

ABSOLUTE SALE DEED

This deed of absolute sale dated 7th day of April in the year of grace 2010, **Made and Executed BY:**

1. **Mrs. MOLLY ALBERT , aged about 68 years,**
   D/o Mr. M.Thomas,
   W/o Mr. Paramanandam,
2. **Mr.PARAMANANDAM ALBERT, aged 74 years,**
   S/o Paramanandam,
   Both are Presently Residing at : 5th Cross,
   Robertsonpet , K.G.F .... Hereinafter called as VENDORS,

IN FAVOUR

1. **Mrs.HILDA SEKARRAJ , aged about 50 years,**
   W/o .Dr.R.V.SEKARRAJ
2. **Dr.R.V.SEKARRAJ , aged about 60 years,**
   S/o A.R.Vedaraj,
   Both are Residing at No. 1769, 5th Cross,
   Robertsonpet , K.G.F.
   Kolar District. ....Hereinafter called as PURCHASER.

The Terms Vendors and Purchasers which terms shall where the context so admits be deemed to include their legal representatives, executors, assigns, legal heirs witnesseth as follows:

Molly Albert.
P - Albert

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 HILDA SEKARRAJ, W/o. Dr.R.V. Sekarraj , ಇವರು 18500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	18500.00	ನಂ..0782997/06.04.2010 ಎಸ್.ಬಿ.ಎಂ,ಬಂಗಾರಪೇಟೆ
ಒಟ್ಟು :	18500.00	

ಸ್ಥಳ : ಬಂಗಾರಪೇಟೆ .

ದಿನಾಂಕ : 07/04/2010

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
(ಬಂಗಾರಪೇಟೆ)

7 APR 2010

Designed and Developed by C- DAC ,ACTS Pune.



-2-

Whereas the aforesaid "Vendors" are the absolute and exclusive owners of the Building and Premises, being their self acquired immovable property, fully described in the schedule below, which they purchased the same under document of sale, and the relative sale deed, registered at office of the Sub-Registrar, Bangarpet as No.4426/69-70 of Book I, Volume 1488, at pages 1-4 , dated:17-12-1969 and is in possession and enjoyment of the same as sole owner thereon..

That the Vendors having become the absolute owners and being in peaceful possession and enjoyment of the schedule property has got the Khatha assigned to thier name in the Records of the City Municipal Council, K.G.F and the Khatha for the schedule property is assigned as K.No.968 A. No. 1076 and they have been paying taxes to municipality under self assessment scheme and the City Town Municipality have also accepted the same and issued Khatha extract in Form No.3 showing Khatha having been standing in the Vendors.

Holly Albert.

P. Albert

97

Print Date & Time : 07-04-2010 12:36:03 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 97

ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ ಬಂಗಾರಪೇಟೆ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 07-04-2010 ರಂದು 12:26:07 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವನ್ನೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	2750.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	330.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	60.00
4	ಸೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	20.00
	ಒಟ್ಟು :	3160.00

ಶ್ರೀ HILDA SEKARRAJ, W/o. Dr.R.V. Sekarraj ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ HILDA SEKARRAJ, W/o. Dr.R.V. Sekarraj			Mrs. Hilda Sekarraj

ಕಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ
ಬಂಗಾರಪೇಟೆ

ಬರೆಸಿಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

07 APR 2010

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	HILDA SEKARRAJ, W/o. Dr.R.V. Sekarraj . (ಬರೆಸಿಕೊಂಡವರು)			Mrs. Hilda Sekarraj
2	Dr.R.V.SEKARRAJS/o. A.R. Vedaraj . (ಬರೆಸಿಕೊಂಡವರು)			Dr. R.V. Sekarraj

ಕಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ
ಬಂಗಾರಪೇಟೆ

07 APR 2010



-3-

That the Vendors for their legal necessities and for benefit of their estate, have decided to sell the schedule property and have offered the same to the purchasers. That the purchasers after negotiation have agreed to purchase the schedule property and hence this sale deed has come in to existence under the following terms and conditions.

Now This deed of Sale witnesseth that in consideration of a sum of Rs.2,75,000=00 (Rupees Two Lakhs Seventy Five Thousand only) being the sale consideration as agreed to by the Vendors and Purchasers, the Vendors hereby acknowledge the receipt of the entire sale consideration from the purchasers in the presence of the witnesses to this deed of sale and for the said consideration received by the Vendors, and the Vendors as absolute and exclusive owners are possession free from all encumbrances do hereby sell, transfer, convey all their right, title to and interest absolutely which they possesses in the schedule property to the purchasers and have transferred all their right, title and interest in the schedule property to the purchaser and further hold unto the purchasers full and un-impeachable title over the schedule property.

That the Vendors have put the purchasers in physical possession of the schedule property recognising them as the absolute owner in lawful possession of the schedule property.

Molly Albert

P. Albert

97 6

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	MOLLY ALBERT, D/o. M.Thomas , (ಬರೆದುಕೊಡುವವರು)			Holly Albert
4	PARAMANANDAM ALBERT, S/o. Paramanandam . (ಬರೆದುಕೊಡುವವರು)			P. Albert

ಅಧಿಕೃತ ಅಭ್ಯರ್ಥಿಯ ಸಹಿ

ಬೆಂಗಳೂರು

7 APR 2010



-4-

The Vendors further hereby declares and relinquishes all their right, title to, interest and possession which they possessed in the schedule property and declare that they have no interest whatsoever of any kind henceforth over the schedule property.

The Vendors hereby declare that they have not encumbered the schedule property in any manner to anybody by way of mortgage, lease, or sale.

The Vendors further indemnify the purchasers against all claims, defect of title, from anyone in any manner in respect of the schedule property and bind themselves liable to indemnify the purchaser in the event of any defect in title or loss to the purchasers. The Vendors further indemnify the purchasers in all manners in case of any litigation or dispute concerning the schedule property and the Vendors undertake to set right the said dispute or defend the said dispute and protect the right, title and interest of the purchaser over the schedule property and the purchaser will not in any way be responsible in respect of such claims, dispute or litigation.

The Vendors covenant that all easementary rights which they have been enjoying and which are attached to the schedule property is transferred to the purchasers with all rights of enjoyment of such easementary rights.

Holly Albert

P. Albert

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಮೊಹಮ್ಮದ್ ಸುಹೇಲ್ ಬಿನ್. ಎಂ. ಹೈದರ್ ಅಲೀ ಸಿ.ರಹೀಂ ನಗರ ಬಂಗಾರಪೇಟೆ	Mohammed Suhail.
2	ಶೇಖ್ ಮನ್ಸೂರ್ ಅಲೀ ಬಿನ್. ಉಮರ್ ಅಲೀ ಟಿಪ್ಪುನಗರ ಬಂಗಾರಪೇಟೆ	Shaik Mansoor Ali.

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಬಂಗಾರಪೇಟೆ.
7 APR 2010

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ BPT-1-00097-2010-11 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ BPTD66 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 07-04-2010 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

In the Sub-Registrar
Kolar Dt.

H.S ADITYA

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಬಂಗಾರಪೇಟೆ.
7 APR 2010

Designed and Developed by C-DAC, ACTS.



That the Purchasers having become the owners in possession of the schedule property in the manner stated above shall henceforth have full and absolute right to deal with the property by way sale, mortgage, gift, lease and other modes of transfer, or in any other manner the purchasers deems fit to deal with the property for their benefit and shall enjoy the schedule property in the manner they deems fit and the Vendors shall have no right to question or interfere with the ownership acts of the Purchasers in respect of the schedule property.

The Vendors do hereby covenant the purchasers shall be entitled to get the Khatha of the schedule property transferred to their name in the municipal records and to have the electrification, water supply to their name and shall be entitled to put up construction and shall be in peaceful possession and enjoyment of the schedule property.

The Vendors have delivered to the purchaser the original title deeds, and other municipal records pertaining to the schedule property.

Molly Albert

P. Albert



10

SCHEDULE

All that piece and parcel of land and building measuring East to West 75' (seventy five feet), North to South 21'5" (twenty one feet five inches), bearing old Door No. 51 (1769), old Municipal Khathe No.636, Present K.No. 968 ,A.No. 1076 , Situated at 5th CROSS, BETWEEN MADHAVA ROAD TO PIPE LINE , Robertsonpet coming with in the limits of C.M.C . K.G.F., and the same is bounded on the

East by : Property of Dr. Dias,

West by : 5th Cross Road,

North by : Property of Mahamood Khan

South by : Property of Dr. Nagappa, along with all fixtures and fittings inclusive of electric connection covered under Meter No.C817, and water tap connection and with all water-ways, drainages and easementary rights and half rights in northern side wall attached thereto

Molly Albert

P. Albert



-7-

The schedule property forms residential building, constructed out of burnt bricks and cement plaster for walls, Madras Terraced Roofing, cement flooring and Jungle wood Doors and Windows. Built up area 4 squares.

In Witness where we have affixed our signature hereunto this day the 7th day of April 2010 at Bangarpet

Holly Albert

P. Albert

Mrs. Hilda Sekaryl.

PURCHASERS VENDORS

Witnesses

1. Mohammed Sohail
s/o M. Hyder Ali
Bangarpet.
2. Shaik Mansoor Ali
S/o Umar Ali
Bangarpet

Prepared By:

Syed Khateebullah

SYED KHATEEBULLAH
Dist. Govt. Pleader 50/09-10
Bangarpet, Kolar Dist.