ಸರ್ಕಾರ ಪ್ರಪತ್ರ (೫೫ ನೋಂದಣಿ ಇಲಾಖೆ

1203712 (೭೮ನೇ ಪ್ರಕರಣದ ೧೧೦ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

ಕಛೇರಿ :

ದಿನಾಂಕ : 19-3-11

ಶ್ರೀ [illegible] ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ.

೧. ಪುಸ್ತಕದಲ್ಲಿ ೨೦_____ರ_____ ಸಂಖ್ಯೆಯಲ್ಲಿ ನೋಂದಾಯಿಸಿದ ದಾಖಲೆ

೨. ೨೦_____ರ_____ ಸಂಖ್ಯೆಯ ಅರ್ಜಿಯ ಪ್ರತಿ

೩. ೨೦ CA No 1033/2011 ಸಂಖ್ಯೆಯ ಶೋಧನೆಗಾಗಿ ಸಲ್ಲಿಸಿದ ಅರ್ಜಿ

೪. ೨೦_____ರ 10-11 ಸಂಖ್ಯೆಯ ಅರ್ಜಿ

	ರೂ.	ಪೈ.		ರೂ.	ಪೈ.
೧. ನೋಂದಣಿ ...	2-ಸಾವಿರದ ಇನ್ನೂರ ಐವತ್ತು ರೂ.		೧. ನಕಲು ಅರ್ಜಿ ...		
೨. ನಕಲು ...			೨. ಶೋಧನೆಗಾಗಿ ಅರ್ಜಿ ...	250	
೩. ಹಿಂಬರಹಗಳು...			೩. ಅರ್ಜಿ ...		
೪. ಇತರೆ ...					
೫. ಪರಿವರ್ತಕ ...					
ಒಟ್ಟು ರೂ. ...			ಒಟ್ಟು ರೂ. ...	250	

ಅಕ್ಷರಗಳಲ್ಲಿ [illegible] ರೂ.ಗಳು

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು _____ ದಿನದಂದು ಕೊಡಲಾಗುವುದು.

ಟಿಪ್ಪಣಿ: ೧. ಒಂದು ನೋಂದಾಯಿತ ದಾಖಲೆಯನ್ನು ಕೊಡಲು ಗೊತ್ತುಪಡಿಸಿದ ದಿನಾಂಕದಂದು ಪಡೆಯದಿದ್ದಲ್ಲಿ ಗೊತ್ತುಪಡಿಸಿದ ದಿನಾಂಕದ ನಂತರ ಪ್ರತಿ ತಿಂಗಳು ಅಥವಾ ತಿಂಗಳಿನ ಭಾಗಕ್ಕೆ ಶುಲ್ಕದ ಕೋಷ್ಟಕ XXI ಪ್ರಕಾರ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲಾಗುವುದು.

೨. ಯಾವುದೇ ನೋಂದಾವಣೆ ಕಛೇರಿಯಲ್ಲಿ ದಾಖಲೆಗಳು ಮತ್ತು ಇತರ ದಾಖಲೆಗಳನ್ನು ನೋಂದಾವಣೆಯಾದ ನಂತರ ಎರಡು ವರ್ಷಗಳಿಗೂ ಮೀರಿ ಪಡೆಯದೆಯೇ ಇದ್ದಲ್ಲಿ ಅವುಗಳನ್ನು ನಾಶಪಡಿಸಲಾಗುವುದು.

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ

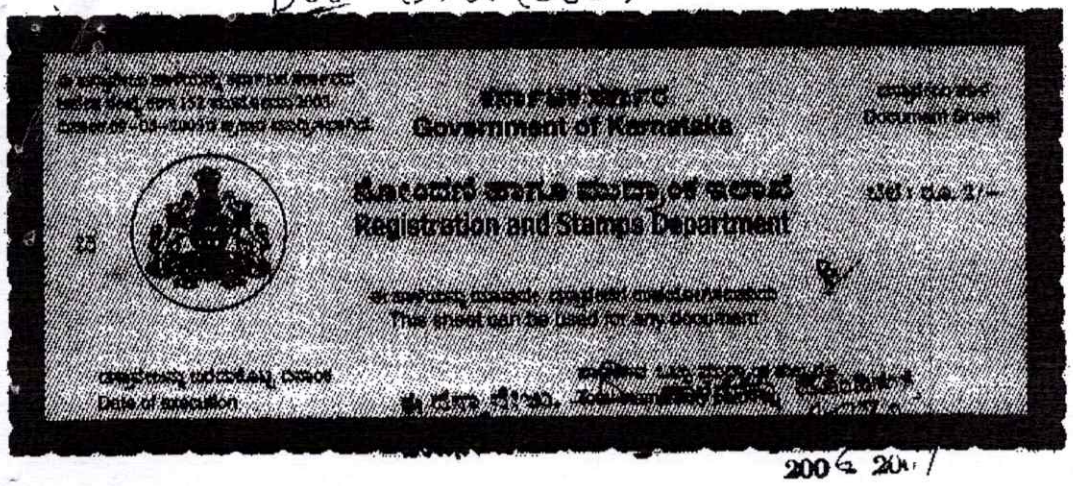
SUB REGISTRAR
Krishnarajapura
Bangalore-36

ಸರ್ಕಾರಿ ಮುದ್ರಣಾಲಯ, ಹೈಕೋರ್ಟ್ ಘಟಕ, ಬೆಂಗಳೂರು ಬಿ.D. ಪ್ರ. 702

15-3-11

BQ 4372 |0607

Indranil Mukherjee
BTM Layout



2006 20

ABSOLUTE SALE DEED

This deed of sale is made and executed on this the 8th day of May 2006 **(08-05-2006)** at Bangalore.

BETWEEN:

MR. ASHOK CHOWRIAPPA,
S/o LATE A. CHOWRIAPPA,
Aged about 35 Years,
OFFICE SITUATED AT NO. 41, LAVELLE ROAD,
Bangalore – 560 001.

(HEREINAFTER REFFERED TO AS THE '**V E N D O R**' Which expression shall, wherever the context so requires or admits, mean and include, from time to time and their respective heirs, legal representatives, administrators executors and assigns.)

IN FAVOUR OF :

MR. INDRANIL MUKHERJEE
S/o Mr. Bhaskar Mukherjee,
Aged about 38 Years,
residing at No.A609,
Wilson Manner Apartment,
13th Cross-, Wilson Garden,
Bangalore – 560 038.

(HEREINAFTER REFERRED TO AS THE '**P U R C H A S E R**' Which expression shall, wherever the context so requires or admits, mean and include, their heirs, legal representatives, administrators executors and assigns.)

ಈ ನಕಲು ಪ್ರತಿ ..... ಹಾಳೆಗಳನ್ನು ಹೊಂದಿರುತ್ತೆ
ಒಂದನೇ ಹಾಳೆಯ ನಕಲು ಸಂಖ್ಯೆ 11023../10-11

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು

Print Date & Time : 08-05-2006 03:52:21 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4372

ಸುಲ್ ರಜಿಸ್ಟ್ರಾರ ಕೃಷ್ಣರಾಜಪುರಂ ಇವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-05-2006 ರಂದು 03:47:16 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಫೀಸ್	20700.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	360.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು	21100.00

Mr Indranil Mukherjee ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
Mr Indranil Mukherjee			

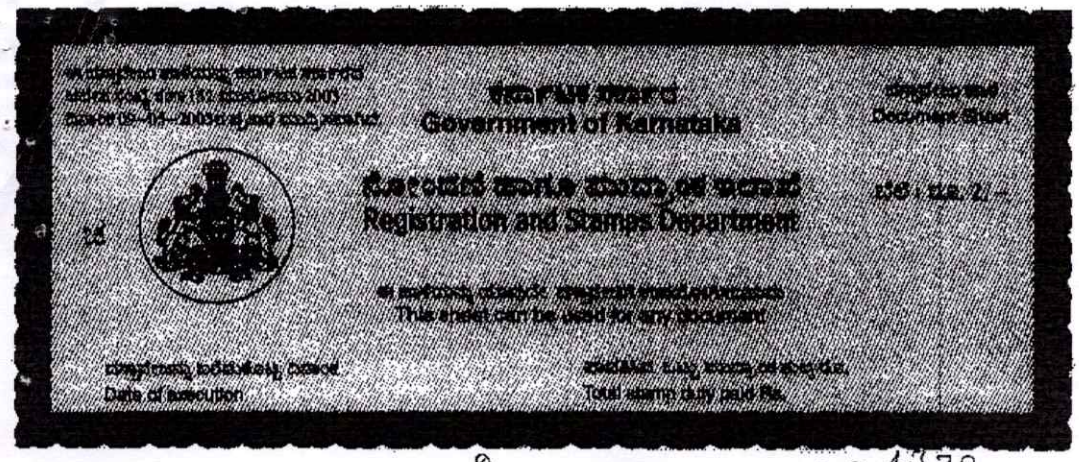
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ

ಬರೆಸಿಕೊಟ್ಟವರಿಗಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Indranil Mukherjee (ಬರೆಸಿಕೊಂಡವರು)			
2	Ashok Chowriappa (ಬರೆಸಿಕೊಂಡವರು)			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು



ಇದು 2 ನೇ ಹಾಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 4372
2006 ನೆ ಸಾಲಿನ

WITNESSETH AS FOLLOWS:

WHEREAS the Smt. SHAKUNTALA W/o Sri. Narayanaswamy Naidu is the owner and is in peaceful possession and enjoyment of the Site bearing No.35 and 35/A, Old No.952, Khatha No.376/3, Situated at Opp. C.S.I. Church Road, Kowdenahalli Grama, Ramamurthy Nagar, K.R.Puram Hobli, Bangalore, having acquired the same through the registered Sale Deeds has got katha transferred to her name from the concerned authorities.

WHEREAS Smt. SHAKUNTALA W/o Sri. Narayanaswamy Naidu has been in absolute possession and enjoyment of the Schedule `A & B' Property from the date of its acquisition and is fully entitled to sell, transfer or otherwise deal with the same in any manner at their absolute discretion.

WHEREAS Smt. SHAKUNTALA W/o Sri. Narayanaswamy Naidu herein have negotiated with M/s Chowriappa Constructions, (hereinafter referred to as 'PROMOTERS') for the sale/development of the Schedule 'A & B' Property under a Development Agreement of sale dated 06/12/2003 and the Power of Attorney dated 10/01/2003.

AND WHEREAS a scheme developing Ownership Apartment has been devolved by the M/s Chowriappa Constructions where under a person interested in acquiring an apartment in the building to be constructed on the Schedule 'A' Property shall have to acquire a specific undivided share, right, title and interest in the land covered by the Schedule 'A & B' Property by virtue whereof such person shall be granted the right to construct, own and enjoy a specific unit allotted to them through a common Developer M/s Chowriappa Constructions with all matters of common concern, share, amenities, facilities, liabilities etc., being looked after in term of an overall scheme and upon the completion of the said scheme, the land covered by the Schedule 'A & B' Property will be owned by all such persons owning the units therein as co-owners.

ಈ ಪುಸ್ತಕದ ನಕಲು ಸಂಖ್ಯೆ 11023/10-11

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು

ಗುರುತಿಸಲ್ಪಡುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Ganapathy Bhatt No 21 Byatarayanapura Mysore Road Bangalore 26	
2	Kalyan kumar No 7/2 Arekemponahalli bangalore 27	

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ

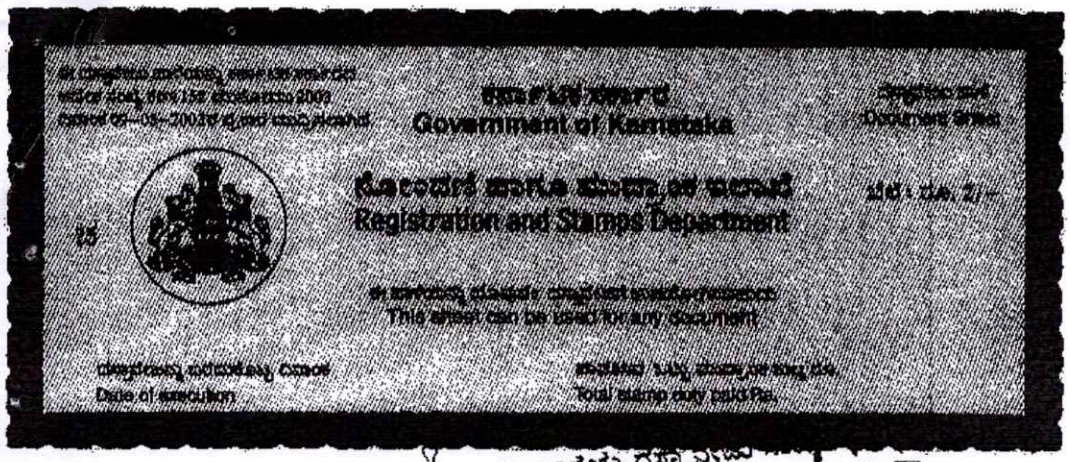
1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ KRI-1-04372-2006-07 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ KRID213 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 08-05-2006 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ (ಕೃಷ್ಣರಾಜಪುರಂ)

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ

Designed and Developed by C-DAC, ACTS, Pune

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು



ನೇ ಹಾಳೆಯ ದಸ್ತಾವೇಜು ... 2006 20...

AND WHEREAS pursuant to the above scheme, the Purchaser being interested in acquiring an unit had gone through the title deeds of the Vendor, and after having been fully satisfied with the title of the Vendor has offered to join the said scheme.

AND WHEREAS the said scheme contemplates construction of Ground and two upper floors consisting of six apartments and parking space in the building known as **'MELROSE APARTMENT'.**

AND WHEREAS the Vendor have worked out the tentative undivided share to be transferred to the prospective purchaser in proportion to the said construction.

AND WHEREAS by virtue of the Agreement dated 30/12/2005 entered into between the Vendor, Developers and the Purchaser herein, it was interalia agreed that he Vendor shall sell and the Purchaser have agreed to buy 414.25 Square feet undivided share, right, title and interest in the Schedule A & B Property (which is more fully described in the Schedule 'A & B' written hereunder and hereinafter called the SCHEDULE 'A & B' PROPERTY) with the right to own and get constructed the unit (hereinafter called the said Unit) in the said building through the Developers, which is more particularly mentioned and described in Schedule 'C' hereunder written.

WHEREAS the VENDOR herein is the full, absolute, exclusive, beneficial joint owner in peaceful possession and enjoyment of the schedule property i.e. undivided share, right, title and interest in Multistoried building known as 'MELROSE APARTAMENT' at No.35 and 35/A, Old No.952, Khatha No.376/3, Situated at Opp. C.S.I. Church Road, Kowdenahalli Grama, Ramamurthy Nagar, K.R.Puram Hobli, Bangalore, having a super built up area of 1657 sq.ft. which is morefully and particularly described in the schedules A,.B & C hereunder written and hereinafter called the SCHEDULE PROPERTY.

ನೇ ಹಾಳೆಯ ನಕಲು ಸಂಖ್ಯೆ...../10-11

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೆ.ಆರ್. ಪುರ, 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 Indranil Mukherjee , ಇವರು 175432.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ಧೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	175432.00	PO No 817926 Dt 07/05/2006 drawn on Allahabad bank bangalore
ಒಟ್ಟು :	175432.00	

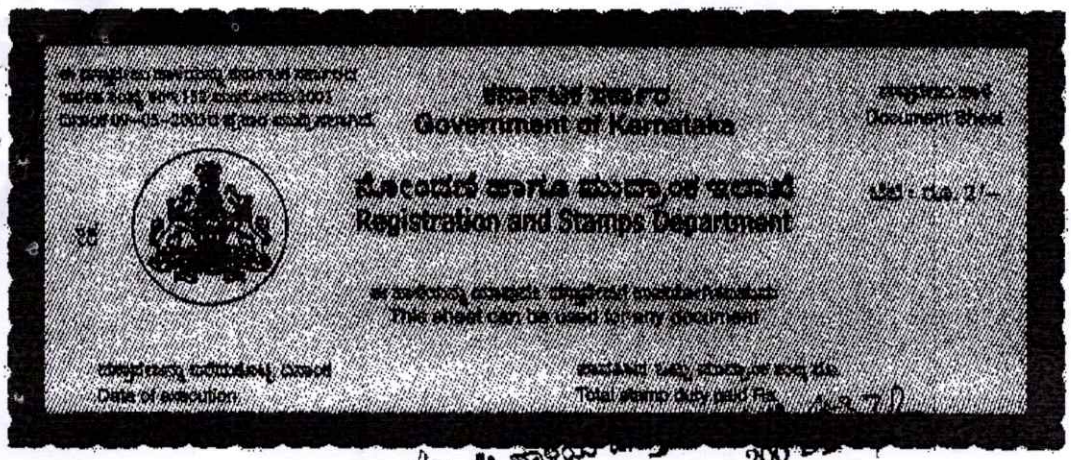
ಸ್ಥಳ : ಕೃಷ್ಣರಾಜಪುರಂ

ದಿನಾಂಕ : 08/05/2006

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುಖ್ಯ ಅಧಿಕಾರಿ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
(ಕೃಷ್ಣರಾಜಪುರಂ)
ಕೃಷ್ಣರಾಜಪುರ

Designed and Developed by C DAC ,ACTS Pune.

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು.



And whereas, the VENDOR is in need of funds for his family necessities, and he desire to sell the Schedule C properties formed in out of Schedule 'A & B' property, free from all encumbrances in favour of the PURCHASERS for total sale consideration of Rs.20,70,000/- (Rupees Twenty Lakhs Seventy thousand only)

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in consideration of the entire sale price of **Rs.20,70,000/- (Rupees Twenty Lakhs Seventy thousand only)** paid by the Purchasers to the Vendors in the following manner.

i) By D.D.No. 817925 drawn on Allahabad Bank, BTM Branch, Bangalore dated 7.5.2006 for Rs. 18,03,868/- (Rupees Eighteen Lakhs Three Thousand eight hundred sixty eight only)

ii) Rs. 2,66,132/- (Rupees Two Lakhs Sixty Six Thousand One Hundred Thirty Two only) by way of cash.

The Receipt of which total sum of **Rs. 20,70,000 (Rupees Twenty Lakhs Seventy thousand only)** the VENDOR do hereby acknowledge and whereby the full **SALE CONSIDERATION** is received from the PURCHASER to the VENDOR satisfaction and the VENDOR do hereby **SELL, GRANT, CONVEY, TRANSFER AND ASSIGN the Schedule C property** formed out of Schedule 'A & B' property **absolutely unto and to the use** of the PURCHASER and all the estate, right, title, interest, properties appurtenance, claims and demands of the VENDOR on the Schedule Properties and the every part thereof.



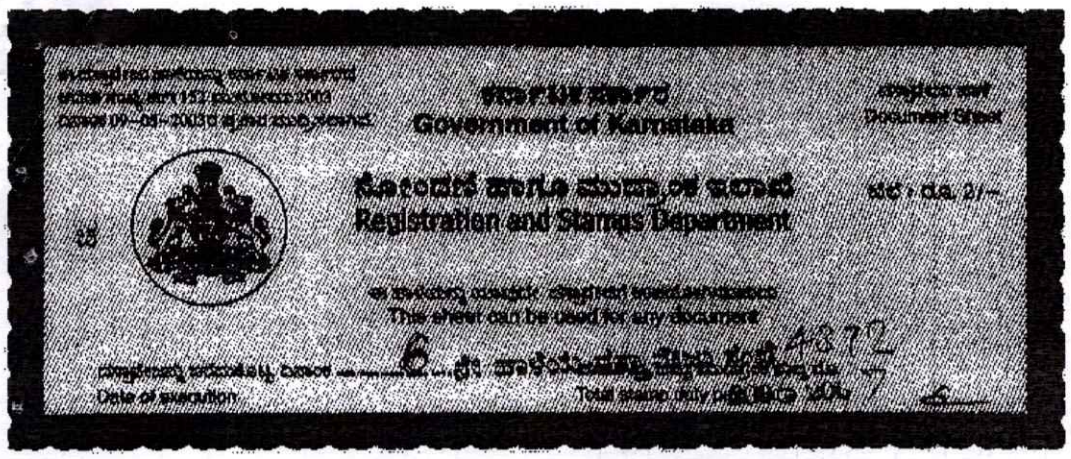
(a) TO HOLD AND TO HAVE the same free from all encumbrances without any lawful interruption or disturbance by the VENDOR or any person lawfully or equitably claiming through, under or in trust for them or any or their predecessors in title.

(b) FURTHER the VENDOR also covenant that they will, at all times, hereinafter execute every such lawful deed, assurance or things as shall, or be if any, reasonably required for further and more perfectly assuring the title and enjoyment of the Schedule B & C properties to the PURCHASER and that the VENDOR more particularly do hereby convenant and agree with the PURCHASER to save harmless and indemnify the PURCHASER against all losses and damages which the PURCHASER might sustain or incur in respect of any encumbrance made by the VENDOR or any of their predecessors, in title or in title or in respect of any arrears of dues or in respect of any law.

(c) AND FURTHER the VENDOR do hereby covenant with the PURCHASER that they have not done or knowingly suffered or been a party to any act whereby they are prevented from conveying or assigning the Schedule C property or any part thereof in the manner herein before appearing.

2. The VENDOR further covenant with and assure the PURCHASER that the said properties and every part thereof is free from all and every kind of encumbrances, claims, damages, charges, attachments of civil or Revenue Court whatsoever; and that apart from the VENDOR no one else have any right, title, interest or claims in or to the said Schedule C property, and the Schedule A & B properties are the VENDOR absolute and exclusive properties and are not the subject matter of any pending litigation in any

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು



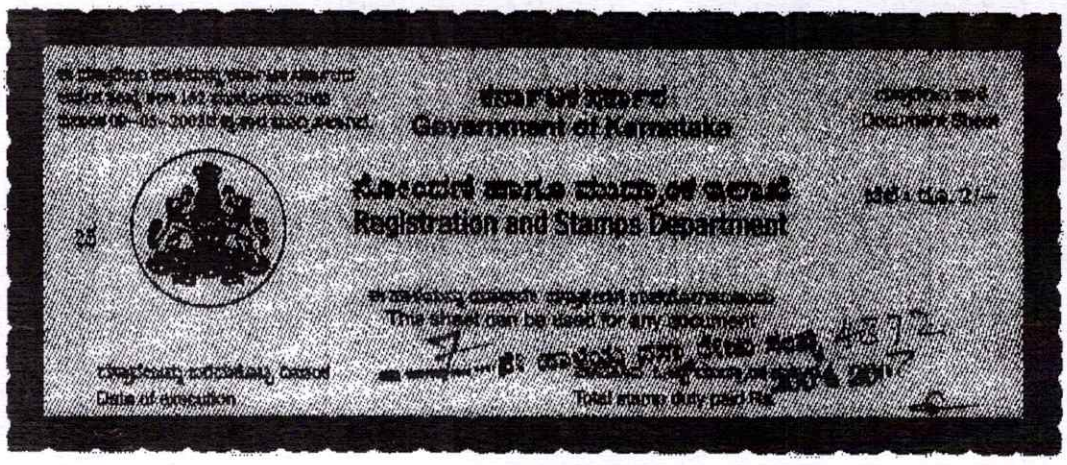
Court of Law and that they have paid all taxes, out-goings, whatsoever due and payable by them in respect of the Schedule C property formed in out of Schedule ` A & B' property.

3. That the VENDOR shall keep the Purchaser fully indemnified against all estate, encumbrances, claims, costs, demands and expenses credited, occasioned or made by any other person claming through or in trust for them.

4. The VENDOR hereby confirm that they have handed over the keys with vacant possession and put the PURCHASER in possession of the Schedule C property formed out of Schedule 'A & B' Property free from all tenancy rights and obligations as on this day and all the title deeds of the Schedule property is handed over to the Purchaser.

The PURCHASER is hereinafter liberty to have the Katha of the Schedule C property formed out of Schedule 'A & B' Property transferred to their name in the books of the CMC, Mahadevapura or any other Muncipal authorities within whose jurisdiction the properties are situate for which the VENDOR shall co-operate and tender No Objection thereof.

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು



SCHEDULE – "A"

All that piece and parcel of premises covering the entire property bearing No.35, situated at opp. C.S.I Church Road, Kowdenahalli Grama, Ramamurthy Nagar, K.R.Puram Hobli, Bangalore – 560 016, measuring East to West 70' feet and North to South 40' feet and bounded on the

East by	:	Road
West by	:	Conservance Lane
North by	:	Charles Edward Paul's Property
South by	:	Property No.29

SCHUDULE B

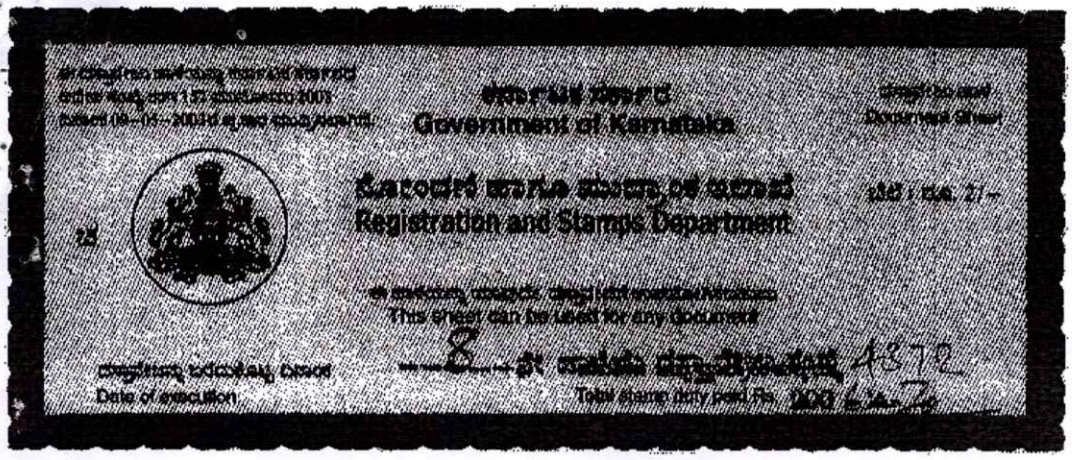
All that piece and parcel of Site bearing No.35/A, Old No.95/2, Khatha No. 376/3, situated at opp. C.S.I Church Road, Kowdenahalli Grama, Ramamurthy Nagar, K.R.Puram Hobli, Bangalore – 560 016, measuring East to West 30' feet and North to South 40" feet and bounded on the

East by	:	Property No.35
West by	:	Conservancy Lane
North by	:	Charles Edward Paul's property
South by	:	Property No.29

SCHEDULE – "C"

Undivided and indivisible of land 414.25 square feet in the above 'A' and 'B' Schedule Property and Apartment/ Flat No.003 & 004 situated at First floor in apartment constructed over 'A' and 'B' Schedule land namely "MELROSE APARTMENT" together with 1657 square feet super built up area RCC

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು.



building, RCC roof, Cement and Bricks walls, mosaic flooring, teak Wood doors and windows including common areas with amenities and a basement for one car parking.

The Market value of the Schedule C Property is Rs.20,70,000/- (Rupees Twenty Lakhs Seventy Thousand only).

IN WITNESS WHEREOF the VENDORS have hereunto set their respective hands the day, month and the year first hereinabove written.

VENDOR

PURCHASERS

WITNESSES: (KALYAN KUMAR)

1. S/o. Ramakrishnaiah
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ಸಹ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ ಕೆ.ಆರ್.ಪುರಂ ಬೆಂಗಳೂರು

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೆ.ಆರ್.ಪುರ, ಬೆಂಗಳೂರು

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