ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರಾ 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 ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

BLR 962/12-13

Sale Deed

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

BY

Sri M.R.ROOPESH
S/o. late M.B.Rangan
Aged about 36 Years
No.362/A, Shivayana Math Road
Devaraja Mohalla
Mysore

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

AND

Smt.KAMALA
Aged about 32 Years
W/o. Sri Babulal
No.354, A.Ramanna Street
Devaraja Mohalla
Mysore

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

M. R. Roopesh

Print Date & Time : 04-05-2012 05:23.20 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 962

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಮೈಸೂರು(ದಕ್ಷಿಣ) ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 04-05-2012 ರಂದು 05 13:11 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವನ್ನು

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	40000.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	420.00
3	ಪರಿಶೋಧನೆ ಮತ್ತು ಪರಿವೀಕ್ಷಣೆ	35.00
	ಒಟ್ಟು :	40455.00

ಶ್ರೀಮತಿ Kamala ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

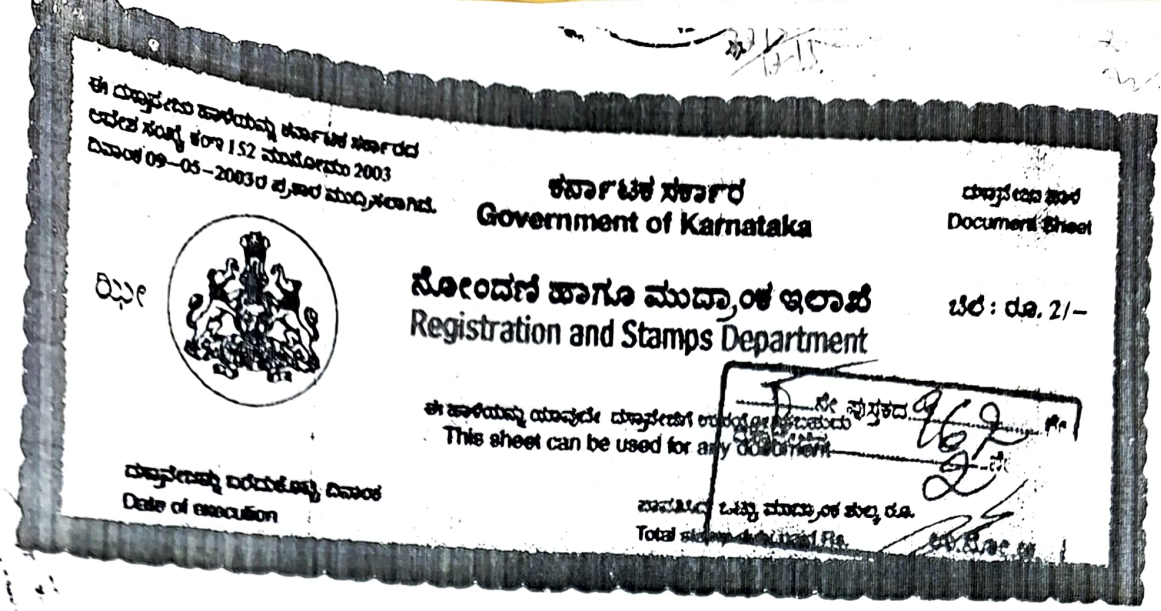
ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ Kamala			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Kamala (ಬರೆಸಿಕೊಂಡವರು)			
2	M.R Roopesh (ಬರೆದುಕೊಡುವವರು)			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ



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 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 Rule 3 of

M.R. Roopesh

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Savitha No 362/A,Shivayanamutt Street, Mysore.	
2	Dilip Kumar NO 14, 13thCr,V.V.Mohalla,Mysoer.	

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

ನನ್ನ ಸಮಕ್ಷಮಲ್ಲಿ ರೂ 30.00.000/- ಗಳನ್ನು ಡಿ.ಡಿ ನಂ 277329,ದಿ 4/5/12, PNB, V.V.Market Br, Mysore. ಈ ಮೂಲಕ ಸಂದಾಯವಾಗಿರುತ್ತದೆ

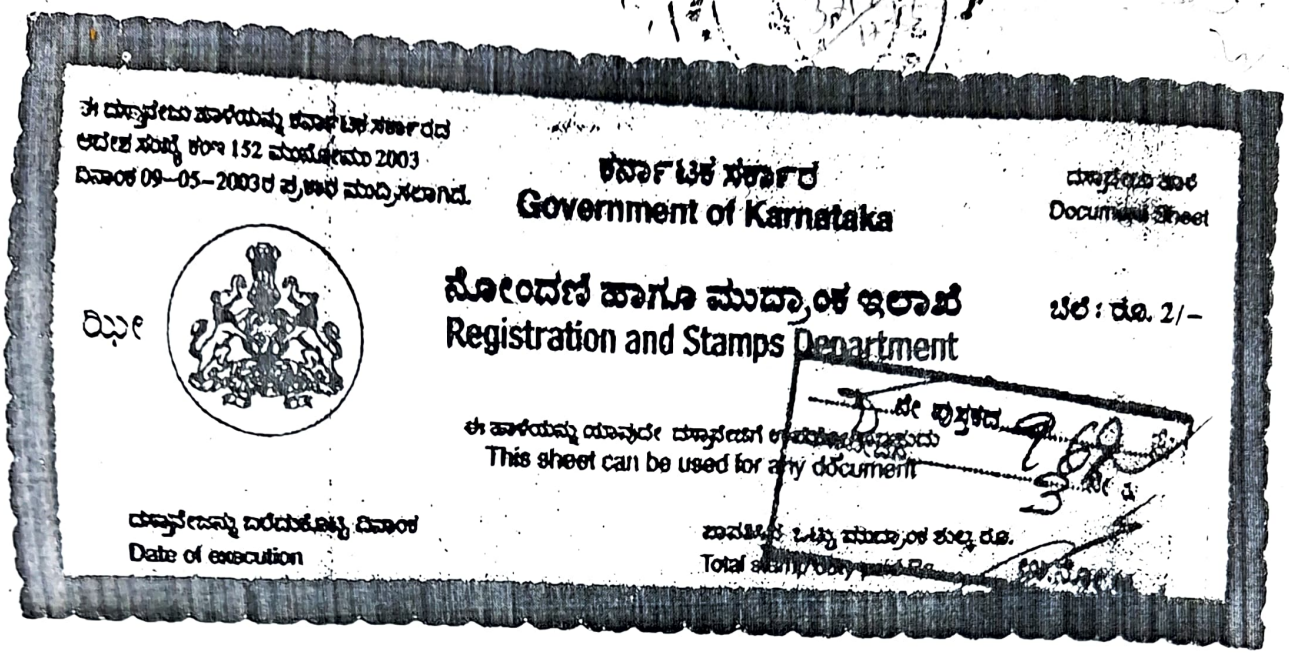
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ MYS-1-00962-2012-13 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ MYSD184 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 04-05-2012 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

04/05/2012

ವಿ.ವಿ. ಸತೀಶ್
ಸಹಾಯಕ ಉಪನೋಂದಣಾಧಿಕಾರಿ(ದಕ್ಷಿಣ))
ಮೈಸೂರು ದಕ್ಷಿಣ

Designed and Developed by C-DAC, ACTS Pune



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.

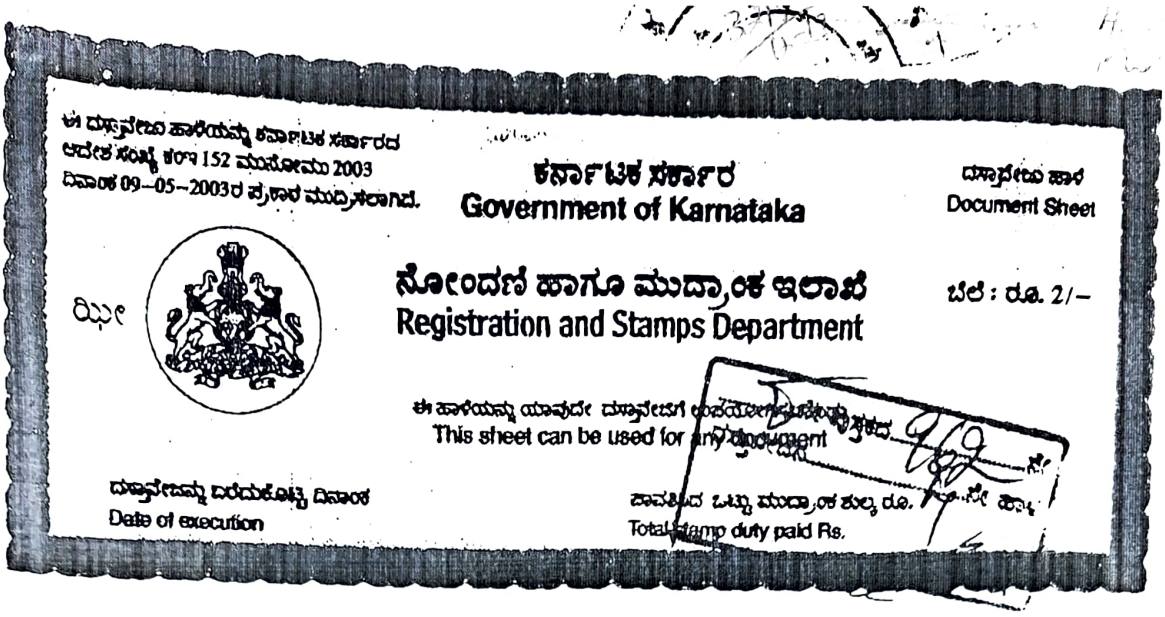
WHEREAS late M.B.Rangan expired on 09-09-2007 leaving behind his wife Smt. Vinodha and two sons by name Sri M.R.Mahesh and Sri M.R.Roopesh, the Seller.

WHEREAS said Sri M.R.Mahesh instituted a suit O.S.No.225/2009 against his mother Smt.Vinodha and the Seller 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 Southern 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.H.M

M.R. Roopesh



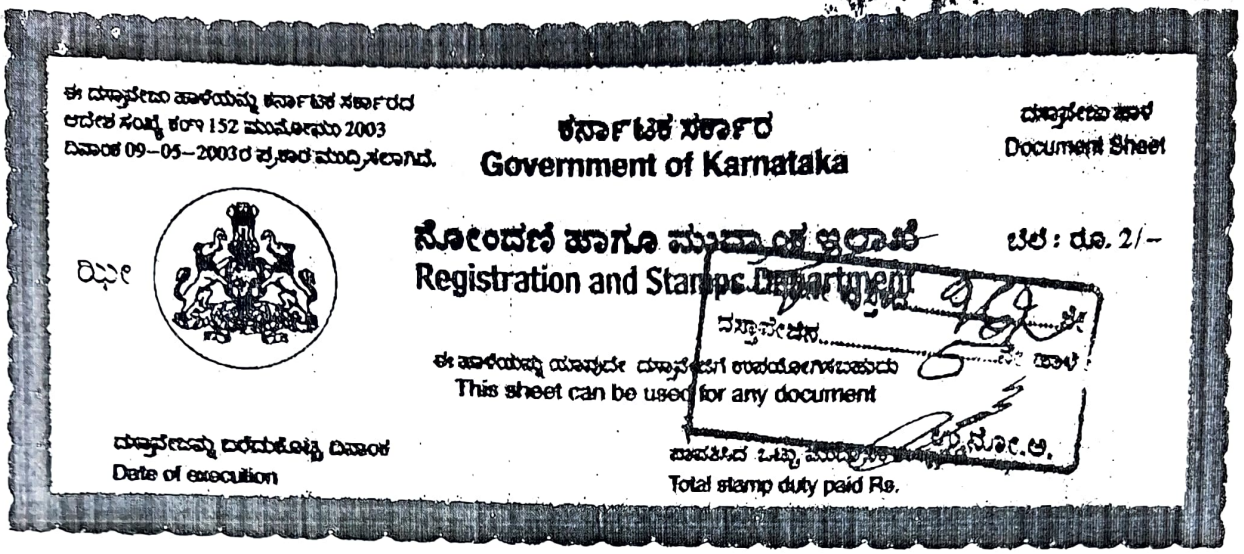
WHEREAS the Seller is now in possession and enjoyment of the Schedule property as its absolute owner and he has no fetters what so ever to sell it.

AND WHEREAS the Seller for his legal necessities, i.e., to discharge hand loans, to invest on some other properties and to invest on business, agrees 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:

i. 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. 517642 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).

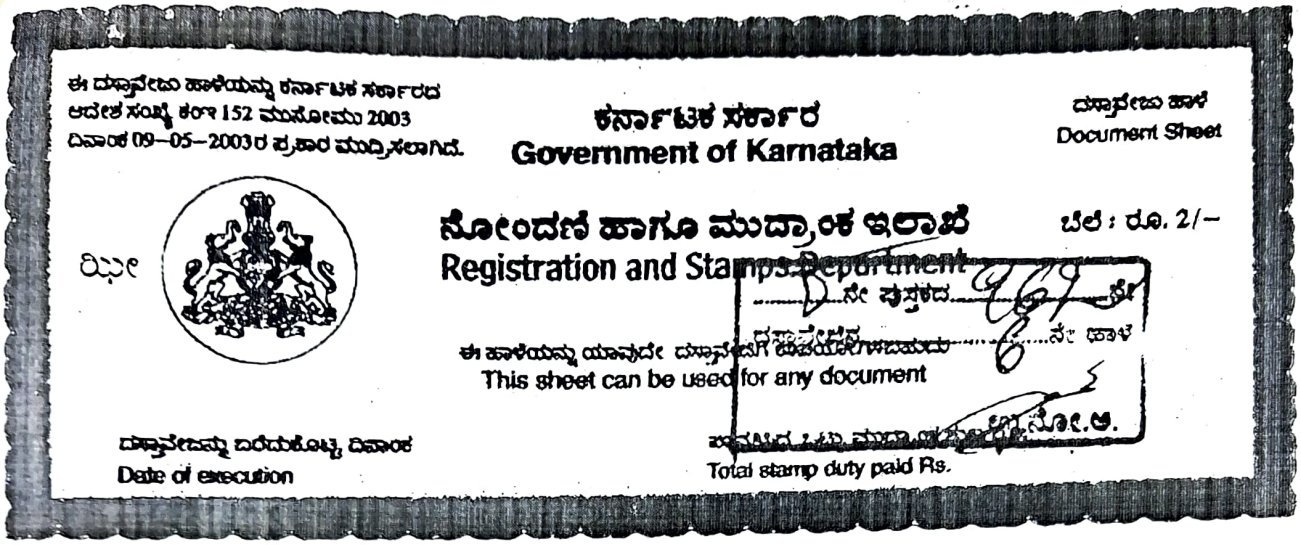


ii. The sum of Rs.5,00,000/- (Rupees Five Lakhs Only) paid by the Purchaser to the Seller as additional advance by way of cash on 20-04-2012 (the receipt of which the Seller do hereby admit and acknowledge).

iii. The balance of sale consideration of the sum of Rs.30,00,000/- (Rupees Thirty Lakhs Only) by way of DD No. 277329 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 owner do hereby convey by way of absolute sale and grants to the Purchaser, her heirs, representatives, successors and assignees the property more fully described in the schedule below, to be held by her perpetually together with full rights of ownership, enjoyment and alienation with all rights appurtenant thereto.

M. R. Rockey



1. POSSESSION :

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

2. SELLER COVENANTS :

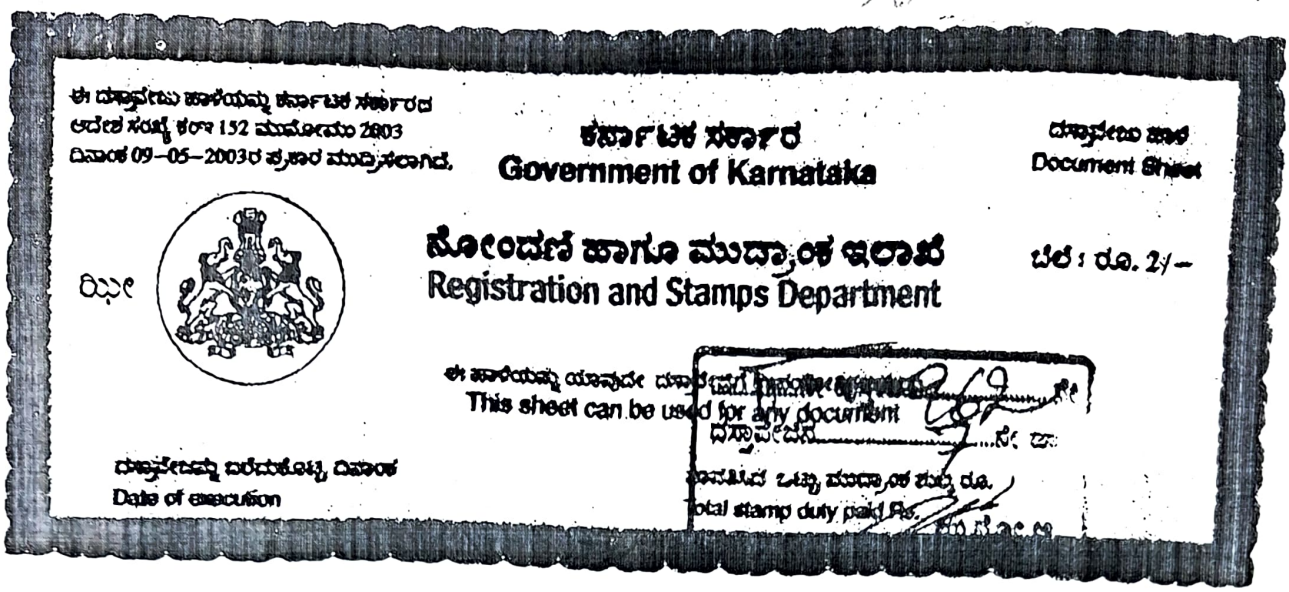
The Seller covenants with the Purchaser that:

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 mortgages, any encumbrances, maintenance, easements, claim, demand or charge or to any attachment of Court or towards any arrears of tax or subject matter of any litigations.

c. The Seller covenants with the Purchaser that the Purchaser 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 Sellers or any person/s claiming through or under him.

M. R. Roopesh



3. INDEMNITY :

The Seller also hereby agrees 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.

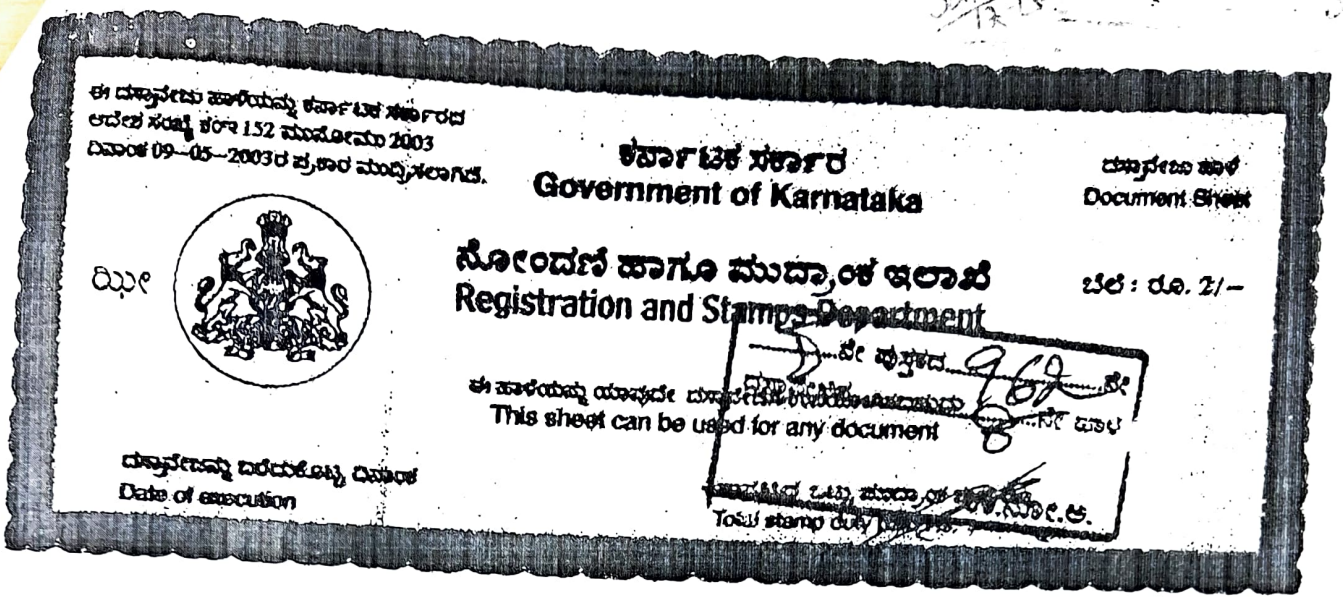
5. ORIGINAL DOCUMENTS OF TITLE :

The Seller has handed over the available documents of his title pertaining to the schedule property to the Purchaser.

6. ASSURANCES :

And the Seller, his heirs, administrators or assignees further covenants that he shall at the request and cost of the Purchaser or her heirs, administrators or

M. R. Roopesh



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.

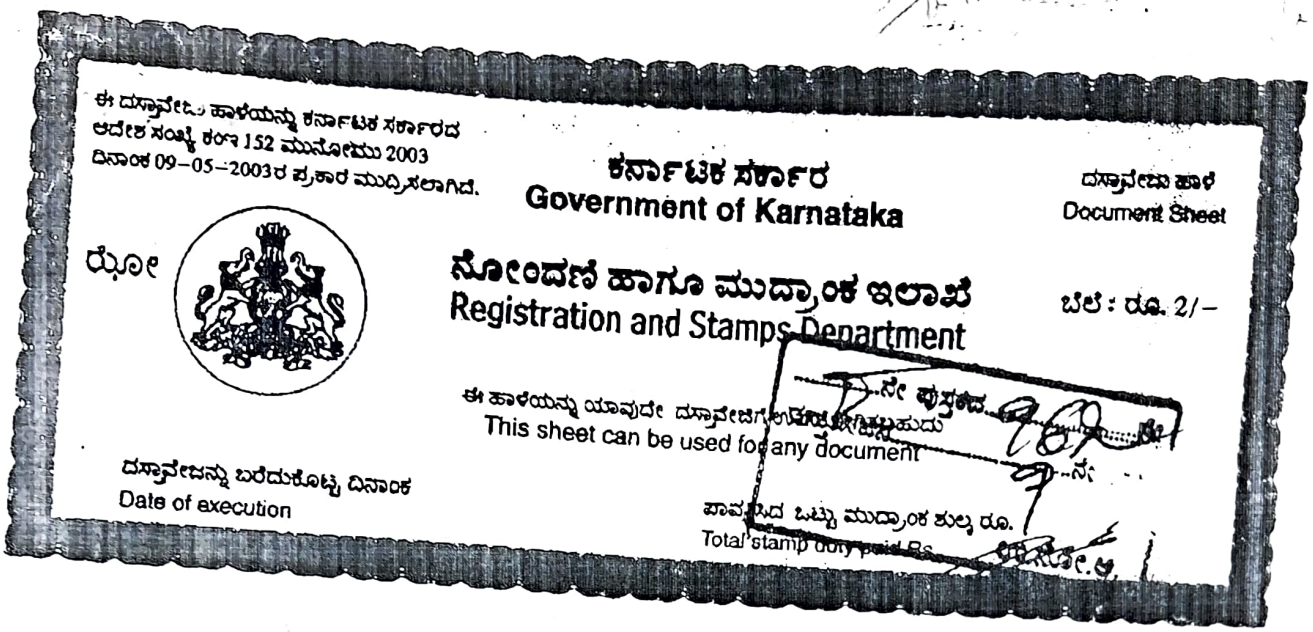
7. TRANSFER OF KHATA :

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 her 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. A. Roopesh



SCHEDULE

Property bearing Door No.362/A now bearing Door No.362/5, D-21/4, 362/6, D-21/5, 362/7, D-21/6, 362/8, D-21/7 consisting of ground floor including passage and first floor measuring East to West: 16.9 Feet and North to South: 48.3 Feet situated at Shivayana Mutt Street, Devaraja Mohalla, Mysore bounded on the East: Private Property, West: Shivayana Mutt Road, North: Portion of the Property allotted to the share of Sri.M.B.Mahesh and South: Property belongs to Sri.M.V.Venkataranga setty.

RCC roofed building with 4 shops in the ground floor and residential portion in the upstairs with a constructed area of 736 + 736.ft. with electricity, water and sanitary facilities.

M.R. Roopesh

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜಿನ
Document

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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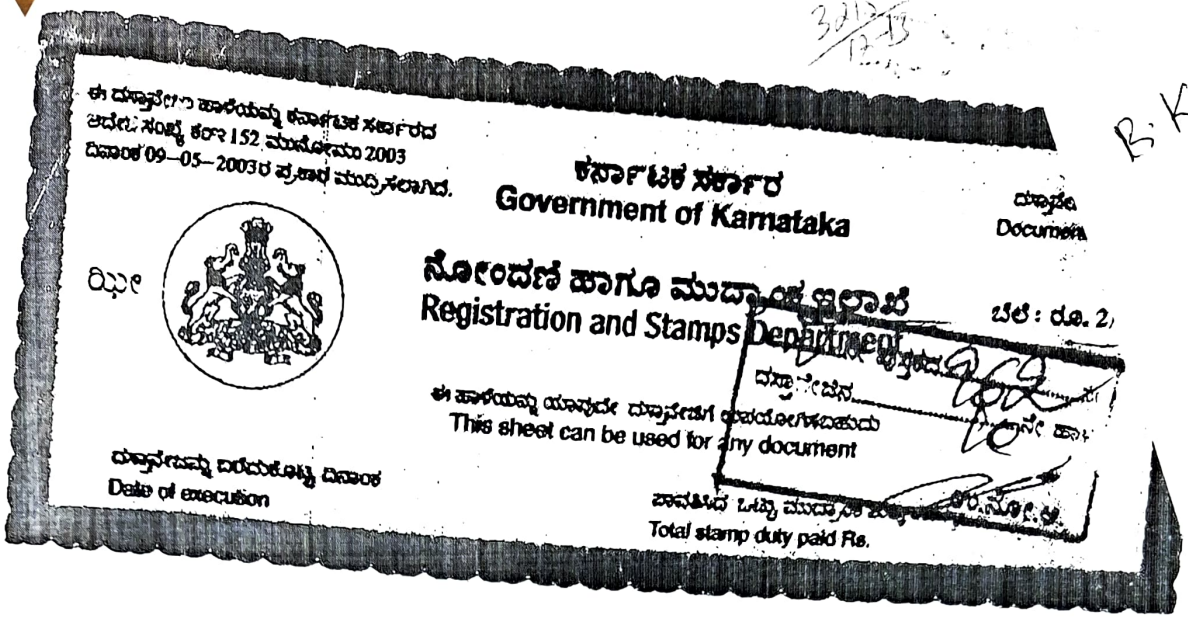
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
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 S/o Manjunath
No. 14. 13th Cross NO Mohalla
Mysore. 2

2. [signature]
#362/A, Shivayama Muttstreet.
Devraj Mohalla. Mysore-24.

M. R. Roopesh
SELLER

[signature]
PURCHASER

"Drafted and Dictated by me"

(Rohit Subbayya)
Advocate

12/10/12

12/10/12