I S243/11-12

(8)

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 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/–

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S243/11-12

B.M.G.(1) A.T.B S.L. No.....

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this 22nd day of February Two Thousand and Twelve (22-02-2012)

BY AND BETWEEN:

SRI. R.SHIVA KUMAR
S/o. Sri. Ranganath,
Aged about 33 years,
Residing at No.U-93,
6th Cross, 1st Main Road,
Swathantrya Nagar,
Sriramapura,
Bangalore – 560 051.

Hereinafter called the "**VENDOR**" (Which expression, shall mean and include his heirs, executors, administrators, legal representatives, successors in interest or assignees) of the ONE PART:

IN FAVOUR OF:

SMT. AMBILY RAGHUNATH
W/o. Sri. Raghunath
Aged about 35 years,
Residing at No.49/17,
4th Cross, Begur Road,
Bommanhalli,
Bangalore – 560 068.

Hereinafter called the "**PURCHASER**" (Which expression, shall mean and include her heirs, executors, administrators, representatives, successors in interest or assignees) of the OTHER PART.

R. Shivakumar Ambily

B.M.G.I.T.B S.L. No. 5243/1172

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Pages 02-08

Print Date & Time : 22-02-2012 11:29:02 AM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5243

ಅತ್ತಿಬೆಲೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 22-02-2012 ರಂದು 11:15:21 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	3200.00
2	ಸೇವಾ ಶುಲ್ಕ	270.00
	ಒಟ್ಟು :	3470.00

ಶ್ರೀಮತಿ Smt. Ambily Raghunath W/o Sri. Raghunath ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ Smt. Ambily Raghunath W/o Sri. Raghunath			Ambily

ಸಹ ರಜಿಸ್ಟ್ರಾರ
H.M. VENKATESH
Senior Sub-Registrar
Attibele, Anekal Taluk

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Smt. Ambily Raghunath W/o Sri. Raghunath (ಬರೆಸಿಕೊಂಡವರು)			Ambily
2	Sri.R. Shiva Kumar S/o Sri. Ranganath (ಬರೆದುಕೊಡುವವರು)			R. Shivakumar

ಸಹ ರಜಿಸ್ಟ್ರಾರ
H.M. VENKATESH
Senior Sub-Registrar
Attibele, Anekal Taluk

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

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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
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Date of execution

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

WITNESSETH AS FOLLOWS:

WHEREAS, the vendor is the absolute owner of the immovable property bearing **Plot No.30, in Block "A", Phase-II, Khatha No.2630,** Situated at **"SAI NAGAR" Neralur Village,** Neralur Village Panchayath, Attibele Hobli, Anekal Taluk, Bangalore Dist. Measuring East to West : 15 Feet and North to South : 40 Feet. Formed in Sy.No.82, land has been converted for non agricultural purpose by the District Commissioner of Bangalore Dist, Vide its Order **No.ALN.SR.(A).37/2004-05, Dated: 07-08-2004**, and the layout plan has been approved by concerned authority, which is fully described in the schedule hereunder and hereinafter called the SCHEDULE PROPERTY.

WHEREAS the Schedule property is self acquired property to Sri. R.Shiva Kumar who has purchased through a registered sale deed, vide Document No.ANK-1-24441/2004-05, Stored in C.D.No. ANKD.50, Dated: 09.02.2005, Registered at the office of the Sub-Registrar, Anekal Taluk, Anekal, and the said schedule property katha stands in the name of the vendor and in his peaceful possession and enjoyment of the Property.

WHEREAS the Property is free from, all kinds of encumbrances, Court attachments, minor claims, maintenance allowances, income tax and wealth tax arrears, suits, and proceedings and any other legal obligations.

AND WHEREAS the Vendor selling the Schedule Property is in need money for his family's bona fide necessities and other expenses and with a view to purchase better and convenient property has offered and agreed to sell the schedule property for a sale consideration of **Rs.3,20,000/-(Rupees Three Lakhs Twenty Thousand only)** and the Purchaser has agreed to purchase the Schedule Property for the said sale consideration under the terms and conditions hereinafter contained.

R. Shivakumar

B.M.G.A.T.B S.L. No. 2443/4172

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Final 04-08 Pages

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	Sathish ಸಹಿ
1	Sathish Kumar P Neralur Village, Attibele Hobli, Anekal tq	Sathish Kumar P
2	Narayana Reddy Singasandra Housr Road, Bangalore-68	Narayanareddy

H.M. VENKATESH
Senior Sub-Registrar
Attibele, Anekal Taluk

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ ABL-1-05243-2011-12 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ ABLD94 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 22-02-2012 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಆತ್ತಿಬೆಲೆ)

H.M. VENKATESH
Senior Sub-Registrar
Attibele, Anekal Taluk

Designed and Developed by C-DAC, ACTS, Pune

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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B.M.G. / A.T.B

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Date of execution

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

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

That the VENDOR hereby agree to sell and PURCHASER agrees to purchase all that piece and parcel of property price **Rs. 3,20,000/- (Rupees Three Lakhs Twenty Thousand only)** for considerate of paid by way of Cash before the witnesses.

1. The Vendor having thus received the entire sale consideration from the purchaser hereby puts the purchaser in vacant possession of the schedule property and the purchaser acknowledges the delivery of the same.

2. The vendor hereby grants, conveys, transfers and assigns, absolutely their rights, title and interest in the schedule property together with all rights, privileges, title, interest property claims, demands, whatsoever together with all the right of ways, water courses, tights of here determents, appurtenants, right of easements, advantages of the Vendor. TO HAVE AND TO HOLD the same and UNTO the use of the purchaser and the Purchaser is at liberty to enjoy the schedule property, without any hindrance either by the Vendor or any one claiming through them;

THE VENDOR COVENANTS WITH THE PURCHASER:

a. The Vendor hereby confirms that the purchaser is the full and absolute owner of the schedule property and they have marketable title and interest in the schedule property and there are no others, who have got any kind of right, title or interest, whatsoever in the schedule property and herein afterwards the purchaser can enjoy the same without any let or hindrance either by the Vendor or any one claiming through them.

R. Shivakumar

5243/11-12

B.M.G. / A.T.B S.L. No.....

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Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ Smt. Ambily Raghunath W/o Sri. Raghunath , ಇವರು 21720.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	3410.00	Paid in Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	18310.00	Axis Bank ltd Electronic City Branch Bangalore DD no. 008595 dt. 18.02.2012
ಒಟ್ಟು :	21720.00	

ಸ್ಥಳ : ಆತ್ತಿಬೆಲೆ

ದಿನಾಂಕ : 22/02/2012

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಎಆರ್ ಅಧಿಕಾರಿ

H.M. VENKATESH

Senior Sub-Registrar

Attibele, Anekal Taluk

Designed and Developed by C- DAC ,ACTS Pune.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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5243/11-12

B.H.C.M.A.T.B S.L. No. 5

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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

b. The Vendor assures the purchaser that there are no encumbrances, attachments, maintenance charges, court proceedings, acquisition proceedings of either by the Government or of Income-Tax authorities or likewise on the schedule property and further assures, that, if there be any deferent in the title to the schedule Property and further assures, that, if there be any defect in the title to the schedule property, then the vendor hereby expressly undertakes that they will set right the same at their own cost and risk.

c. The Vendor and all persons claiming under them shall and will from time to time and upon the request of the purchaser heirs, representatives, undertakes to execute all such assurance, deeds and things as may be legally required or necessary to complete the transfer of right, title and interest and for better enjoyment of the schedule property at the cost of the purchaser and further undertakes to indemnify the purchaser against all losses, damages he may sustain or he may legally pay on account of the breach of the covenants and assurances contained herein.

d. The Vendor has paid upto date taxes and assessments in respect of the schedule property. The Vendor has no objection to the Purchaser to get the Katha of the Schedule Property transferred to her name.

e. The Vendor has handed over the vacant possession of the schedule property and all the related documents of title in her custody to the purchaser.

f. The fair market value of the Schedule Property is **Rs. 3,20,000/-(Rupees Three Lakhs Twenty Thousand only).**

R. Shivakumar Ambily

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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Registration and Stamps Department

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S243/11-12

B.M.C.,'M' A.T.B S.L. No. 5

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು JOK' Consisti g [illegible] sheet
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

SCHEDULE

All that piece and parcel of the vacant Property bearing **Plot No.30, in Block "A", Phase -II, Khatha No.2630, in SAI NAGAR,** Situated at **NERALUR VILLAGE,** Neralur Village Panchayath, Attibele Hobli, Anekal Taluk, Bangalore Dist. Carved out of Sy.No.82 vide conversion Order **No.ALN.SR.(A).37/2004-05, Dated:07-08-2004.**

Measuring:

East to West : 15 Feet on north and south side
North to South : 40 Feet on east and west side
Totally Measuring : 600 Sq. feet

And Bounded on;

EAST BY : Plot No.29,
WEST BY : Remaining Portion of same Plot No.30, belongs to Sathish Kumar,
NORTH BY : Road,
SOUTH BY : Plot No.37.

IN WITNESSETH WHEREOF the above named Vendor and purchaser have affixed their signature to this deed of absolute sale made on the day, month and year first above written before the Witnesses:

WITNESSES:

1. Sathish Kumar P.
HOSUR MAIN ROAD
SAI NAGAR.
B-LORE.

2. Narayana Reddy
Singasandra
Hosur Road
Bangalore 68

R. Shivakumar

VENDOR

Ambedy

PURCHASER

Drafted by:

H.RAMESH
DWL.No:6/10-11
Chandapura. Attibele Hobli
Anekal-Tk.