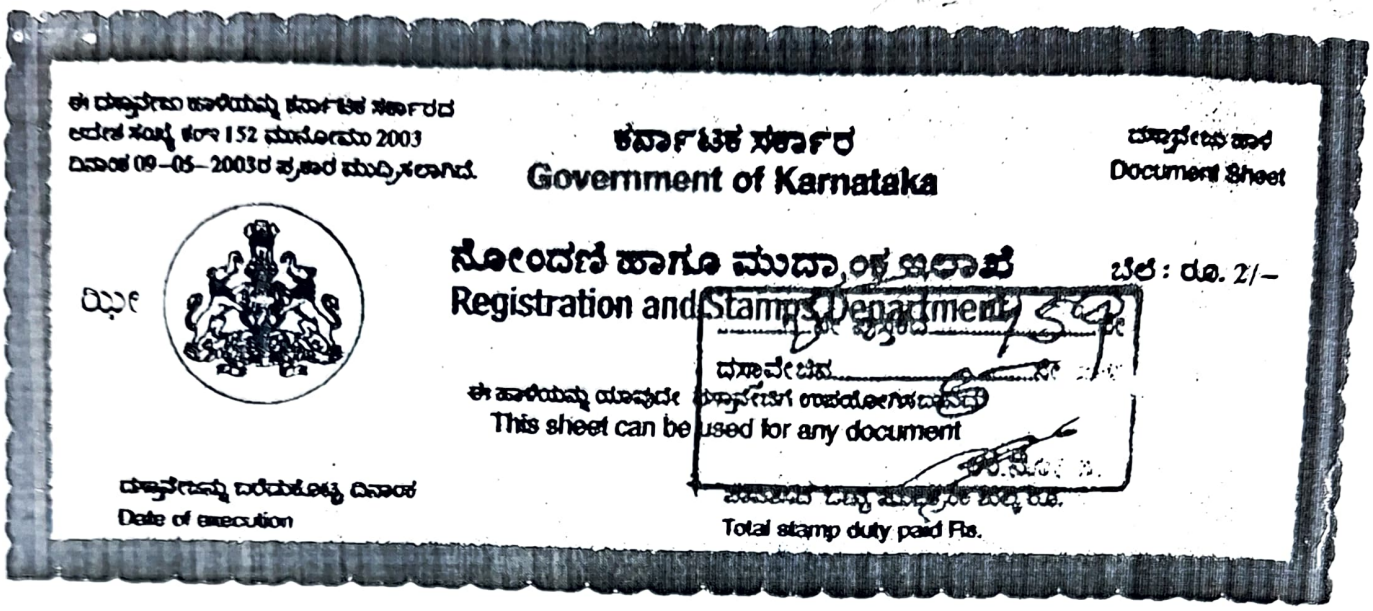
WHEREAS the Seller is now in possession and enjoyment thereof as its absolute owner and he has no fetters what so ever to sell it.

AND WHEREAS the Seller for his legal necessities, i.e., to discharge hand loans, to invest on some other properties and also for the benefit of his family, agree to sell the schedule property, which is more fully described in the schedule below, to the Purchaser for a consideration of the sum of Rs.40,00,000/- (Rupees Forty Lakhs Only).

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

In pursuance of the aforesaid agreement and in consideration of the sale price of Rs.40,00,000/- (Rupees Forty Lakhs Only) paid by the Purchaser to the Seller in the following manner:

- The sum of Rs.5,00,000/- (Rupees Five Lakhs Only) paid by the Purchaser to the Seller as advance by way of cheque bearing No. 517643 dated 21-11-2011 drawn on Punjab National Bank, D. Devraj Urs Road Branch, Mysore on 21-11-2011 (the receipt of which the Seller do hereby admit and acknowledge).




ii. The sum of Rs.5,00,000/- (Rupees Five Lakhs Only) paid by the Purchaser to the Seller as additional advance by way of cash on 20-04-2012 (the receipt of which the Seller do hereby admit and acknowledge).

iii. It is agreed that the sum of Rs.9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only) shall be paid on behalf of the Seller by the Purchaser to Kannika Parameshwari Co - Operative Bank Limited, Mysore towards discharge of the out standing balance in respect of the loan availed by the Seller from the said Bank on the security of the schedule property.

iv. The balance of sale consideration of the sum of Rs.20,50,000/- (Rupees Twenty Lakhs Fifty Thousand Only) by way of DD bearing No.277326 dated 04-05-2012 drawn on Punjab National Bank V. V. Market Branch, Mysore favoring the Seller in the presence of the Sub – Registrar at the time of registration of the Sale Deed (the receipt of which the Seller do hereby admit and acknowledge).

Thereby, the Seller acknowledging the receipt of the entire sale consideration of the sum of Rs.40,00,000/- (Rupees Forty Lakhs Only) being the sole and absolute owners do hereby convey by way of absolute sale and grants to the

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರಾ 152 ಮುನೋಶು 2003
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Government of Karnataka

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Registration and Stamps Department

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Date of execution

Total stamp duty paid Rs.

Purchaser, his heirs, representatives, successors and assignees the property more fully described in the schedule below, to be held by him perpetually together with full rights of ownership, enjoyment and alienation with all rights appurtenant thereto.

1. POSSESSION :

The Purchaser has been put into actual physical vacant possession of the schedule property.

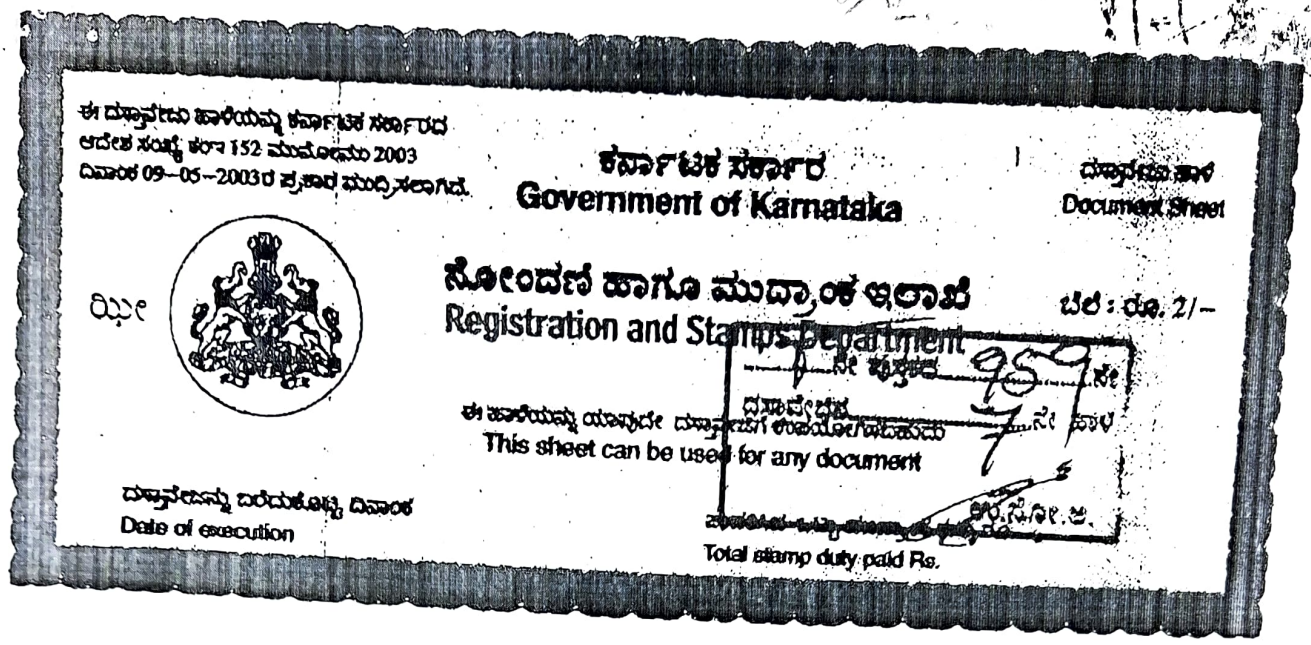
2. SELLER COVENANTS :

The Seller covenants with the Purchaser that:

a. The title to the schedule property hereby conveyed by the Seller under this Sale Deed subsists and that the Seller has powers to convey the same and that there are no fetters whatsoever.

b. The schedule property hereby conveyed is not subject to any agreement/s of sale/conveyance, any encumbrances, maintenance, easements, claim, mortgage, demand or charge or to any attachment of Court or towards any arrears of tax or subject matter of any litigations, except to the mortgage of the property made by the Seller in favour of Sri Kannikaparameswari Co-Op. Bank Ltd., Mysore.

M.R. Mahesh.




c. The Seller covenants with the Purchaser that he shall here afterwards peaceably and quietly hold, possess and enjoy the schedule mentioned property without any let or hindrance, claim or interruption or demand from the Seller or any person/s claiming through or under him.

3. INDEMNITY :

The Seller also hereby agree with the Purchaser that personally and from out of his properties, he shall save harmless and indemnify and keep indemnified the Purchaser against any encumbrances, charges, equities, claims, demands and any loss due to any defect which may be found in his title over the schedule property.

4. TAX :

The Seller assures the Purchaser that he has paid up to date tax and that there are no arrears to be paid.

5. ORIGINAL DOCUMENTS OF TITLE :

The Seller hereby authorizes the Purchaser to collect the original documents of his title pertaining to the schedule property from Kannikaparameswari Co-Operative Bank Ltd., Mysore.

ಈ ದಾಖಲೆಯ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರಾ 152 ಮುನೋಮು 2003
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Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/–

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Date of execution

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

6. ASSURANCES :

And the Seller, his heirs, administrators or assignees further covenant that he shall at the request and cost of the Purchaser or his heirs, administrators or assignees do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the schedule property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

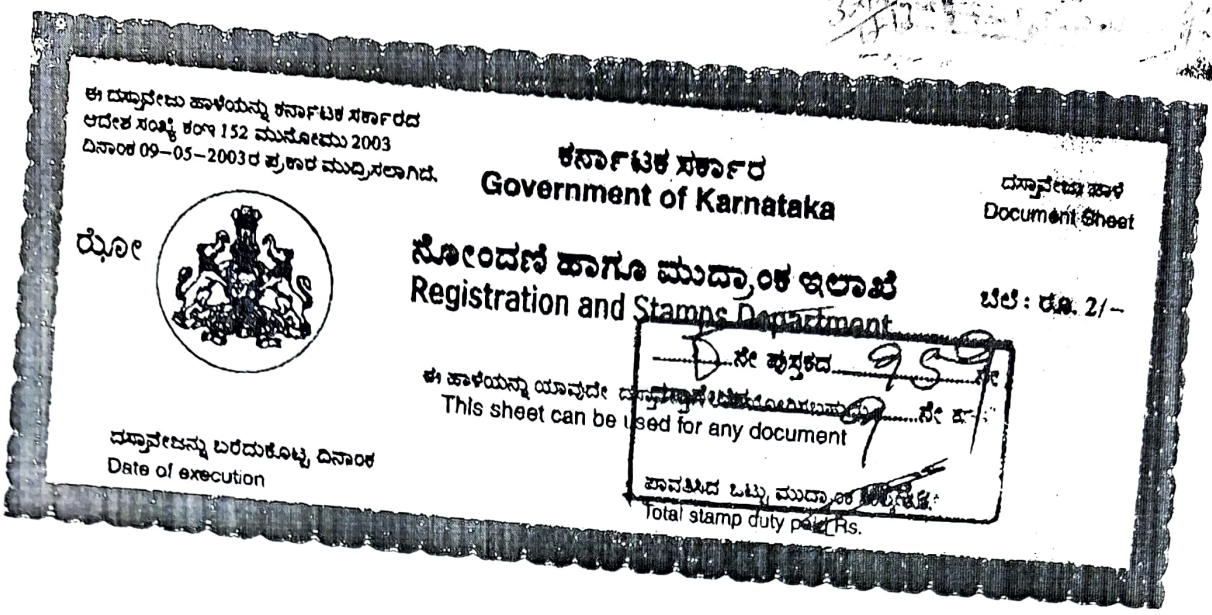
7. TRANSFER OF KHATA :

Herein after the Purchaser being the absolute owner of the schedule property, the Seller has no objection for the Purchaser to get the Khata of the schedule property transferred into his name.

8. CONNOTATION :

The context SELLER and PURCHASER mean and include as well as the heirs, legal representatives, successors, administrators or assignees of the respective parties as the parties themselves

M. R. Mahesh




## SCHEDULE

Property bearing Door No.362/A now bearing Door No.362/A, D 18/A, 362/1, D-21, 362/2, D-21/1, 362/3, D-21/2 362/4 D 21/3 consisting of ground floor and first floor measuring East to West: 14.9 Feet and North to South: 48.3 Feet situated at Shivayana Mutt Street, Devarja Mohalla, Mysore bounded on the East: Private Property, West: Shivayana Mutt Road, North: Conservancy Galli and South: Portion fo the Property alloted to the share of Sri.M.B.Roopesh

RCC roofed building with 4 shops in the ground floor and residential portion in the upstairs with a constructed area of 644 + 644 Sq.ft. with electricity, water and sanitary facilities.

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

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Government of Karnataka

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Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ದಸ್ತಾವೇಜಿನ

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ಉ.ನೋಂದಣಿ

ದಸ್ತಾವೇಜನ್ನು ದರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

IN WITNESS WHEREOF the Seller has signed this Sale Deed on the day, month and the year first above written in the City of Mysore.

*Witnesses:*

1. Dilip Kumar
DILIPKUMAR S/o MAANJUNATH
No. 16. 13th cross, Vivekanand
Mysore - 2

2. (M.R. SAVITHA)
# 362/A, Shivayanna Hutt street
Devraj Mohalla. Mysore - 24.

SELLER

PURCHASER

*"Drafted and Dictated by me"*

(Rohit Subbayya)
Advocate

12/12/12

10'