Sridhar Rao 284

BEFORE HON'BLE MR. JUSTICE R. M. LODHA (RETD.,) CHAIRMAN, EMPOWERING COMMITTEE AND OTHER HON'BLE MEMBERS APPOINTED BY THE HON'BLE SUPREME COURT OF INDIA AT NEW DELHI

IN

CIVIL APPEAL No.13394/2015

IN THE MATTER OF

PACL

VERSUS

SECURITIES EXCHANGE BOARD OF INDIA

PROPERTY REFERENCE: MR Nos.9844-15, 9860-15, 9854-15, 9858-15, 9853-15, 9846-15, 9847-15

LIST OF DOCUMENTS

	document No.3185/96-97.	
8.	**Annexure – A7** - Typed Version of the Sale deed dated 30.10.1996 bearing registered document No.3183/96-97.	90 - 105
9.	**Annexure – A8** - Typed Version of the Sale deed dated 20.10.1996 bearing registered document No.3186/96-97.	106 - 120
10.	**Annexure – B & C** – Copy of the writ petition bearing No. 13625/2012 and a copy of the order passed by the Hon'ble High Court of Karnataka.	121 - 138
11.	**Annexure – D1** – Copy of the Sale deed dated 13.05.2010 bearing pending registration No.P-458.	139 - 158
12.	**Annexure – D2** – Copy of the Sale deed dated 09.07.2010 bearing pending registration No.P-1369.	159 - 179
13.	**Annexure – D3** – Copy of the Sale deed dated 14.05.2010 bearing pending registration No.P-766.	180 - 209
14.	**Annexure – D4** – Copy of the Sale deed dated 08.07.2010 bearing pending registration No.P-1342.	210 - 229
15.	**Annexure – D5** – Copy of the Sale deed dated 14.05.2010 bearing pending registration No.P-762.	230 - 252
16.	**Annexure – D6** – Copy of the Sale deed dated 13.05.2010 bearing pending registration No.P-457.	253 - 269
17.	**Annexure – D7** – Copy of the Sale deed dated 13.05.2010 bearing pending registration No.P-460.	270 - 283
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Bangalore

Dated: 02.02.2017

Objector

Sridhar Rao 283 (1)

BEFORE HON'BLE MR. JUSTICE R. M. LODHA (RETD.,) CHAIRMAN, EMPOWERING COMMITTEE AND OTHER HON'BLE MEMBERS APPOINTED BY THE HON'BLE SUPREME COURT OF INDIA AT NEW DELHI

IN

CIVIL APPEAL No. 13394/2015

IN THE MATTER OF

PACL

VERSUS

SECURITIES EXCHANGE BOARD OF INDIA

OBJECTIONS TO PROPOSED AUCTION SALE PURSUANT TO THE ORDER OF THE HON'BLE SUPREME COURT OF INDIA

MOST RESPECTFULLY SHOWETH:

1. This is with reference to the properties referred in MR Nos. 9844-15, 9860-15, 9854-15, 9858-15, 9853-15, 9846-15, 9847-15 details of which are uploaded on your website www.auctionpacl.com.

2. I Mr.H.S. Sridhara Rao, son of H.S.M Rao, aged about 60 years, residing at No.64, Railway Parallel Road, Kumara Park, Bangalore- 560 020. I am the owner of the following properties situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore ("**Subject Property**") which have been purchased under duly stamped and registered Sale Deed:

Sl. No.	Sy. No.	Extent Purchased	Owner	Document Details	MR Number for Property Reference
1.	30	1 acre 20	H.S. Sridhara	3180/96-97	9844-15

		guntas	Rao	dated 25.10.1996	
2.	35	1 acre 20 guntas	H.S. Sridhara Rao	3185/96-97 dated 23.10.1996	9860-15
3.	36	1 acre 20 guntas	H.S. Sridhara Rao	3185/96-97 dated 23.10.1996	9854-15
4.	40	1 acre 20 guntas	H.S. Sridhara Rao	3180/96-97 dated 25.10.1996	9858-15
5.	45	1 acre 20 guntas	H.S. Sridhara Rao	3183/96-97 dated 30.10.1996	9853-15
6.	47	1 acre 20 guntas	H.S. Sridhara Rao	3186/96-97 dated 20.10.1996	9846-15
7.	48	1 acre 20 guntas	H.S. Sridhara Rao	3186/96-97 dated 20.10.1996	9847-15
Total		**10 Acres 20 guntas**			

3. For ease of reference I have also referred to the MR number provided in the auction details website www.auctionpacl.com.

4. The aforementioned lands are hereinafter referred to as "Subject Property". Certified copies of the Sale Deeds are enclosed herewith as **Annexure –A1 to A4**. Copies of the registered Sale Deeds (typed version) with respect to the Subject Property are also enclosed herewith as **Annexure – A5 to A8**.

5. Further there are many litigations pending before the Authorities and Courts pertaining to the Subject Property. It should be noted that the Assistant Commissioner, Bangalore North Sub-Division had initiated several proceedings under the provisions of the Karnataka Scheduled Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 ("**PTCL Act**") alleging violation of the provisions and passed orders to forfeit the land to the government stating that the lands are grant lands and the same have been purchased without prior permission of the Government as per provisions under the PTCL Act. The orders passed by the Assistant Commissioner are challenged before Deputy Commissioner and High Court and the same are pending for adjudication. A copy of the writ petition bearing No.13625/2012 along with a copy of the order passed by the Hon'ble High Court of Karnataka is enclosed as **Annexure B & C**.

6. In certain cases, during the pendency of appeals filed by me challenging the order passed by the Assistant Commissioner, the erstwhile owners or their legal heirs have obtained permission from the Deputy Commissioner and sold the properties to third parties. Even such transactions have been challenged before the appropriate court, which are pending for adjudication.

7. Before the appropriate forum I have contended that the Subject Property are not grant lands and hence the provisions of PTCL Act would not attract. .

8. It is also noted that the Sale Deeds uploaded on the website in relation to the Subject Property pending for registration. These Sale Deeds are executed only after I purchased the Subject Property from the erstwhile owners. Hence subject to the outcome of the aforementioned pending litigations, I will have a better title to the Subject Property.

9. Following are the details of the Sale Deeds uploaded on the website (MR Nos.9844-15, 9860-15, 9854-15, 9858-15, 9853-15, 9846-15, 9847-15) with pending registration numbers:

Sl. No.	**Sy. No.**	**Extent as per Sale Deed**	**Purchaser**	**Pending Registration Number**	**MR Number for Property Reference**
1.	30	1 acre 20 guntas	Prateek Kumar represented by his PA Holder Venkatesh Mutta	Sale deed dated 13.05.2010 bearing pending registration No.P-458	9844-15
2.	35	1 acre 20 guntas	Prateek Kumar represented by his PA Holder Venkatesh Mutta	Sale deed dated 09.07.2010 bearing pending registration No.P-1369	9860-15

3.	36	1 acre 20 guntas	Prateek Kumar represented by his PA Holder Venkatesh Mutta	Sale deed dated 14.05.2010 bearing pending registration No.P-766	9854-15
4.	40	1 acre 20 guntas	Prateek Kumar represented by his PA Holder Venkatesh Mutta	Sale deed dated 08.07.2010 bearing pending registration No.P-1342	9858-15
5.	45	1 acre 20 guntas	Prateek Kumar represented by his PA Holder Venkatesh Mutta	Sale deed dated 14.05.2010 bearing pending registration No.P-762	9853-15
6.	47	1 acre 20 guntas	Prateek Kumar represented by his PA Holder Venkatesh Mutta	Sale deed dated 13.05.2010 bearing pending registration No.P-457	9846-15
7.	48	1 acre 20 guntas	Prateek Kumar represented by his PA Holder Venkatesh Mutta	Sale deed dated 13.05.2010 bearing pending registration No.P-460	9847-15
Total		**10 Acres 20 guntas**			

Copies of the sale deeds uploaded on your website is enclosed herewith as **Annexure D1 to D7** for ease of reference.

10. If the Subject Property are sold in auction, my right, title and interest with respect to the Subject Property will get affected.

Also the litigations pending disposal of the Authorities and Courts would be rendered infructous without an opportunity to the objector to defend his rights.

11. I seek opportunity to submit additional objections, if any, in future to protect my interest with respect to the Subject Property.

Wherefore, I hereby request to exclude the proposed auction sale, as per your notice dated August 27, 2016 of the properties, as far as the Subject Property is concerned in the interest of justice and equity.

Objector

Mr. H.S. Sridhara Rao

276 (7)

BEFORE HON'BLE MR. JUSTICE R. M. LODHA (RETD.,) CHAIRMAN, EMPOWERING COMMITTEE AND OTHER HON'BLE MEMBERS APPOINTED BY THE HON'BLE SUPREME COURT OF INDIA AT NEW DELHI

IN

CIVIL APPEAL No. 13394/2015

IN THE MATTER OF

PACL

VERSUS

SECURITIES EXCHANGE BOARD OF INDIA

AFFIDAVIT

I, Mr.H.S Sridhara Rao, son of H.S.M Rao, aged about 60 years, residing at No.64, Railway Parallel Road, Kumara Park, Bangalore- 560 020 today at Bengaluru do hereby solemnly affirm and declare as under:-

1. I am the objector herein and am fully conversant with the facts and circumstances of the case.
2. I submit that the facts stated in the accompanying objections at Paras 1 to 11 and the prayer is drafted by my counsel on my instructions and the same are read over and explained to me in my vernacular language and are true and correct to best of my knowledge and belief.
3. I submit that Annexure A to D areeither certified copies or true copies.

NOTARY B. CHITRA BANGALORE METROPOLITAN AREA Reg. No. 10153 GOVT. OF INDIA

4. I the above named deponent verify that the contents of the above paras are true and correct to the best of my knowledge and belief.

Bengaluru

Date: February 2, 2017

Deponent

Identified by me

(Advocate) KAR/425/2001

NOTARY B. CHITRA BANGALORE METROPOLITAN AREA Reg. No. 10153 GOVT. OF INDIA

SWORN TO BEFORE ME

B. CHITRA, B.A.L.,LL.B.,
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA
5/1, 1st Floor, 3rd Cross,
Eerappa Reddy Layout, Banaswadi Road,
BANGALORE - 560 033.

02 FEB 2017

Sl. No. 1024 Page 46
Vol. VI Date 2/2/17

GOVT. OF KARNATAKA
HAS DISCONTINUED THE
USE OF NOTRAIL STAMPS W.E.F. 1-4-2013

ANNEXURE - A1

ಪತ್ರ ಕ್ರಮಾಂಕ ೧ 274 ಪುಸ್ತಕ ೧೧ ಪುಟ ಸ್ಥಿರಸೂತ್ರಿಗೆ ಸಂಬಂಧಿಸಿದ ಇತ್ಯಾದಿ ದಿನಾಂಕ (೧) ಸೂಚ್ಯಂಕ ಸ್ಥಿರ ಪತ್ರಗಳ ಪಟ್ಟಿ

ಈ ನಕಲು 6 ಹಾಳೆಗಳನ್ನು ಹೊಂದಿದೆ (9)

ನಕಲು ಅರ್ಜಿ ಸಂ. 9058 132 20

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ಸಂಬಂಧ	ಹಿಂಬರಹಗಳು ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3121	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪತ್ರ ಬರೆಯಬೇಕಾದ ದಿನಾಂಕ	ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.	
	Copied by Read by Compared by		Sub-Registrar 1/12/96
3180 9.6.97	ಸಿಲ್ಕಿನ ಚೀಟಿ ಕ್ರ 44.550/- 25/10/96	Max limit of Rs 44.5 44.550/- is Rs 1,11,044 Rs 5000 is paid vide Manjula P. Stamp ve operative Society Ltd	

M. Srikhara Rao Date 19/9/96 Manjula P. Co-operative Society Ltd No 50080-88 Rs 19/9/96 Manjula P. Stamp vendor The Bang ciety Ltd No 50081-88 Rs 5000 Name M. Bangalore Advocates Co-operative Society M. Srikhara Rao Date 19/9/96 Manjula P. tive Society Ltd No 50080-88 Rs 19/9/96 Manjula P. Stamp vendor

ಹಿಂದಿನ ನೋಂದಣಿಗೆ ಸಂಬಂಧ

ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

ಹಿಂಬರಹಗಳು ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)

ಸಂಖ್ಯೆ ಮೊದಲಿನ ಸಂಖ್ಯೆ ಇದು ದಿ. 5.4.1997 ರಂದು ದಿನಾಂಕದ ಕ್ರಯಪತ್ರ
ಸಂ. 27 Ravi Rai ಇದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ಸ್ಟಾಂಪ್ ಪೇಪರ್ ಆಗಿದೆ

Sub-Registrar
1/12/97

ಇದು appears ಆಗಿ Rs 25,000/- 5000x3 ಮೊತ್ತದ ಚೆಕ್ ಮೂಲಕ 9 shares issued Date 19/9/96 ಕಾಲಾವಧಿ ಮುಗಿದ 30/10/96 ರಂದು The Bangalore Advocates Co-operative Society Ltd No 50080-88 Rs 25,000/- Name M. Srikhara Rao Stamp Vendor The Bangalore Advocates Co-operative Society Ltd No 50081-88 Rs 5000/- Name M. Srikhara Rao Date 19/9/96 Manjula P. Co-operative Society Ltd No 50080-88 Rs 19/9/96 Manjula P. Stamp vendor The Bangalore Advocates Co-operative Society Ltd No 50080-88 Rs 5000/- Name M. Srikhara Rao Date 19/9/96 Manjula P. Co-operative Society Ltd No 50080-88 Rs 19/9/96 Manjula P. Stamp vendor The Bangalore Advocates Co-operative Society Ltd

ಕಾ.ಸಂ.01028. ಸಕ್ರಿಯಮುದ್ರಣ-59.15000 ಪ್ರತಿಗಳು. 250 ಪ್ರೋಲಿಯಂ ಸಕ್ರಿಯ

ಕ್ರ.ಸಂ. ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ಸಂಗತಿ	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3180	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪತ್ರ ಬರಮಾಡಿಕೊಟ್ಟ ದಿನಾಂಕ	
	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ	
	ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.	

the Society Ltd No 50080.88 Rs 1000/- N
Manjuna P. Stamp Vendor the Bangalore
No 50080.88 Rs 1000/- Name M. Sridhara
Rao Vendor The Bangalore Urban Co-op
Rs 1000/- Name M. Sridhara Rao Date
the Bangalore Advocates Co-operative S
Name M. Sridhara Rao Date 19/9/96
galore Advocates Co-operative Society
ಕೊಂಡಿರುತ್ತೆ. ಹಾಗೆ ಅಡಿಯಲ್ಲಿ ಸಹಿ. ಹೆಸರು 3180
Deed of Sale executed on the 25th day of
ro and ninety six by Mr. Kamayakal
about 52 years son of Mr. Laji Savala
Malla Karamangala Bangalore -560 034
Vendor which expression shall where
ever context admits or implies and M/s
(formerly known as Lokhandwala Com
Incorporated under the Companies Act 19
Act) No 302 19th Main 4th Block Ko
Represented by its Authorised Represent
Maria (hereinafter Referred to as
expression shall wherever the context

ಅದೇ M. Sridhara Rao Date 19/9/96 ಇದರ ಮುಖಾಂತರ ಮಾರಿದ
Advocates Co-operative Society Ltd ಹೆಸರಿನಲ್ಲಿ ಇದೆ
Rao Date 19/9/96 Manjuna P. Stamp Vendor (R) (Rasuchand Ram
ervative Society Ltd No 50080.88 (2)
19/9/96 Manjuna P. Stamp Vendor (R) K.V. Maria
Ciety Ltd No 50088.88 Rs 500/- (And) Smt. Ananthavama
Manjuna P. Stamp Vendor The Ban ಸಂಘದ ಹೆಸರಿನಲ್ಲಿ ಇದೆ
Ltd ಈ ಕ್ರಯಪತ್ರದ ಅಡಿಯಲ್ಲಿ ಸಾಕ್ಷಿ ಹಾಕಿದೆ ಇದರ
96 ಸಾಲಿನ ತಿಂಗಳ 25 (SIXTEEN) This ಈ ಕ್ರಯಪತ್ರದ Pro
(25th) (C)
October One Thousand nine hundr bhakar (Prabhakar)
tion Kanhiya Laji Savala aged 85/- K.M. Road R.24
Residing at No 544 III Main VI Smt. Ananthavamalla
hereinafter Referred to as the ಹೆಸರಿನಲ್ಲಿ ಸಾಕ್ಷಿ ಹಾಕಿದೆ
ny the Context so Requires or ಅದರ ಅರ್ಥಕ್ಕೆ ಅನುಗುಣವಾಗಿ
Steadyline Trading (P) limited ಸ್ಟೆಡಿಲೈನ್ ಟ್ರೇಡಿಂಗ್
M/s (P) limited) a Company inc ಕಂಪನಿಗಳ ಕಾಯಿದೆ 132, 148
56 and having its Registered Off ಸಂಖ್ಯೆ 1996-97 ನೆ
Kamangala Bangalore -560034 Re ಸಾಲಿನಲ್ಲಿ 3180 ನೆ
Active and Director Mr. K.K. ಅವರ ಮುಖಾಂತರ ಸಹಿ
the Confirming party which Smt. Ananthavamala
so Requires or admits Mean ಸಾಕ್ಷಿ ಹಾಕಿದೆ

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ಎರ್ದೇಶ	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3180	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.	

and include the successors in title and ass
[illegible] Anan
[illegible] 3180/96-97 [illegible] S.Sh.A.
Nilavaramaiah -2- In favour of M.R.H.S
Building at No 6th Railway Parade Road
[illegible] the purchaser which expression
mean and include his heirs executors
[illegible] whereas the vendor is the sole and
29, 30 [illegible] 42 and 43 each measuring
yes and twenty guntas all situated
north Taluk more fully describe
referred to as the first schedule
Survey No 26 measuring one Acre and
42 Jayachand Ranji [illegible] Maria 3 [illegible]
[illegible] measuring one Acre and twenty guntas
Hobli Bangalore north Taluk be ing
one Y.C. Rajashekavaraiah under
[illegible] No 4027/78-43 in Book-I Volume
Ishwar Bangalore north Taluk and
Varaiah sold the said lands to

[illegible]ge Jayachand Ranji [illegible] Maria [illegible] 1/12/197
[illegible] (Seven) [illegible]
R (Seven) [illegible] S.K. Ana
Vishwa Rao aged about 40 years son of M.R.H.S. M. Rao
Jumara park Bangalore -560020 (hereinafter Referr
ed as wherever the context so requires or admits
administrators and assigns) [illegible] absolute owner of the lands being Survey Nos 26
one Acre and twenty guntas in all measuring ten Ac
at Manchenahalli village Yelahanka hobli Bangalore
d in the first schedule below and hereinafter
property of whereas originally the lands bearing
twenty guntas and the lands bearing Survey No
[illegible] 3180/96-97 [illegible] S.Sh.A.R.C.
[illegible] S.K. Ananthanarayanaiah [illegible] -2- measu
both situated at Manchenahalli village Yelahanka
aged to one S. Jayarama and he sold the same to
Sale Deed dated 26-12-1972 (Registered as Doc
9250 at Pages 311 to 313 in the office of the Sub-Reg
Subsequently the [illegible] Y.C. Rajashe
one Smt. A. Durgadevi under [illegible]

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು			ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ			ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ವ್ಯಕ್ತಿಗಳ ಹೆಸರು, ಶರ ಮತ್ತು ಇಂ)
3180	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ.	ಪೈ.	ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಪುಸ್ತಕ ಕ್ರ.ಸಂ.	ಸಂಪುಟ ಸಂ.	ಪುಟ ಸಂ.	

Deed both dated 14.09.1985 (Registered
Office of Sub-Registrar Bangalore North
of Survey No 29 Measuring one Acre and
Kuldi Bangalore North Taluk belong
Selly and his three brothers and they
as among themselves under Partition Deed
4341/148-79 in Book-I Volume 3109 at
ಕಾಪಿಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 3180/96-97 ಶ್ರೀ ಬಸ್ತಿ &
ಶ್ರೀ. ಅಂಜನಿಯಾಯಮಾಲಿಗೆ ಬಸ್ತಿಯವರಾಗಿದ್ದ in
ಇದೆ) and accordingly the said land was
and subsequently the said to Sathya
Durgaprasad under sale Deed dated
in Book-I volume 3871 at Pages 176
galore North Taluk) in whereas on
partition of Survey No 11) Measuring
enahalli Village Yelahanka Hobli Ba
lappa Selly he was in possession
of the said land to smt. A. Durga d
ted as Documents No 3011/86-87 in B
Office of the Sub-Registrar Banga
ಕಾಪಿಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 3191/96-97 ಶ್ರೀ

as Documents No 1148 and 1160/85-86 in Book-I in the
of Taluk) in whereas originally the land bearing
Twenty Guntas Nanchenahalli Village Yelahanka
is in the ancestral property of one N.V. Lakshmaiah
executed a Partition of their joint family property
dated 16.12.1978 (Registered as Document No
Pages 139 to 146 Tarachand Ramji S.K. Karia and
SHAIRC Seal) ... The Office of the Sub-Registrar Bangalore North to
mutated to Sathyanarayana Selly as his share
narayana Shetty sold the said land to Smt. A.
27-10-1985 (Registered as Document No 153(C)/85-86
to 148 in the Office of the Sub-Registrar Ban
ignating the land bearing Survey No 30 (earlier
one Acre and Twenty Guntas situated at Nanch
nagalore North Taluk belonged to one N.V. Lak
and enjoyment since several decades and he so
ld under sale Deeds dated 31-12-1996 (Regis
Book-I volume 3946 at pages 200 to 216 in the
lore North Taluk Tarachand Ramji S.K. Karia
Selly & SHAIRC Seal) ...

ಕ್ರಮಾಂಕ ೧

ಪುಸ್ತಕ ೧೮ ಪ್ರಜ್ಞೆ

270 ಸ್ಥಿರಸೂತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದ ಇಚ್ಛಾ

ನಿಯಮ ೧೬ (೧) ನೋಡಿ

ಪತ್ರೇತರ ಪತ್ರಗಳ ಪಟ್ಟಿ

ನಕಲು ಅರ್ಜಿ ಸಂ. 9258 ಯ 5 ನೇ ಪುಟ (13)

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ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು			ಉಪನೋಂದಣಾಧಿಕಾರಿ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ.	ಪೈ.	ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ವರ್ಗೀಕ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.
3180				

A. Venkatanarayanappa S/o. Ananthanarayanappa S/o. Venkatappa and 42 each measuring one Acre and Twenty Guntas situated at Marchena K. belongs to one Smt. Veeravbhadrawwa W/o. Venkatappa dated 25.11.1964 (Registered as Document No. 152 to 155 and under Sale Deed dated 25 Volume 2258 at Pages 87 to 89 in the Off and he sold the said land bearing Sa Sale Deed dated 27-09-1984 (Regis Volume 3793 at pages 26 to 29 in the K) and said survey no 42 to Smt. A. Registered as Document No 1584/85-86 office of the Sub-Registrar Bangalo ಅಂತಾ ಸದರಿ ಸರ್ವೆ ನಂಬರ್ 31 ರಲ್ಲಿ ಸ್ಮಿತ್ ಎ. ಅನಂತನಾರಾಯಣಪ್ಪ ಬಿನ್ ವೆಂಕಟಪ್ಪ ರವರು become the sole and Absolute owner and 43 in an measuring Ten Acres and ge Yelahanka Hobli Bangalore north ಸದರಿ The said Smt. A. Durgadevi sold the dated 11-01-1989 (Registered as Doc Pages 232 to 238 in the office of

Whereas originally the land bearing survey No. 40 Survey and Twenty Guntas in an measuring four Acres and Hulimavu village Yelahanka Hobli Bangalore north Talu has having acquired the same under sale Deed dated 5762/64-65 in Book-I Volume 2456 at Pages 11/1964 Registered as Document No 5795 in Book I office of the Sub-Registrar Bangalore north Taluk) vey nos 40 and 41 to Smt. A. Durgadevi under Registered as Document No 2846/84-85 in Book-I office of the Sub-Registrar Bangalore north Talu Durgadevi under sale Deed dated 24/10/1985 (Re in Book-I Volume 3379 at pages 146 to 148 in the re north Taluk) Yarashand Ramji W/o. Maria Gh shaer (sic) ಸ್ಮಿತ್ ಎ. ದುರ್ಗಾದೇವಿ Whereas in this manner the said Smt. A. Durgadevi of the lands bearing survey nos 26.29.30.40.41.42 Twenty Guntas are situated at Marchenahalli Villa Taluk hereinafter called the said land via the said lands to the vendor herein under sale Deed ument No 5785/88-89 in Book I Volume 4201 at the Sub-Registrar Bangalore north Taluk) which

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು: ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ.	ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ: ಪುಸ್ತಕ ಕ್ರ.ಸಂ.	ಸಂಪುಟ ಸಂ.	ಪುಟ ಸಂ.	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3180						

is more fully described in the first Sched
Schedule property was whereas the Ven
dor The Confirming Party herein sh
and exclusive Rights to develop may
project of the first Schedule propert
Chandrappa K.K. Kavita ಕೆ.ಕೆ. ಕವಿತಾ, ಕೆ.ಕೆ.
ಸುರೇಶ ಸಂಗಡಿಗರು K.K. Anantharamaiah
by or any part thereof and in pursua
the sum consideration payable by the
agreement is whereas the Confirming
Purchaser of the Schedule property
and the said Purchaser herein entered
and the Confirming Party has Recei
ved to the vendor x whereas the con
the amount of Rs 49,300/- Paid by the
said Tripartite Agreement and assum
the Rights under the said agreem
ent of Rs 5,700/- Paid directly by
to Ramji K.K. Kavita ಕೆ.ಕೆ. ಕವಿತಾ, ಕೆ.ಕೆ.
ಸುರೇಶ ಸಂಗಡಿಗರು, ಕೆ.ಕೆ. ಸುರೇಶ ಸಂಗಡಿಗರು S.K.
Confirming party have agreed to

ಸಂಖ್ಯೆ ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)

ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ: ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

the being and hereinafter Referred to as the first
day entered into an agreement dated 01-07-1992 wi
ereby he gave the Confirming party the Sole
ket and Promote Industrial development a
y and identifying Purchasers for the sale Tata
ಸಂಖ್ಯೆ 3180/96-97 ಕೆ ಸುರೇಶ ಸಂಗಡಿಗರು S.K.
ಅನಂತರಾಮಯ್ಯ ಸಂಗಡಿಗರು -7- of the first Schedule proper
ance of this said Agreement the Vendor has Received
Confirming Party to the vendor under the said
Party nominated the Purchaser herein to be the
and accordingly the vendor the Confirming party
into a Tripartite Agreement dated 28-04-1995
ved the Reimbursement of the amounts Paid by
firming party has Received the Reimbursement of
Confirming party to the vendor under the above
of Rs 2,500/- for assignment of a part of
ent and the vendor has Received the balance amo
the purchaser accordingly the vendor Tata
ಸಂಖ್ಯೆ 3180/96-97 ಕೆ ಸುರೇಶ ಸಂಗಡಿಗರು S.K.
ಅನಂತರಾಮಯ್ಯ ಸಂಗಡಿಗರು -8- and the
executed this sale Deed in favour of the Pur

ಕ್ರಮಾಂಕ ೧

268 ಸ್ಥಿರಸೂತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದ ಇತ್ಯಾ

ಪುಸ್ತಕ ೧೮ ಪ್ರಕಟ

[ನಿಯಮ ೧೭ (೧) ನೋಡಿ]

ಪತ್ರೇತರ ಪತ್ರಗಳ ಪಟ್ಟಿ

9058 ಪುಟ 1

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(15)

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು ಶೀರ್ಷಿಕೆ	ಓಂಬಂಧಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3180	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಒಂದಿನ ನೋಂದಣಿಗೆ ಬರೆದದ್ದು
		ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

they hereinabove is whereas the Purc party to execute this Deed at the time of the foregoing and in consideration of and the sum of Rs 2,55,000/- (Rupee Two Lakhs Fifty Five Thousand only) paid by the Purchaser to the Confirming party being the balance sum of Rs 3,30,000/- being the total sum of the Rights of the Confirming party in Respect of the Schedule property as Recorded in the Tripartite Agreement and the Confirming party hereby ad

chase has called upon the Vendor and the Confirming Deed of Sale witnesseth as follows that in pursuance of the payment of Rs 69,300/- Rupees Sixty Nine Th by the Confirming party to the vendor as Recited 5,700/- (Rupees Five Thousand and Seven Hundred Six by Cheque bearing No 683759 dated 30.11.96 drawn on Canara Bank Thanthinagara Bangalore aggregating to Rs 75,000/- (Rup the full consideration paid to the vendor as Recited wherein the vendor hereby admits and acknowledges every part thereof doth Jayachand Ramji K.K. 97, Sri Lalit & Shri (Seal) -9- hereby acquite Releases Purchaser forever and in further consideration of lakhs and fifty five thousand only) Reimbursed by in consideration of the confirming party renderers unto Rights pertaining to the Tripartite Agreement dated 28.04.1995 aggrega amount payable to the confirming party under the consideration for transfer and assignment by under the Tripartite Agreement dated 28.04 property (The payment and Receipt wherein ad mits and acknowledges and all and from the

ಇ ಸಾ.01028. ಸಕ್ರಿಯಮುದ್ರಣ-59.15000 ಪುಸ್ತಕಗಳು.250 ಪ್ರತಿಯಂತೆ ಮುದ್ರಣ

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3180	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.	

same and every part thereof both be
[illegible] in the vendor of the Request
Tarachand Ramji h/s Haria [illegible]
[illegible] [illegible] [illegible] [illegible] and
others assigns and assures in favour of
such sale transfer assignment grant and
one Acre and Twenty Guntas in [illegible]
halli village Yelahanka hobli Banga
fences hedges ways water courses and all ri
in the manner and subject to the con
hold the same unto the purchaser as
schedule property of property hereby
aser in possession of the schedule pro
perty [illegible] That the purchaser
possess and enjoy the property here
fits and income there from without
or his predecessors in title or any
or claiming any legal title there to
hereby conveyed is good marketable
to convey the same and that no
any law order decree or under

hereby acquits Releases discharges the purchaser
and at the direction of the confirming party hereby
[illegible] 3180/96-97 [illegible] SHRI [illegible]
[illegible] [illegible] Grants conveys
the purchaser and he the purchaser hereby accepts
conveyance of land bearing survey no 30 measuring
suring Three Acres both situated at Manchena
[illegible] North Taluk with the large plant trees
ights easements and privileges appurtenants thereto
[illegible] hereinafter appearing and To have and to
as absolute owner and hereinafter cases the
conveys The vendor has this day put the purch
perty xiii The vendor covenants with the purcha
shall be entitled to quietly enter upon and hold
by conveyed as absolute owner and Receive pro
any interference or disturbance from the vendor
person claiming through or under them or any
(2) that the title of the vendor to the property
ble and subsisting and that he has the power
ere is no impediment for this sale under
of Tarachand Ramji h/s Haria [illegible]

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು			ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3180	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ.	ಪೈ.	ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ
				ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

ಸಿ.ಸ್ಟಾಂಪ್ ಕೊಟ್ಟ 3180/96-97 ಹೆಚ್ಚುವರಿ ಸ್ಟಾಂಪ್ ಕೊಟ್ಟಿದೆ

Namaiah ಎಂಬವರಿಗೆ ಮಾರಾಟ ಮಾಡಿದ್ದು -11- 3) That the sole Property and none else has any The Agreement which owned by that hereby conveyed is not subject to any any other Proceedings as charge Relating to the whole property her sale 4) That the vendor has this day of title Relating to the Schedule pr

~~keep the Purchaser fully indemnified~~ (5)

whenever so Required by the Purchaser The Purchaser will such acts deeds and title of the Purchaser to the Property Purchaser fully indemnified and ha of the vendor or his Predecessors in or interference to the Peaceful posse erty by the Purchaser xxx the confi confirming party has a right and and that the confirming party ra ಕೊಟ್ಟ 3180/96-97 ಹೆಚ್ಚುವರಿ ಸ್ಟಾಂಪ್ ಕೊಟ್ಟಿದೆ Smt. Ananthamma ಎಂಬವರಿಗೆ ಮಾರಾಟ ಮಾಡಿದ್ದು

(seal) ಸಹಿ ಮಾಡಿದ ಸದರಿ ಆಸ್ತಿಯನ್ನು ಸದರಿ ಖರೀದಿದಾರರಿಗೆ Smt. Ananth vendor is the sole and absolute owner of the sched Right title interest or share therein subject to to the best of vendor's knowledge the property encumbrances attachments court acquisition lease es of any kind 5) That all Rates taxes and cesses city conveyed have been paid by the vendor upto delivered certifies true copies of the documents operty to the vendor 7) That the vendor shall

~~fresh testimony at all times against any defect~~ (5)

do and execute at the cost charges and expenses of things for more fully and perfectly assuring the hereby conveyed 8) That the vendor shall keep the ~~ness at all times against any defect in title~~ title and against any consequential disturbance sion and quite enjoyment of the Schedule prop vening party covenants as follows 1) That the subsisting agreement with the vendor herein ಸಹಿ Chand Ranji ಎಂಬವರಿಗೆ ಮಾರಾಟ ಮಾಡಿದ್ದು ಸದರಿ ಆಸ್ತಿಯನ್ನು ಸದರಿ ಖರೀದಿದಾರರಿಗೆ ಮಾರಾಟ ಮಾಡಿ -12- has the sole and absolute Right

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು			ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3180	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ.	ಸೈ.	ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ವರ್ಣನೆ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

to develop Market and identify price
(b) 2) That the confirming party has
sold by it to the vendor with Regards
no dues Payable to it in Respect the
raised any charge with Regards to the
the best of confirming party's know
encumbrances attachments (and order
confirming party has Received consid
ideration. five thousand only) for the
28.04.1995 and has no objection for
Purchaser herein (M) Karachand Ramji
SHAH (sole) ~~[illegible]~~ [illegible]
The Property hereby conveyed) all that
five and Twenty (acres and the
five and Twenty (acres in all
Chenchahalli village Yelahanka Hobli
is Boundaries for survey no 30
east. Muhmood Bakare north
survey no 29 of Manchenahalli vill
East: Veerapura village Bounda
no 41 South - Survey no 12 Mar

hasers for the schedule property or any part there
Receives the Reimbursement of the amount pa
for the schedule property and that there are
(c) 1) That the confirming party have no
schedule property or any part there of that to
ledge the schedule property is free from all
acquisition or Requisition Proceedings (c) That the
ration of Rs. 2.55 and (Rupees Two lakhs and
transfer of its Rights under the Agreement dated
the execution of this sale deed in favour of the
[illegible] 1996-97 [illegible]
[illegible] -13. second (n) schedule (Description of
(o) land bearing survey no 30 Measuring one
land bearing survey no 40 Measuring one
Measuring three Acres both situated at Man
Bangalore north Taluk and Bounded as follo
on the East: Survey no 42 Manchenahalli vill
Survey no 31 of Manchenahalli village so
age Boundaries for survey no 40 on the
sy west survey nos 25 and 26 north. Survey
west value of the Property hereby conveyed

ತ್ರ ಕ್ರಮಾಂಕ ೧

ಪುಸ್ತಕ ೧೮ ಪ್ರಕ್ರಿ ... ಕ್ರಮ ೧೬ (೧) ನೋಡಿ]

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ಸ್ಥಿರಸೂತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದ ಇಚ್ಛಾ ... ತರ ಪತ್ರಗಳ ಮಹಿ

ನಕಲು ಅರ್ಜಿ ಸಂ. 9058 ದಿ. 6/11/97 142

ಉಪನೋಂದಣಾಧಿಕಾರಿ

(19)

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು.	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ	ಹೆಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3180	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.	

is Rs 3,30,000/- In Witness whereof the
transferring Party has affixed this Deed of
Vendor Tata Chandu Reddy Vendor (u
(S. Raghavendra) Sob 3rd Block Rajaji
Sa Drum Bangalore Dt 10/96 -
(D) (K) (L) [illegible] (E) [illegible] (M) (N) (P) [illegible] (Q)
(R) [illegible] (S) S. [illegible] (T) [illegible]

Copied by [illegible]

Read by [illegible]

Compared by parikajah

Vendor have executed this Deed of Sale and the Land
Sale in the presence of the witnesses attesting the
transferring Party h.k. Marel Witnesses S. Raghavendra
Raghu Drive. 10 2) R. Venkatesh 693 R.K. [illegible] 560 [illegible]
95 Blore [illegible] (a) [illegible] (b) (c) (d) (f) (g) (h) (i)
[illegible] "[illegible]" [illegible] 8 (1) (2) (4) (5) (6)

Sub-Registrar
1/12/97

ಇಸಂ.೦೧೦೨೬. ಸರ್ಕಾರಮುದ್ರಣ-59.15000 ಪುಸ್ತಕಗಳು.250 ಪೈಸೆಯಂತೆ ಗಳಿಗೆಗಳಂತೆ

(೩೮)

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ನಕಲಿಗೆ ಅರ್ಜಿ ಸಲ್ಲಿಸಿದವರು Shivappa A-B
ನಕಲು ತಯಾರಾದ ದಿನಾಂಕ 28/1/12
ನಕಲು ತಯಾರಿಸಿದವರು .....
ನಕಲು ಹೋಲಿಸಿದವರು .....
ನಕಲು ವಿಲೇವಾರಿ ದಿನಾಂಕ .....

ದೃಢೀಕರಣ

U/S 10A of K.S.A. 1957 ರ
ಪ್ರಕಾರ ರೂ. 10/- (ಹತ್ತು ರೂಪಾಯಿಗಳನ್ನು)
28/1/12 ರಂದು ವಸೂಲಿ ಮಾಡಲಾಗಿದೆ

ಯಥಾನಕಲು

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

The Seal of the Sub-Registrar of Gandhinagara (Yelahanka)
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ (ಯಲಹಂಕ) ಇವರ ಮುದ್ರೆ

ANNEXURE - A2

ಕ್ರಮಾಂಕ ೧

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ಪುಸ್ತಕ ೧೧ ಕ್ಕೆ ಪತ್ರ

ಸ್ಥಿರಸೂತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದ ಇಚ್ಛಾ

[ನಿಯಮ ೧೬ (೧) ನೋಡಿ]

ಪತ್ರೇತರ ಪತ್ರಗಳ ಪಟ್ಟಿ

ತಲೆಯ ಅರ್ಜಿ ಸಂ.

(21)

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು	ಹಿಂಬರಹಗಳ ಮತ್ತು ಕ್ರಮಾಂಕ ಪತ್ರದ ನಕಲು (ಸ್ಥಿರಾಸ್ತಿಗಳ ಮತ್ತು ಇ)
	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. 44500 ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ 23-10-96	
3185 / 96.97	For want of Rs 44500/- papers of Rs 25000 Date 19-9-96 K N Radha stamp Co-operative society Ltd 50055-63 Date 19-9-96 K N Radha Stamp vendor rative society Ltd No 50055-63 Rs Date 19-9-96 K N Radha Stamp vendor the Society Ltd No 50055-63 Rs 5000/- name N Radha Stamp vendor the Banga Society Ltd No 50055-63 Rs 5000/- name K N Radha Stamp vendor the Ban Society Ltd No 50055-63 Rs 1000/- name K N Radha Stamp vendor the Bangalore No 50055-63 Rs 1000/- Name m sridhar Rao the Bangalore Advocate's Co-operative name m sridhar Rao Date 19-9-96 K N Advocate's Co-operative Society Ltd Sridhar Rao Date 19-9-96 K N Radha St cate's Co-operative Society Ltd No har Rao Date 19-9-96 K N Radha St ocate's Co-operative Society Ltd.	+ 5000/3 + 1000/4 + 500/1 9 No are Issued Vendor the Bangalore Advocate's Co-ope Rs 25000/- Name m Sridhar Rao the Bangalore Advocate's Co-ope 5000/- Name m Sridhar Rao Bangalore Advocate's Co-operative m Sridhar Rao Date 19-9-96 K lore Advocate's Co-operative m Sridhar Rao Date 19-9-96 galore Advocate's Co-operative m Sridhar Rao Date 19-9-96 Advocate's Co-operative Society Ltd Date 19-9-96 K N Radh Stamp vendor Society Ltd No 50055-63 Rs 1000/- Radha Stamp vendor the Bangalore No 50055-63 Rs 1000/- Name m amp vendor the Bangalore Advo 50055-63 Rs 500/- Name m Sridhar amp vendor the Bangalore Adv ಇದೆ 3185/96.97 ನೇ ಪುಟ I SKASR(Sew)

ಉಪ ಸಬ್‌ರಿಜಿಸ್ಟ್ರಾರ್

ಹಿಂದಿನ ನೋಂದಣಿಗೆ ಸಂಬಂಧ

ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ.

ಬೆಂಗಳೂರು ಮೆಸರ್ಸ್ ಬಿ.ಸಿ.ಎ.ಎಸ್ ಕೋ-ಆಪರೇಟಿವ್ ಸೊಸೈಟಿ ಲಿಮಿಟೆಡ್ ಅಧ್ಯಕ್ಷರಾದ ಶ್ರೀ ಎಂ. ಶ್ರೀಧರ್ ರಾವ್ ರವರು ದಿನಾಂಕ 20-10-96 ರಂದು ಕಾರ್ಯದರ್ಶಿಯಾದ ಶ್ರೀ H.S ಶ್ರೀಧರ್ ರಾವ್ ರವರಿಗೆ ಕೊಟ್ಟ ಕೂಲಿ ಪತ್ರ ಮತ್ತು ಶ್ರೀ H.S ಶ್ರೀಧರ್ ರಾವ್ ರವರು ಶ್ರೀ ಎಂ. ಶ್ರೀಧರ್ ರಾವ್ ರವರಿಗೆ ಕೊಟ್ಟ ಕೂಲಿ ಪತ್ರ ಮತ್ತು ಶ್ರೀ ಎಂ. ಶ್ರೀಧರ್ ರಾವ್ ರವರು ಶ್ರೀ ಎಸ್.ಕೆ. ಅನಂತರಾಮಯ್ಯ ರವರಿಗೆ ಕೊಟ್ಟ ಕೂಲಿ ಪತ್ರ ಇದೆ ಎಂದು ಸಾಕ್ಷ್ಯ ಹೇಳಿದ ಸಾಕ್ಷಿದಾರರು

(ಹೆಸರು) Tarachand Ramji

(ಹೆಸರು) K K Harija

ಸಾ.ಸಂ.01028. ಸಕ್ರಿಯಮುದ್ರಣ-59. 15000 ಪುಸ್ತಕಗಳು. 250 ಕ್ಕೆ ಅಂಟಿಸಿರತಕ್ಕದ್ದು

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು: ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ: ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3185	This Deed of Sale executed on the 23rd day of October one Thousand Nine hundred and Ninety-six by MR Tamacha Chand Ramji aged about 51 years son of late Sri Ramji residing at No.544 3rd main Road IV Block Koramangala Bangalore-560034 (hereinafter referred to as the vendor which expression shall wherever the context so requires or admits mean and include his heirs executors administrators and assigns) and M/s Steedyline Traning (P) Limited (formerly known as Lokhandwala Cements (P) Limited a Company in corporated under the companies Act 1956 and having its Registered office at No 302 19th main 6th Block Koramangal Bangalore-560034 represented by its Authorised Representative and Director MR K K Haria (hereinafter referred to as the conveying party which expression shall wherever the context so requires or admits mean and include its successors-in-title and assigns) Tamacha Chand Ramji K K Haria ಈ ಪತ್ರದ SK Anantharamaiah ಎಂಬವರು ಸೇರಿದ ಸ್ಥಿರಸೂತ್ತಿಗೆ 3185/96-97 ನೇ ಸಂಖ್ಯೆ SK ASR (Seal) - 2 - In favour of (2) MR H S Sridhara Rao aged about 40 years son of Lt S M Rao	(1) on the 23rd day of October (2) and Ninety-six by MR Tamacha Chand Ramji aged about 51 years son of late Sri Ramji residing at No.544 3rd main Road IV Block Koramangala Bangalore-560034 (hereinafter referred to as the vendor which expression shall wherever the context so requires or admits mean and include his heirs executors administrators and assigns) and M/s Steedyline Traning (P) Limited (formerly known as Lokhandwala Cements (P) Limited a Company in corporated under the companies Act 1956 and having its Registered office at No 302 19th main 6th Block Koramangala Bangalore-560034 represented by its Authorised Representative and Director MR K K Haria (hereinafter referred to as the conveying party which expression shall wherever the context so requires or admits mean and include its successors-in-title and assigns) Tamacha Chand Ramji K K Haria ಈ ಪತ್ರದ SK Anantharamaiah ಎಂಬವರು ಸೇರಿದ ಸ್ಥಿರಸೂತ್ತಿಗೆ 3185/96-97 ನೇ ಸಂಖ್ಯೆ I MR H S Sridhara Rao aged residing at No 64 Railway	SK Anantharamaiah ಅನಂತರಾಮಯ್ಯ ಎಸ್.ಕೆ. ಅನಂತರಾಮಯ್ಯ ಪ್ರಭಾಕರ M Prabhakar 38/1 K H Road Bangalore-27 SK Anantharamaiah 30-10-96 ಅನಂತರಾಮಯ್ಯ ಎಸ್.ಕೆ. ಅನಂತರಾಮಯ್ಯ ಇಸೇ ಪ್ರಕರಣ 60-73 ನೇ ಕರ್ನಾಟಕ 1996-97 ನೇ ಇಸವಿಯ 3185 ನೇ ಸಂ ಸ್ಥಿರಸೂತ್ತಿಗೆ ಎಸ್.ಕೆ. ಅನಂತರಾಮಯ್ಯ ಅನಂತರಾಮಯ್ಯ ಎಸ್.ಕೆ. ಅನಂತರಾಮಯ್ಯ ಅನಂತರಾಮಯ್ಯ 3-12-97 (seal)

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
3185	

Paraller Road Kumara pand
to as the Purchaser which ex
uires or admits mean and inc
and assigns witnesses as Foll
absolute owner of all that lan
and 38 each measuring one Acre
Nine Acres Situated at Manch
re North Taluk which is more
ow and hereinafter referred
and Ramji K K Haria ಹಿ ರಾಮಜಿ
ramaiah ಎಂಬವರ ಹೆಸರಿನಲ್ಲಿದ್ದ (1)
S K A S R (Seal) – 3 – (11) where as
survey No 9 measuring one Acre
halli village Kelahanka hobli Bang
and he having acquired the
17/47-48 and later it became
muniyappa under sale Deed dat
715/68-69 in Book I Volume
the sub Registrar Bangalore
one A.V.L.N. Rao under Sale
No 2984/87-88 in Book I Volum

ಹಿಂದಿನ ನೋಂದಣಿಗೆ ಸಂಬಂಧ			ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
ಪುಸ್ತಕ ಕ್ರ.ಸಂ.	ಸಂಪುಟ ಸಂ.	ಪುಟ ಸಂ.	

Bangalore-560020 (hereinafter referred
pression shall wherever the context so req
lude his heirs executors administrator
ows(1) whereas the vendor is the sole and
ds bearing survey Nos 33 34 35 36 37
and Twenty Guntas in all measuring
enahalli Village Yelahanka hobli Bangalo
Bully described in the First schedule bel
to as the First schedule Property Tarach
ಎಸ್.ಕೆ.ಎ ಆನಂದ S.K.Ananth
ಹೆಸರಿನಲ್ಲಿದ್ದ ಸರ್ವೆ ನಂಬರ್ 3185/96-97ನೆ ಸಾಲಿನ
originally then the portion of the land bearing
and Twenty Guntas situated at Manchena
alore North Taluk belonged to one Ranganappa
same under Saguvali chit bearing No 37/40
survey No 33 and sold the same to B. K
ed 10-06-1968 (registered as Document No
2566 at Pages 168 to 170 in the office of
North Taluk) and he sold the same to
Deed dated 18-11-1987 (registered as Document
(2) (8)
K 1035 at Pages 99 to 105 in the office of the

ಪ್ರಪತ್ರ ಕ್ರಮಾಂಕ ೧ (24)

ಪುಸ್ತಕ ೧ರ ಪ್ರಪತ್ರ [ನಿಯಮ ೧೬ (೧) ನೋಡಿ] 260

ಸ್ಥಿರಸೊತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದ ಇಚ್ಛಾ ಪತ್ರೇತರ ಪತ್ರಗಳ ವಹಿ

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ

ಪತ್ರದ ನಕಲು

ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ

3185

Sub Registrar Bangalore North
tion of the land bearing surv
Guntas Situated at manche
North Taluk. belonged to one
acquired. Tarachand Ramji K K
ಶ್ರೀ. SK Ananthramaiah [illegible]
w/o. I S.K.ASR(seal) - u - the under
the same to Pachhappa urf Gu
regisitered as Document NO 5931/
127 to 130 in the office of the
and later it became Survey
C.N Raju. under Sale Deed dated
138/87-88 in Book I Volume 3977
Sub Registrar Bangalore North
portion of the land bearing sur
Twenty Guntas Situated at
alore North Taluk. belonged to
to Lakshmamma under Sale Deed
NO 5939/64-65 In Book I Volume
the sub Registrar Bangalore North
[illegible]

ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ

ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)

Taluk) III whereas originally then the por
ey No 9 measuring one Acre and Twenty
nahalli Village Yelahanka hobli Banga
Venkatappa and Hanumakka They having
Haria [illegible] 3185/96-97 [illegible]
[illegible]
grant in the Year 1947-48 and they sold.
llappa under Sale Deed dated 17-11-1964 (
64-65 in Book I Volume 2459 at Pages
Sub Registrar Bangalore North Taluk)
NO 34 and he sold the same to one A V
10-04-1987 (registered as Document No
at Pages 88 to 90 in the office of the
Taluk) V whereas originally then the
vey No 9 measuring one Acre and
Manchenahalli Village Yelahanka hobli Bang
one Lakshmappa and he sold the same
dated 02-12-1964 (registered as Document
2457 at Pages 215 to 218 in the office of
Taluk) and later it Tarachand Ramji K.K. Haria
ow ಶ್ರೀ. S.K Ananthramaiah. [illegible]

ಪತ್ರದ-ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು: ಮುದ್ರಾಂಕದ ಬೆಲೆ.ರೂ. / ಸೈ. / ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦) ಹಿಂದಿನ ನೋಂದಣಿಗೆ ಸಂಬಂಧಿಸಿದ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. / ಸಂಪುಟ ಸಂ. / ಪುಟ ಸಂ.
3185	5 ನೇ ಪ್ರತಿವಾದಿ ಯವರು ಸರ್ವೆ ನಂಬರ್ 3185/9697 NO 35 and she sold the same 18-11-1937 (registered as Doc (4030 (g) at pages 184 to 190 (h) in the North Taluk. III whereas original survey No 9 measuring one manchenahali village belongs to one santeevappa and he 4th order in the year 1947-48 under sale Deed dated 17-11- 5735/64-65 in Book I Volume the Sub Registrar Bangalore No NO 36 and he sold the same to 31-12-1986 (registered as Document at pages 16 to 23 in the office Tarachand Ranji KK Haria ಈ ದಾಖಲೆ ramaiah ಎಂಬ ಹೀಲಂಕಾಗಿರುವ 6 ನೇ ಪ್ರತಿ A.S.R (seal) -6- III -where as or bearing survey No 9 measured at manchenahali village belongs to one Ramaiah and he sold the	ಈ ಪ್ರತಿ I S.K.A.S.R (seal) -5- became survey to one A V L N Raju under sale Deed dated Document NO 2983/87-88 in Book I Volume office of the sub Registrar Bangalore illy then the portion of the land bearing Acre and Twenty Guntas situated at ka hobli Bangalore North Taluk belonged having acquired the same under Dated and sold the same to N.U. Giriappa shetty 1964 (registered as Document NO 2458 at pages 60 to 62 in the office of nth Taluk) and later it became survey one A.V.L.N Raju under sale Deed dated nt NO 3012/86-87 in Book I Volume 3982 of the sub Registrar Bangalore North Taluk) ಎಂ ಲಿಖಿತಗಳನ್ನು ನೋಂದಣಿ ಪಡಿಸಿದ ಶ್ರೀ S.K. Anantha ಎಂಬ ದಾಖಲೆ ಸಂಖ್ಯೆ 3185/96-97 ನೇ ಪ್ರತಿ I S.K. ignally then the portion of the land ring one Acre and Twenty Guntas situ ahanka hobli Bangalore North Taluk belonged Same to N.U. Giriappa Shetty under Sale Deed

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು			ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ.	ಪೈ.	ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ
3185				ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

dated 03-04-1995 (registered
(I) at pages (J) to in the office
Taluk) and later it became
one. A U L N Raju under Sale
Document No 3013/86-87 in
in the office of the sub-Regis
originally then the portion
one Acre and Twenty Guntas
Ka hobli Bangalore North Taluk
acquired the same under grant
to one Pachappa, Tarachand Ramji
ಗೃಹಿಣಿ, ಅತ್ತೆ S.K. Anantharamaiah
3185/96-97 ನೋಂದಣಿ S.K. A S R (seal) - 7
11-1964 (registered as document
pages 148 to 151 in the office
and later it became Survey
A U L N Raju under Sale deed
Document No 1140/86-87 in
in the office of the Sub-Regis
In this manner A U L N Raju became
land & bearing survey Nos 33

as Document No 106/65-66 in Book I Volume
of the Sub-Registrar Bangalore North
Survey No 37 and he sold the same to
Deed dated 31-12-1986 (registered as
Book I Volume 3950 at pages 57 to 64
trar Bangalore North Taluk) VIII Whereas
of the land bearing survey No 9. measuring
situated at Manchenahalli Village Yelahanka
belonged to one Poor Appa and he having
in the year 1947-48 and he sold the same
K K (illegible) Haria. ಈ ಹಾಗೆ ಕೊಟ್ಟ ಕಿರಿಯಜ್ಜಿ ಸಹಿತ
ಎಂಬ ಹೆಸರಿನಲ್ಲಿರುವ 7 ನೇ ಹೆಸರಿನ ಹಾಗೆ ಕೊಟ್ಟ ಹಕ್ಕು
Urut Chullappa under sale deed dated 18-
No 5799/64-65 in Book I Volume 2457 at
of the Sub-Registrar Bangalore North Taluk)
No 38 and he sold the same to one
dated 03-04-1987 (registered as
Book I Volume 3961 at pages 219 to 220
trar Bangalore North Taluk) IX Whereas
the sole and absolute owner of all that
34 35 36 37 and 38. all situated at

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦) ಹಿಂದಿನ ನೋಂದಣಿಗೆ ಸಂಬಂಧ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

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manchenahalli village Yela and the said A.V.L.N. Raju herein under sale deed dated No 1338/88-89 in Book I Volu of the Sub Registrar Bangal [illegible] 3185/ in this manner the vendor be the land bearing survey No. one Acre and Twenty Guntas at Manchenahalli village Yela he is in possession and enjoy as the kathedar holder and Records vide ME No 3/88-89 which schedule below and herein property XI where as the vendor 1992 with the confirming party here the sole and exclusive rights for development of a project of trying purchasers for the sale of the First schedule Tarachand

hanka hobli Bangalore North Taluk sold the said land to the vendor 08-06-1938 (registered as Document No 11100 at pages 84 to 841 in the office of the North Taluk) Tarachand Ramji KK Haria [illegible] SK Anantharamaiah [illegible] 96-97 [illegible] SKASR (Seal)-8-X where as came the sole and absolute owner of 33 34 35 36 37, and 38 each measuring in all measuring nine Acres all situated hanka hobli Bangalore North Taluk and ment of the said lands and he is registered occupant of the said lands in all Revenue is more fully described in the First after referred to as the First schedule entered into an agreement dated 01-07- in whereby he gave the confirming party to develop market and promote inter alia the First schedule property and indent of survey No 33 and survey No 34 out Ramji KK Haria [illegible]

ಪತ್ರದ ಸೊಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು
	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
3185	

ಇಚ್ಛಾಶಾಸನದ ಪತ್ರ SK Anantharamaiah
3185/96-97 ಸೇ ಇಚ್ಛಾ I SKASR (seal)
pursuance of the said Agree
consideration payable by the
said Agreement XII whereas
aser herein to be the Purchaser
measuring three acres which
schedule below and accordin
and the Purchaser entered
28-04-1995 and the confirming
of the amounts paid by it
irming party has received
73710/- paid by the confirming
Tri Partite agreement and a
of the rights under the said
the balance amount of Tarach
ಸ್ವಾಧೀನ ಇಚ್ಛಾಶಾಸನದ SK. Anantharamai
ಸಂ ಸೈ. 3185/96-97 ಸೇ ಇಚ್ಛಾ SK ASR
Purchaser and accordingly the
agreed to execute this Sale
XIV Whereas the Purchaser

	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
ಹಿಂದಿನ ಸೊಂದಣಿಗೆ ನಿರ್ದೇಶ	
ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.	

ಇಚ್ಛಾಶಾಸನದಲ್ಲಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆಯನ್ನು
-ಗ- property or any part thereof and in
ement the vendor has received the full
confirming party to the vendor under the
the confirming party nominated the purch
of survey No 33 and survey No 34 in all
is more fully described in the second
ly the vendor the confirming party
into a Tripartite Agreement dated
party has received the reimbursement
to the vendor XIII Whereas the conf
the reimbursement of the amount of Rs
party to the vendor under the aforesaid
sum of Rs 255.000/- for assignment of a part
Agreement and the vendor has received
and Ramji K K Haria ಇವರಿಗೆ ಒಟ್ಟು ಮಾರಾಟ
ಮತ್ತು ಇಚ್ಛಾಶಾಸನದಲ್ಲಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆ
(seal) to Rs 12901 paid directly by the
vendor and the confirming party have
deed in favour of the purchaser hereinabove
has called upon the vendor and the confi

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.
3185		

ming party to execute this
as follows that in pursuan
of the payment of Rs 73710/-
and ten only) paid by the confi
in above and a further sum of 1290/-
ninety only) paid by the purchaser
3768 dated 30-10-1996 drawn
Bangalore aggregating to Rs
being the full consideration
(the payment and receipt whe
ledges and of and from the same
releases discharges the confi
and in further consideration
lakhs and fifty five thousand
to the confirming party in
having assigned released
pertaining to the schedule
ante agreement dated 28-ou
the total amount payable to
Haria. [illegible]

Deed. XV Now this deed of sale witnesseth
ce of the foregoing and in consideration
(Rupees seventy-three thousand seven hundred
ming party to the vendor as recited here
(Rupees one thousand two hundred and
to the vendor by cheque bearing No. 68
on Canara Bank Shanthinagar Branch
75000/- (Rupees seventy-five thousand only)
paid to the vendor as recited hereinabove
re of the vendor hereby admits and acknow
and every part thereof doth hereby acquit
ming party and the purchaser forever
ion of the sum of Rs 2,55,000/- (Rupees two
only) reimbursed by the purchaser
consideration of the confirming party
and/or surrendered all its rights
property as recorded in the Trip
-1995 aggregating to Rs 3300000/- being
the confirming Tarachand Ramji K.K
[illegible] S.K. Anantharamaiah [illegible]
ಸಂಖ್ಯೆ 3185/96-97 [illegible] S.K.A.S.R. (seal) -11-

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ
3185		ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

Party under the said Tripartite and assignment of the rights agreement dated 28-4-1995 in payment and receipt whereof acknowledges and of and doth hereby acquits releases the vendor at the request party hereby grants convey of the purchaser and he the transfer assignment grant land bearing survey No 35 ntas and the portion of the one Acre and Twenty Guntas situated at Manchenahalli North Taluk with plants tre all rights easements and the manner and subject and to have and to hold the owner which is more fully des and hereinafter called the sche the vendor has this day put

Agreement and the consideration for transfer of the confirming party under the Tripartite respect of the schedule property (the the confirming party hereby admits and from the same and every part thereof discharges the purchaser forever) he and at the direction of the confirming transfers assigns and assures in favour purchaser hereby accepts such sale and conveyance the portion of the measuring one Acre and Twenty Gu land bearing survey No 36 measuring in all measuring Three Acres both village Yelahanka hobli Bangalore es fences hedges water courses and privileges appurtenant thereto in to the covenant hereinafter appearing same unto the purchaser as absolute cribed in the second schedule below dule property or property hereby conveyed the purchaser in possession of the schedule

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು
	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
3185	

property XIII The vendor cov
(1) That the purchaser shall
and hold possess and enjoy
Chand Ramji K K Haria. ಕೆ ಕೆ ಹರಿಯಾ
ramaiah ಎಂಬ ಸೇಲಂಬಾಗಿ ಪ್ರಾಂ-12
A S R (seal) — is — absolute owner
without any interference
predecessors-in-title or any
or anyone claiming any legal
vendor to the property hereby
sting and that he has the
there is no impediment for
or contract (3) That the vendor
schedule property and none
share therein subject to the
the best of vendor's know
not subject to any encumb
tenancy or other proceedings
rates taxes and cesses relating
have been paid by the vendor
delivered certified true copi

	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ	
ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.	

enant with the purchaser as follows
be entitled to quietly enter upon
the property hereby conveyed as Tara
ಬಿ ಇಂದ ಸೇಲ್ ಸರ್ಟಿಫಿಕೆಟ್ ಪ್ರಕಾರ ಕೆ S K Anantha
ಸೆ ಅಕೌಂಟ್ ನಂಬರ್ 3185/96-97 ಸೇಲ್ ಆಗಿ I S K
and receive profits and income therefrom
or disturbance from the vendor or his
person claiming through or under them
title thereto (2) That the title of the
conveyed is good marketable and subsi
power to convey the same and that
this sale under any law order decree
is the sole and absolute owner of the
else has any right title interest or
agreement above named (4) That to
ledge the property hereby conveyed is
rances attachments court acquisition
or charges of any kind (5) That all
to the schedule property hereby conveyed
upto date (6) That the vendor has this day
es of the documents of title relating

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು			ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ.	ಸೈ.	ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.
3185				

to the schedule property whenever so required by the charges and expenses of and things for more fully the Purchaser to the property Haria. [illegible] 13 [illegible] S & (seal) -13-(8) That the Vendor and harmless at all times or his predecessors-in-title chance or interference to enjoyment of the schedule P firming Party covenants as has a valid and subsisting and that the confirming to develop market and indent or any part thereof (2) That the mbursement of the amounts to the schedule property and it in respect thereof (3) That ed any charge with regards to the vendor (7) That the vendor shall Purchaser do and execute at the cost the Purchaser all such acts deed & and perfectly assuring the title of hereby conveyed Turachand Ramji K K [illegible] S K Anantharamaiah [illegible] 3185/96-97 [illegible] I S K A shall keep the Purchaser fully indemnified against any defect in title of the vendor and against any consequential distu the peaceful possession and quite property by the Purchaser XIII the con Follows (1) That the confirming Party agreement with the vendor herein party has the sole and absolute right by purchasers for the schedule property confirming Party has received the rei paid by it to the vendor with regards that there are no dues payable to the confirming Party have not creat to the schedule property or any part

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦) ಹಿಂದಿನ ನೋಂದಣಿಗೆ ಸಂಬಂಧ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.
3185		

there of and that to the
the schedule property is
court orders acquisition or
irming party has received
Two Lakhs and fifty five thou
under the agreement dated
the execution of this sale
Tarachand Ramji K K Maria
Ithaiamaiah
I SKASR (Sea) -14- First
rty held by the vendor) all that
35. 36. 37 and 38 each measu
measuring nine A cres all
Yelahanka hobli Bangalore
on the East : land bearing su
halli. West : Vaderapura villa
ey No. 39. South (land bearing
erty conveyed under this Deed)
vey No 35 measuring one Acre
land bearing Survey No 36
es in all measuring Three Acres

best of confirming party's knowledge
free from all encumbrances attachments
requisition proceedings (u) that the conf
consideration of Rs. 2.55.000/- (Rupees
Sand only) for the transfer of its rights
28-01-1991 and has no objection for
deed in favour of the Purchaser herein
SK Ana
3185/96-97
Schedule (Description of the entire Prope
Dry (N) lands bearing Survey No 33. 34.
ring one Acre and Twenty Guntas in all
Situated at Manchenahalli Village
North Taluk and bounded as follows
vey Nos 46 47 48 49 and 50 of Manchena
the boundary North :- land bearing surv
Survey No 32 Second Schedule (Prop
all that Portion of the Dry (O) land bearing sur
and Twenty Guntas and the Portion of the
measuring one Acre and Twenty Gunt
both situated at Manchanahalli Village

ಪ್ರಪತ್ರ ಕ್ರಮಾಂಕ ೧

250

ಪುಸ್ತಕ ೧ರ ಪ್ರಪತ್ರ

ಸ್ಥಿರಸೊತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದ ಇಚ್ಛಾ

[ನಿಯಮ ೧೬ (೧) ನೋಡಿ]

ಪತ್ರೇತರ ಪತ್ರಗಳ ಪಟ್ಟಿ

ನಕಲು ಅರ್ಜಿ ಸಂ. 9061 ಯಿ8 ನೇ ಹಾಳೆ

16 ಡಿ 73

(34)

ಉಪನೊಂದಣಾಧಿಕಾರಿ

ಪತ್ರದ ನೊಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೊಂದಣಿಗೆ ಸಂಬಂಧ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.	ಹಿಂಬರಹಗಳು ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3185	Yelahanka hobli Bangalore North Land's bearing survey No 845 Udayapura Boundary North bearing survey No 32 Tarachand ಸಿಕಿಲಿ ಬಳ್ಳಕಟ್ಟಲಾಗಿದೆ. S.K Anantharamaiah ಸೇರಿದ 3185/96 ನೇ ನೋಂದಣಿ I S.K Party hereby conveyed is R has executed This Deed of This Deed of sale in the pre under Tarachand Ramji vendor W/S Raghunatha S Raghunatha Drawn by H S Hande Advocate No ಇಷ್ಟಕಟ್ಟಲಾಗಿದೆ. S.K Anantharamaiah (c)(d)(e)(f)(g)(h)(K)(L)(m) ಷರತ್ತುಗಳು (I) ಸಕಲಿನಲ್ಲಿ "4" ಷರತ್ತುಗಳು (1) (2) (3) (4) ಕಿರುಬಟ್ಟೆ Copied by:- Read by:- Compared by:- parkinjali		Taluk and bounded. Follows on the east and 46 of Udayapura village west: Vacant portion of survey No 34. South land and Ramji K K Haria. ಈ ದಿನ ಸೇರಿದ ಮಾರಾಟದಾರರು ramaiah ಮತ್ತು ಸೇರಿದವರಿಂದ 15 ನೇ ದಿನಾಂಕದಲ್ಲಿ A.S.R (seal) -15- (Market Value of the pro 3 30 000/-) In witness where of the vendor sole and confirming party has attested hence of the witnesses attesting here K K. Haria. confirming party witnesses:- 306 3rd Block Rajajinagar Bangalore-10 1/94-95 Bangalore (P) ಈ ಪತ್ರದ ಸೇರಿದವರು ಸಹಿ ಮತ್ತು ಸೇರಿದವರಿಂದ ಕಡಲಿನಲ್ಲಿ (a) ಕಡಲಿನಂತೆ (b) (J) ಕೀಲಿಕೆಗಳು (N) (o) ಕೆಂಪು ಷರತ್ತುಗಳು (P) ಕಿರು "ಯಥಾ ನಕಲು" Sub Registrar 3-12-97

(35)

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ನಕಲಿಗೆ ಅರ್ಜಿ ಸಲ್ಲಿಸಿದವರು A-B
ನಕಲು ತಯಾರಾದ ದಿನಾಂಕ 28/1/12
ನಕಲು ತಯಾರಿಸಿದವರು
ನಕಲು ಹೋಲಿಸಿದವರು
ನಕಲು ವಿತರಿಸಿ ದಿನಾಂಕ

ದೃಢೀಕರಣ
U/S 10A of K.S.A. 1957 ರ
ಪ್ರಕಾರ ರೂ. 10/- (ಹತ್ತು ರೂಪಾಯಿಗಳನ್ನು)
27/1/12 ರಂದು ವಸೂಲಿ ಮಾಡಲಾಗಿದೆ

ಯಥಾನಕಲು

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು

The Seal of the Sub-Registrar of Gandhinagara (Yelahanka)
ಗಾಂಧಿನಗರ (ಯಲಹಂಕ) ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ಪ್ರಪತ್ರ ಕ್ರಮಾಂಕ ೧ 248 ಪುಸ್ತಕ ೧೮ ಪ್ರಪತ್ರ

ಸ್ಥಿರಸೂತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದ ಇಚ್ಛಾ

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು
	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. 44.500 ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ 30-10-96
3183 / 96-97	For wanty Rs 44.500 paper wty Rs 25000.1500 Used. Date 9-9-96 KN Radha Stamp Ve ative Society Ltd No. 50037.45 Rs 25000/- Radha the Stamp Vender the Bangalore Ad 50037.45 Rs 5000 ರಾಜ್ಯ. m Sridhar Rao Bangalore Advocates Co-operative Society dhar Rao Date 19-9-96 KN Radha Stamp Vender Society Ltd. No. 50037.45 Rs 5000 ರಾಜ್ಯ Stamp Vender the Bangalore Advocates Co Rs 1000 ರಾಜ್ಯ Sridhar Rao Date 19-9-96 K.N Advocates Co-operative Society Ltd No 50 19-9-96 KN Radha Stamp Vender the Bangalore No 50037.45 Rs 1000 ರಾಜ್ಯ Sridhar Rao Date Bangalore Advocates Co-operative Society har Rao Date 19-9-96 KN Radha Stamp Vender Society Ltd. No. 50037.45 Rs 500 ರಾಜ್ಯ Sri the Bangalore Advocates Co-operative Society ಕ್ರಯಪತ್ರ ಬೇಕಾದ್ದಕ್ಕೆ ಸಂಖ್ಯೆ 3183 ಇ of Sale executed on the 30th day of Oct Ninety Six by Mr Kanayalal alias about 52 years son of Mr Lalji S

ಈ ನಕಲು 6 ಬೆಲೆಗಳನ್ನು ಹೊಂದಿದೆ

ಪತ್ರೇತರ ಪತ್ರಗಳ ವಹಿ

ನಕಲು ಅರ್ಜಿ ನಂ. 9063 ಇಸವಿ 1996

ಮುದ್ರಾಂಕಗಳು ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಅರ್ಜಿ ಶುಲ್ಕ ಮತ್ತು ಇ.)

ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ

ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ.

ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ ಬೆಂಗಳೂರು
The Seal of the Sub-Registrar of Bangalore

0 x 3 1000 x 4 - Rs 500 x 1 Rs 9 No ... ordy the Bangalore Advocates Co-operative ... ದಿನಾಂಕ 30-10-96. ರಾಜ್ಯ ಶ್ರೀ. Sridhar Rao Date ... ಸಮಯ 3.00 ಪಿ.ಎಂ Vocates Co-operative Society Ltd ... Sridhar Rao ಇವರು 19-9-96 KN Radha Stamp Vender the ... Ltd. No 50037.45 Rs 5000 ರಾಜ್ಯ m Sri ... the Bangalore Advocates Co-operative Sridhar Rao Date 19-9-96 KN Radha operative Society Ltd. No. 50037.45 Radha Stamp Vender the Bangalore 037.45 Rs 1000 ರಾಜ್ಯ Sridhar Rao Date Advocates Co-operative Society Ltd 19-9-96 KN Radha Stamp Vender the Ltd. No 50037.45 Rs 1000 ರಾಜ್ಯ Sri the Bangalore Advocates Co-operative dhar Rao KN Radha Stamp Vender Ltd. ... SKASR (Seal) this deed per one thousand nine Hundred and Kantilal Lalji Savala aged about Residing at No 544 III Cross

ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ ಬೆಂಗಳೂರು

(1) ಸೀಲಿಂಗ್ - 6600-00
(2) ವಾಲಿಂಟೀರಿಂಗ್ - 8-00
(3) ಅಟೆಸ್ಟ್ - 2-00
(4) ಅಂಟಿಸಿದ್ದ —
(5) ಇತರೆ. RR 40-00
ಒಟ್ಟು ರೂ. 6650-00
Sk Ananth Ramaiah
ಅಂಟಿಸಿದ ಸೀಲಿನ ವಿವರ
ಅಟೆಸ್ಟ್. ಕ್ರಯಪತ್ರದ ಪರಿಶಿಷ್ಟದಲ್ಲಿ ಸಹಿ ಮಾಡಿದ
ಅತಿಥಿ. (ಇ) Tarach
and Ramari (ಇ) K.K.
Haria. Sk Ananth.
Ramaiah ಅಂಟಿಸಿದ ಸೀಲಿನ ವಿವರ

ಕಾಮ.01028. ಸತ್ಯಮುದ್ರಣಾಲಯ-59.15000 ಪುಸ್ತಕಗಳು. 250 ಕೆಜಿ ಅಂಟಿಸಿದ

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು: ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. / ಪೈ. / ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ: ಪುಸ್ತಕ ಕ್ರ.ಸಂ. / ಸಂಪುಟ ಸಂ. / ಪುಟ ಸಂ.	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3183	5th Block Kormangala Bangalore 560034 which expression shall wherever the cont and and include his heirs executors c M/s Steadylane trading(P) limited & Cements(P) limited a Company incorp 1956 and having its Registered office mangala Bangalore 560034 represented and Director Mr KK Haria Chairma ing party which expression shall ns or admits mean and include its Jarachand Ramari KK Haria. ಇತಿ ಸಹಿ (Seal) ಕೆ.ಕೆ.ಹರಿಯಾ ಪ್ರತಿನಿಧಿ ಬೃಹತ್ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ. ಇ in favour: Mr H S Sang H S M Rao residing at No 64. Railway alore 560020 Cherinafter referred to as so requires or admits mean and inc Witness as follows: 1. Whereas the Vendo Nos. 31. 32. 44 and 45 each measu Six Acres all situated at Manche which is more fully described in the as the first Schedule property. Ha	hereinafter referred to as the Vendor ext so requires or admits mean administrators and assigns and (formerly known as Lokhandwa ated under the Companies Act at No 302 19th main 6th Block Kora by its Authorised Representative after referred to as the Confirm wherever the context so requi Successors in title and assigns ದಸ್ತಾವೇಜು ನಂಬರ್ 3183/1996-97 ಸೇಲ್ಸ್ ಡೀಡ್ SK AR ಕೆ.ಕೆ. SK Anantha Ramaiah ಎಂ.ಸೀನಪ್ಪ Sidhara Rao aged about 40 years parallel Road Kumar park Bang the purchaser which expression shall wherever the context lude his heirs executors administrators and assigns in the sale and absolute owners all that land bearing one Acre and twenty Guntas in all measuring Kalalli village Yelahanka Hobli Bangalore North taluk first Schedule below and hereinafter referred to Jarachand Ramari KK Haria. ಇತಿ ಸಹಿ ಸೇಲ್ಸ್ ಡೀಡ್ ನಂ. 3183	ಯಲಹಂಕ ಹೋಬಳಿ ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲೂಕು ಯಲಹಂಕ ಗ್ರಾಮದ ಸರ್ವೆ ನಂಬರ್ 31 ರಲ್ಲಿ ಇ ಸರ್ವೆ ನಂಬರ್ 44 ರಲ್ಲಿ ಇ ಸರ್ವೆ ನಂಬರ್ 45 ರಲ್ಲಿ ಇ ಸರ್ವೆ ನಂಬರ್ 196. 205 ರಲ್ಲಿ ಇ ಸರ್ವೆ ನಂಬರ್ 1996-97 ರಲ್ಲಿ ಇ ದಸ್ತಾವೇಜು 3183 ಕೆ.ಎಸ್.ಆನಂತ ರಾಮಯ್ಯ ಎಂ.ಸೀನಪ್ಪ ಎಂ.ಸೀನಪ್ಪ ಬೆಂಗಳೂರು ಇ ಸ್ಥಳ ಬೆಂಗಳೂರು ದಿನಾಂಕ 1-11-97 (Seal)	

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು			ಅಂಚೆಯನ್ನೊಂದಣಾಧಿಕಾರಿ ಬೆರಳಚ್ಚುಗಳು ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ.	ಷೆ.	ಪತ್ರ ಬರೆಯಿಸಿಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ
				ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.
3183	9697 ನೇ ಇಂಡಿಯನ್ SKASR (Seal) ತಿರುಮಲೇಶ ಸೇಠಾ ತಾರಾಚಂದ್ ರಾಂಜಿ KK Hallu Survey No 9 measuring one Acre and two ಗುಂಟೆ Hobli Bangalore North taluk belonged he sold the same to Smt Lakshmamma under No 5937/64-65 in Book-I Volume 2456 at p North taluk and he sold the same to one Stored as Document No 2986/87-88 in Registrar Bangalore North taluk III where No 9 measuring one Acre and twenty ಗುಂ Hobli Bangalore North taluk belonged to Grant order No 37/Go No 17/47-48 and KK Halli 1 ನೇ ಇಂಡಿಯನ್ ತಿರುಮಲೇಶ ಎಂಬ 3183/9 ಇದ್ದಾರೆ SK Anantha Ramaiah ಎಂಬವರು the same since several decades and ಸರ್ವೆ No 19/52-53 dated 15-5-1967 issued bearing No ULC 112/68-69 dated 15-07-1969 to one A-USS Varang under sale deed dated in Book-I Volume 3961 at pages 285-304 taluk IV where as originally then ಸರ್ವೆ one Acre and twenty ಗುಂಟೆ	ಇದಾದ್ದರಿಂದ ತಿರುಮಲೇಶ ಎಂಬವರು SK Anantha Ramaiah ಎಂಬ 3. II whereas originally then the portion of the land bearing ty guntas situated at Ranchenahalli village Yelahanka to one Kadarappa and later it became Survey No 31 and er sale deed dated 02-12-1964 Registered as document ges 227 to 229 in the office of the Sub Registrar Bangalore A-USS Varang under sale deed dated 18-11-1977 Regi Book-I Volume 4030 at pages 49 to 54 in the office of the Sub as originally then the portion of the land bearing Survey untas situated at Ranchenahalli village Yelahanka one Gangappa he having acquired the same under later it became Survey No 32 and Tarachand Ranji 697 ನೇ ಇಂಡಿಯನ್ SKASR (Seal) ತಿರುಮಲೇಶ ಎಂಬವರು ಸೇಠಾ ತಾರಾಚಂದ್ ಒಬ್ಬರು 4 he was in possession and enjoying his possession was confirmed vide Phodi orders bea by the Superintendent of Phodi Records and Undas orders issued by the Deputy Tahsildar and he sold the same ted 13-04-1987 Registered as Document No 158/86-87 227 in the office of the Sub Registrar Bangalore North the portion of the land bearing Survey No 11 measu situated at Ranchenahalli village Yelahanka Hobli

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು — ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. / ಪೈ. / ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ — ಪುಸ್ತಕ ಕ್ರ.ಸಂ. / ಸಂಪುಟ ಸಂ. / ಪುಟ ಸಂ.	ಒಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)

3183 Bangalore North Taluk belonged to one on his death his Children Viz Munis A USS Varma under Sale deed dated Book-I Volume Tarachand Ramji K K HSR Deal: ಕ್ರಯ ದಸ್ತಾಲೇಖ ಸಂಖ್ಯೆ (5)-3971 at pages 147 to 150 in the office originally the portion of the land bearing Survey No 45 situated at Mancherahalli village to the joint family property of one became Survey No 45 and they effecting themselves under partition deed in Book I Volume 3109 at pages 139 to 141 Taluk and accordingly the said land as his share and sold the said land registered as Document No 2936/33 office of the Sub Registrar Bangalore ದಸ್ತಾಲೇಖ ಸಂಖ್ಯೆ 3183 ಕ್ರಯ ಲೇಖನ SKABR Ramaiah ಎಂಬ ಲೇಖನಾಧಿಕಾರಿ 6 ವಿ ಯಿಂದ absolute owner of all that lands being six Acres all situated at Mancherahalli and he sold the said lands to the

Singapuria and later it became Survey No 44 and Wamy and Smt Akkalyamma sold the same to one 13-4-1937 Cregistered as Document No 160/87-88 Haria ದಸ್ತಾಲೇಖ ಸಂಖ್ಯೆ 3183/9 ಕ್ರಯಲೇಖನ ಸಂಖ್ಯೆ SK Anantha Ramaiah ಎಂಬ ಲೇಖನಾಧಿಕಾರಿ of the Sub Registrar Bangalore North Taluk ವಿ. Whereas Survey No 11 measuring one Acre and twenty Guntas Village Yelahanka Hobli Bangalore North Taluk belonged to Kariyappa Setty and his brothers and later it ted a partition of their joint family properties dated 31-01-1979 Cregistered as Document No 2/342 6 in the office of the Sub Registrar Bangalore North allotted to the share of R. Satyanarayana Setty to one Auss Varma under Sale deed dated 15-11-87 33 in Book-I Volume 4032 at pages 49 to 54 in the North Taluk Tarachand Ramaji K K Haria. ಕ್ರಯದಸ್ತಾಲೇಖ Deal: ಕ್ರಯದಸ್ತಾಲೇಖ ಸಂಖ್ಯೆ ವಿ ಯಲ್ಲಿ ಎಂಬ SK Anantha Ramaiah ಎಂಬ ಲೇಖನಾಧಿಕಾರಿ ಯಿಂದ this manner Auss Varma became the sole owning Survey No 31-32-44 and 45 in all measuring Mancherahalli village Yelahanka Hobli Bangalore North Taluk vendor therein under Sale deed dated 29-10-1988

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಓಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦) ಹಿಂದಿನ ನೋಂದಣಿಗೆ ವರ್ಷಕ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.
3183	Registered as Documents No 4352 the office of the Sub Registrar Bangalore beene the Sole and absolute and in all measuring Six Acres all Hobli Bengalore North taluk and he is he is registered as the Kathedar rue Records vide nr No 2/88-89 which And hereinafter referred to as first ಶ್ರೀ ಎಸ್.ಶ್ರೀನಿವಾಸಯ್ಯ ತಂದೆ 3183/1969ನೇ ಸಂಖ್ಯೆ SK Ananthe Ramaiah ಎಸ್.ಶ್ರೀನಿವಾಸಯ್ಯ ment dated 1-7-1992 with the Confi ing party the Sole and exclusive right development of a project the first the Sale of the first Schedule property reement the Vender has received the to the Vender Under the Said Agreem the purchaser herein to be the pur Vender the Confirming party and the Agreement dated 27-4-1995 and ment of the amounts paid it to the ಶ್ರೀ ಎಸ್.ಶ್ರೀನಿವಾಸಯ್ಯ 3183/1969ನೇ ಸಂಖ್ಯೆ SKAR	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ವರ್ಷಕ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

88-89 in Book-I Volume 4176 at pages 122 to 129 in North taluk. (iii) whereas in this manner the Vender of the lands bearing Survey nos 31-32-44 and 45 situated at Marchanahalli village Yelahanka in possession and enjoyment of the said lands and holder and occupant of the said land in all Rave is more fully described in the first Schedule below Schedule property Tarachand Ramaji KK Hariat Sd SKASR (Seal) ಟಿ. ತಾರಾಚಂದ್ ರಾಮಜಿ ಕೆ.ಕೆ. ಹರಿಯಾ ಟಿ. (iv) whereas the Vender entered into an Agree ming party herein whereby he gave the Confirm nts to develop market and promote inter alia for Schedule property and identifying purchasers for or any part thereof and in pursuance of the said Agr full Consideration payable by the Confirming party ent IX whereas the Confirming party nominated the hser of the Schedule property and accordingly the said purchaser herein entered into a tripartite the Confirming party has received the reimbuse Vender Tarachand Ramaji KK Haria. ಶ್ರೀ ಟಿ.ಕೆ. ಹರಿಯಾ ಟಿ. ತಾರಾಚಂದ್ ರಾಮಜಿ ಕೆ.ಕೆ. ಹರಿಯಾ ಟಿ. SK Ananthe Ramaiah

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.	

3183

[illegible] · 8 · X Whereas the
of the amount of Rs 69.275/- paid by
tripartite Agreement and a Sum of Rs
Under the Said Agreement and the
paid directly by the purchaser and a
have agreed to execute this Sale
the purchaser has called upon the V
XI Now this deed of Sale witnesseth
in Consideration of the payment of Rs
and Seventy-five only) paid by the Co
and a further Sum of Rs 5.725/- [illegible]
[illegible] SKASR [illegible]
[illegible] -9. Rupees five thousand
chaser to the Vendor by cheque bear
(m) [illegible] Branch Bangalore aggregating
the full Consideration paid to the Ven
receipt whereof the vendor hereby
Same and every part thereof Con
ng party and the purchaser forever) An
(Rupees two lakhs and fifty-five th
ming party in Consideration of the Co

Confirming party has received the reimbursement
the Confirming party to the Vendor under the aforesaid
2.55.000/- for assignment of a part of the right
Vendor has received the balance amount of Rs 5.725
ccordingly the Vendor and the Confirming party
deed in favour of the purchaser hereinabove XI whose
ndor and the Confirming party to execute this deed
s follows: that in purchase of the foregoing and
69.275/- (Rupees Sixty-nine thousand two hundred
nfirming party to the Vendor as recited hereinabove
Chand Ramaji Hirani [illegible] 3183
[illegible] S.R. SK Ananth Ramaiah [illegible]
Seven Hundred and twenty five only) paid by the pur
ing No 683759 (k) dated 30-10-1996 (k) (2) Canara Bank Shanthi (m)
to Rs 75.000/- (Rupees Seventy five thousand only) being
dor as recited hereinabove (the payment and
admits and acknowledges and from the
hereby acquits releases discharges the Confirm
in further Consideration of the Sum of Rs 2.55.000/-
ousand only) reimbursed by the purchaser to the Con
nfirming party having assigned released and

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು — ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. / ಪೈ. / ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ವರ್ಣನೆ — ಪುಸ್ತಕ ಕ್ರ.ಸಂ. / ಸಂಪುಟ ಸಂ. / ಪುಟ ಸಂ.	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)

3183 Surrendered all its rights pertain
partite Agreement dated 22-4-1995
payable to the Confirming Jayachand
ಬಾಬು SKAR (Ind) ಕಂಪನಿ ಕೆಲ್ಸ ಮಾಡುತ್ತಿದ್ದ
Rs 00-10 party Under the said tripar
Consideration for transfer and ass
the tripartite Agreement dated 22
ment & whereby the Confirming party
the sale and every part thereof do
forever) He the Vendor at the request
hereby grants conveys transfers all
the purchaser hereby accepts such
the portion of the land bearing Survey
the land bearing no 45 measuring
three Guntas both situated at man
taluk with plants trees fences hedges
privileges appurtenant thereto in the
appearing and to have And to Hold the
mentioned described in the second
property or property Hereby conveyed
of the Schedule property. Till the ven

ing to the Schedule property as recorded in the tri
aggregating to Rs 3.30.000/- being the total amount
Ramaru KK Maria. ಇದಕ್ಕೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಸೇಲು ಸಂಖ್ಯೆ 3183/1969 ಇದೆ
ಪ್ರಕಾರ ಕ್ರಯಕ್ಕೆ ಕೊಟ್ಟಿರುತ್ತಾರೆ. SK Ananth Ramaru ಎಂಬವರಿಗೆ ಮಾರಿರುತ್ತಾರೆ
the Agreement & the Consideration for transfer and
gnment of the rights of the Confirming party under
4.1995 in respect of the Schedule property (the pay
hereby admits and acknowledges and of and from
hereby acquits releases discharges the purchaser
and at the direction of the Confirming Party
igns and assures in favour of the purchaser and he
Sale transfer assignment grant and conveyance
NO 44 measuring one Acre and twenty Guntas and
one Acre and twenty Guntas on all measuring
Chenchalli village Yelahanka Hobli Bangalore North
water courses and all rights easements and
ranges and subject to the covenant hereinafter
same unto the purchaser as absolute owner which is
Schedule below and hereinafter called the Schedule
the vendor has this day put the purchaser in possession
of covenants with the purchaser as follows:- (1)

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ಸಂದರ್ಭ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3183	the the purchaser shall be entitled the property hereby conveyed as ab therefrom without Taracchand Ramaji SKDR (Dec'd) [illegible] interference or disturbance from the ming through or under them or anyone of the Vendor to the property hereby conve the has the power to convey the same and law order decree or contract (3) that the property and none else has any right ment above named (4) that the conveyed is not subject to any tenancy or other proceeding or ch cases relating to the schedule prop upto date (6) that the Vendor has the ments of title relating to the sched ment so required by the purchaser es of the purchaser all such acts assuring the title of the purchaser KK Haria [illegible] [illegible] SK Vasanthi Ramesh and	to quietly enter upon and hold possess and enjoy absolute owner and receive profits and income KK Haria [illegible] [illegible] 3183 [illegible] [illegible] SK Vasanthi Ramesh [illegible] Any Vendor or his predecessors in title or any person clai claiming any legal title hereto (2) that the title yed is good marketable and subsisting and that that there is no impediment for this sale under any Vendor is the sole and absolute owner of the schedule title interest or share therein subject to the agree best of Vendor's knowledge the property hereby encumbrances attachments cost acquisition arges of any kind (5) that all rates taxes and hereby conveyed have been paid by the Vendor day delivered certified true copies of the docu ule property to the Vendor (2) that the Vendor shall ha do and execute at the cost charges and expen deeds and things for more fully and perfectly to the property hereby conveyed Taracchand Ramaji [illegible] SKDR (Dec'd) [illegible] [illegible] [illegible] (3) that the Vendor shall keep

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು — ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂಬರಹಗಳು ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦) — ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ: ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

3183 The purchaser fully indemnify agreed in litigation the vendor his ntial disturbance or interference of the Schedule property by the purch (2) that the Confirming party has a herein and that the Confirming party and relinquish purchaser for the Schedule party has received the consideration Se rds to the Schedule property and that thereof (3) that the Confirming party Schedule property or any part thereof the Schedule property is free from lition or requisition proceedings ration of Rs 2,55,000/- (Rupees two er of its rights under the Agreement execution of this Sale deed in favour ಸ್ವತ್ತು 13 ಲೆಕ್ಕಪುಸ್ತಕದಲ್ಲಿ 3183 ಸಾಲಿನಲ್ಲಿ ಶ್ರೀ. Shamantha Ramiah ಎಂಬವರ ಹೆಸರಿನಲ್ಲಿ of the entire property held by the ve 32 44 and 45 each measuring one Six Acres all situated at Manche

ved and harmless at all times against any predecessors in title and against any consequence to the peaceful possession and quiet enjoyment also XIV the Confirming party covenants its fellow valid and subsisting agreement with the Vendor has the sole and absolute right to develop market property or any part thereof (2) that the Confirming ment of the amounts paid to the Vendor with regard there are no dues payable to in respect have not created any charges with regard to the and that to the best of Confirming party knowledge all encumbrance attachments Court orders encu 4) that the Confirming party has received consid lakhs and fifty five thousand only for the transf dated 27.4.1965 and has no objection for the of the purchase herein Tarachand Ramaji K K Hs ಶ್ರೀಯುತ Shah (Seal) ಸಾಕ್ಷಿದಾರರು ಸಹಿ ಮತ್ತು ಮುದ್ರೆ 13 ಇದರ Schedule (Description under All that bit lands bearing Survey No 31 Acre and twenty Guntas in all measuring mahalli village Yelahanka Hobli Bangalore North

ಪತ್ರ ಕ್ರಮಾಂಕ ೧ 239

ಪುಸ್ತಕ ೧೮ ಪ್ರಕಟ

ಸ್ಥಿರಸೊತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದ ಇತ್ಯಾ

[ನಿಯಮ ೧೬ (೧) ನೋಡಿ]

ಪತ್ರೇತರ ಪತ್ರಗಳ ಮಹಿ

ನಕಲು ಆಜ್ಞೆ ನಂ. 9063 ಯ 6 ನೇ ಹಾಳೆ 205

ಉಪನೋಂದಣಾಧಿಕಾರಿ

(45)

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

3783 taluk and bounded as follows:- Vadderapura village Boundary North, Halli village South: Land bearing Second Schedule Property and land bearing Survey No 214 Nasur Survey No 145 measuring one Acre both situated at Manchanahalli village follows on the East: Lands bearing Survey Vapura village Boundary North: land No 30 Jarachand Ramaji KK Haria ಮತ್ತು ಇತರರಿಗೆ ಸೇರಿದ್ದು. SK Ananthappa hereby conveyed as Rs 3.30.000/- in wise Sale and the confirming party has also attesting hereunder Jarachand Ramaji S. Raghavendra 306 3rd Block Rajajinagar Block ಇದರಲ್ಲಿ (a)(b)(c)(d)(e)(f)(g)(h)(i)(j) ತಿದ್ದಿದಂತೆ 3 (1)(2) ರನ್ನು (3) 1-12 ಕಿಸ್ಸ

Cipredby

Reedby parkajayh

Compared by

ಮುಂದಿನ ಸಾಲು

one the East: Vaderapura village Boundary West: Land bearing Survey Nos 33 and 46 of Manchanahalli village and Survey Nos 30 and 43 of Manchanahalli village (ಇಲ್ಲಿ ಈ ಪತ್ರದಲ್ಲಿ ಉಲ್ಲೇಖಿಸಿದಂತೆ) All that portion of the (ಇ) ing one Acre and twenty Guntas and the bearing and twenty Gunters in all measuring three Acres Yelahanka Hobli Bangalore North taluk and bounded as Nos 43 and 44 of Manchanahalli village West Valud bearing Survey No 33 South: Land bearing Survey ಇದರಲ್ಲಿ ಸೇರಿದಂತೆ 3783/9693 ಸೇರಿದ್ದು SKAJR (Seal) ಕಿಸ್ತಾಗಿ ಮಾರಿದ ಎಂತಹೆಂದರೆ ಇದಕ್ಕೆ 14 Market Value of the property ಮಾರಿದ ಮೇಲೆ ಈ ಕ್ರಯದ ಪತ್ರವನ್ನು ಬರೆದುಕೊಟ್ಟ ಸಾಕ್ಷಿದಾರರು ಮತ್ತು ಸಾಕ್ಷಿದಾರರ ಸಮಕ್ಷಮ ಈ ಕ್ರಯದ ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ಮೇಲೆ ಈ ಕ್ರಯದ ಪತ್ರವನ್ನು ಓದಿ ಕೇಳಿದ ಮೇಲೆ ಸರಿಯಾಗಿದೆ ಎಂದು ಒಪ್ಪಿಕೊಂಡ ಮಾರಿದವರು KK Haria confirming party witnesses:- ಇದರ ಕೆಳಗೆ ಸಹಿ ಮಾಡಿದ್ದೇವೆ. Drawn by HS Hande DWC No 1/94-95 (ಸಹಿ) ಕೆ.ಎ.ಆರ್ (d) ಕಿಸ್ತಿ (ಗ) (e) ರನ್ನು ತಿದ್ದಿದಂತೆ ಯಥಾವತ್ತು ಸರಿಯಾಗಿದೆ

Sub Registrar

ಅಸು.೦೧೭೨. ಸಕ್ಷಿಮುದ್ರಣ-ಸಂ.15000 ಪುಸ್ತಕಕ್ಕೆ.250 ಪ್ರತಿ ಅಂಟಿಸಿಕೊಂಡಿ

(46)

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"ಈ ಪತ್ರವು ಇಲಾಖೆಗೆ ಸೇರಿದ್ದಲ್ಲ"

ನಕಲಿಗೆ ಅರ್ಜಿ ಸಲ್ಲಿಸಿದವರು Shivappa A B
ನಕಲು ತಯಾರಾದ ದಿನಾಂಕ 28/01/12
ನಕಲು ತಯಾರಿಸಿದವರು
ನಕಲು ಹೋಲಿಸಿದವರು
ನಕಲು ವಿಲೇವಾರಿ ದಿನಾಂಕ

ಶುಲ್ಕ ವಿಧಿಸಿದ ಮೊತ್ತ
U/S 10A of K.S.A. 1957 ರ
ಪ್ರಕಾರ ರೂ. 10/- (ಹತ್ತು ರೂಪಾಯಿಗಳನ್ನು)
27/01/12 ರಂದು ವಸೂಲಿ ಮಾಡಲಾಗಿದೆ

ಯಥಾನಕಲು

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ ಯಲಹಂಕ (ಬೆಂಗಳೂರು)
The Seal of the Sub-Registrar of Yelahanka (Bangalore)

237.

ಪುಸ್ತಕ ೧ರ ಪ್ರತ್ಯ

ಸ್ಥಿರಸೊತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದ ಇಚ್ಛಾ

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು
3440	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ

[illegible]
[illegible] D-18-3/4 [illegible]
[illegible]
[illegible] 26-9-96 [illegible]
96-97 [illegible]
[illegible] (M. Rajamma) 4) Venkatappa 5) A. Krish
'94-95 Bldc [illegible]

Copied by.
Read by.
Compared by.

Stamp value Rs. 53,500/-	for want of Rs
Date of Exn:- 20-10-1996	of Rs 500X1 (6) [illegible]

I. 3186/91-97

Stamp vendor the Bangalore Advocate's Co-oper
name M. Sridhar Rao Date 19-9-96 manjula.p
Co-operative Society Ltd. No 50031-36 Rs 25000/-
manjula.p Stamp Vendor the Bangalore Ad
36 Rs 1000/- name M. Sridhar Rao Date
Bangalore Advocates Co-operative Society
Sridhar Rao Date 19-9-96 manjula.p

ANNEXURE -

ANNEX- A4 (47)

[ನಿಯಮ ೧೭ (೧) ನೋಡಿ]

ಪತ್ರೇತರ ಪತ್ರಗಳ ವಹಿ

ಈ ನಕಲು ....6........ ಹಾಳೆಗಳನ್ನು ಹೊಂದಿ

ನಕಲು ಅರ್ಜಿ ಸಂ. 20 147

ಒಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ	ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು
ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ.	ಪುಟ ಸಂ.

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

Yelahanka

[illegible]
[illegible]
[illegible] 29,000=00 [illegible]
[illegible]
[illegible] 1) M. Lakshmaiah 2) [illegible] 3)
nappa 6) [illegible] Drafted 4/11/5 Handi Dul 20
[illegible]

Sub-Registrar 3/12/97

53,500/- papers of Rs 25000X2 + 1000X3	[illegible]
are issued Date 19-9-96 manjula. P	[illegible] 30-10-96
ative Society Ltd. No 50031-36 Rs 25000/-	[illegible] 3-30
Stamp vendor-the Bangalore Advocates	H.S Sridhara Rao [illegible]
name M. Sridhar Rao Date 19/9/96	[illegible]
vocates Co-operative Society Ltd. No-50031-	[illegible] (ಬ) H.S
19-9-96 manjula. p. Stamp vendor the	Sridhara Rao. [illegible]
Ltd. No 50031-36 Rs 1000/- name M.	[illegible] 6600/-
Stamp Vendor-the Bangalore-Advocates	[illegible] 8=00

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು
3186	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ

Co-operative Society Ltd. no 50031-36 Rs 1000/- on ulap stamp vendor the Bangalore Advocates 800/- name M. Sridhar Rao Date 19-9-96 man Advocates Co-operative Society Ltd. ಶ್ರೀ ಬಿ.ಸ್ಟಾಂಪ್‌ವು ha Ranaiah ಎಂಬವರಿಂದ ಖರೀದಿ ಶ್ರೀ ಬಿ.ಸ್ಟಾಂಪ್‌ವು ಸಂ ಪ್ರಕಾರ ಸಂಖ್ಯೆ 3186/96-97 ನೆ ಇಸ್ಕಿಗೆ (Seal) ಇದಕ್ಕೆ one thousand nine hundred and ninety Savala aged about 52 years son of mr. Lalji Block Kalamangala Bangalore 560034. (Herein Expression shall wherever the Context so Require Executors and assigns) and M/s Steadyline Trading Avala Cements (P) Limited) a Company incorporating its Registered office at no 302 1st main 024. Represented by its Authorised Representative for Referred to as the Confirming party which so Requires to Admits mean and Include its ns) K.K Haria, Tarachand Panji (Hindi) ಶ್ರೀ S.K Ananda Ramaiah ಎಂಬವರಿಂದ ಖರೀದಿ ಇನ್ನ I SKAER (Seal) -2- In favour of mr. H.S Sridhar of mr HSM Rao (C) Residing at no 64 Railway Parks 560020. (Hereinafter Referred as the

ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ	ಹೆಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.	

name M. Sridhar Rao Date 19-9-96 M) ಇಂಡಿಯನ್ 2=00 5) ಇತರೆ Co-operative Society Ltd. No 50031-36 Rs RR 40=00 ಒಟ್ಟು 650/- ulap Stamp Vendor the Bangalore S.K Ananda Ramaiah ಶ್ರೀಯವರು ಎಂಬವರಿಂದ ಶ್ರೀ S.K Anand ಯವರು ಎಂಬವರಿಗೆ ಖರೀದಿ ಮಾಡಿದ ಕ್ರಯ ಪತ್ರದ ಪ್ರಕಾರ ಶ್ರೀ ಬಿ.ಸ್ಟಾಂಪ್‌ವು This Deed of Sale Executed on the (a) day ಸಂಖ್ಯೆ 3186/96-97 ನೆ ಇಸ್ಕಿಗೆ six thousand Karayalal alias Kantilal Lalji (ಶ್ರೀ) K.K Haria (ಶ್ರೀ) Savala Residing at no 544 III Cross VI Tarachand Panji (Hindi) after Referred to as the vendor which S.K Ananda Ramaiah ಶ್ರೀಯವರು ಎಂಬವರಿಂದ ಖರೀದಿ Admits mean and Include his heirs ಮಾಡಿದ ಕ್ರಯ ಪತ್ರದ ಪ್ರಕಾರ (P) Limited (formerly Known as Lakshan under the Companies Act 1956 and hav ಶ್ರೀಯವರು Prabhakar 6th Block Kalamangala Bangalore 560 (Prabhakar) 85/1 S.H and Director mr K.K Haria (Hereinaf Road Blk-27 S.K Expression shall wherever the Context Ananda Ramaiah Successors in title and assig ಶ್ರೀಯವರು ಎಂಬವರಿಗೆ ಕ್ರಯ ಪತ್ರದ ಪ್ರಕಾರ ಶ್ರೀ ಬಿ.ಸ್ಟಾಂಪ್‌ವು ಸಂಖ್ಯೆ 356/96-97 ನೆ ಇಸ್ಕಿಗೆ ದಿ 9 ಆಕ್ಟ್ ನ ಪ್ರಕಾರ hara Rao aged about 40 years son 147-156 ನೆ ಕ್ರಿಮಿನಲ್ ಕೇಸ್ parallel Road Kumarapark Bang 1996-97 ನೆ ಸಾಲಿನಲ್ಲಿ purchaser which expression shall 3186 ನೆ ಸಂ 270/A ನೋಂದ

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು
	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
186	

wherever the Context So Requires the admi(ni)strators and assigns) witnesses as follows 1) where owner of the land bearing Survey no 9 measu bearing Survey no 11 measuring thirty eight 39, measuring One Acre and twenty guntas twenty guntas the Land bearing Survey no ing survey no 48 measuring One acre and ring One acre and twenty guntas in all mea (Hindi) ಸ್ಥಳ ದಿನಾಂಕ ಪ್ರಕಾರ ಸಂಖ್ಯೆ 3186/96- naralli Village Yelahanka Hobli Bangalore no- hereinafter Referred to as the first Schedule 9 measuring twenty four guntas and the was situated at marchenahalli village S.K Veerabhadraiah and he was in possession sold the same to One A.V.L.N Raju under NO 178/87-88 in Book I volume 3971 at pag nity taluk. ii) whereas Originally the land guntas situated at Marchenahalli village Moogappa K.K Haria taracchand Ranji ಸ್ಥಳ ದಿನಾಂಕ ಪ್ರಕಾರ ಸಂಖ್ಯೆ and Enjoying the same since several decades

S.K Ananda Ramaiah

(ನಮೂನೆ ೧೬ (೧) ನೋಡಿ)
ಪತ್ರೇತರ ಪತ್ರಗಳ ಪಟ್ಟಿ

ನಕಲು ಅರ್ಜಿ ಸಂ. 9065 ಯ 2 ನೇ ಪಾಳಿ 49

(9)

ಉಪನೋಂದಣಿ ಮತ್ತು ಪ್ರಮಾಣಿತ ಪತ್ರದ ನಕಲು
(ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)

ಒಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ

ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

and Include his heirs Executors Admin(ist)rators. S.K Ananda as the vendor is the Sole and Absolute Ramaiah ಎಂಬವರಿಗೆ ಸೇರಿದ್ದ ving twenty-four guntas the land ಸ್ಥಳ ದಿನಾಂಕ ಪ್ರಕಾರ ಸಂಖ್ಯೆ D.708 guntas, the land bearing Survey no 3/12/97 — (Seal) — the land bearing Survey no 46, measuring One acre and 47 measuring One acre and twenty guntas the land bear twenty guntas and the land bearing Survey no 49 measu suring nine acres and two K.K Haria, Taracchand Ranji ಸ್ಥಳ ದಿನಾಂಕ ಪ್ರಕಾರ ಸಂಖ್ಯೆ I ಸಿಕೆಎಸ್ (Seal) - 3 - Guntas all situated at Manche th taluk more fully described in the first Schedule below and property. ii) whereas Originally the land bearing Survey no land bearing Survey no 11 measuring - thirty eight guntas Yelahanka Hobli Bangalore north taluk belonged to One and enjoying the same since several decades and he Sale Deed dated 10-04-1987 (Registered as Document as 156 to 158 in the office of the Sub-Registrar Bangalore bearing Survey no 39, measuring One acre and twenty Yelahanka Hobli Bangalore north taluk belonged to One ಸ್ಥಳ ದಿನಾಂಕ ಪ್ರಕಾರ ಸಂಖ್ಯೆ S.K Ananda Ramaiah 3186/96-97 ಪುಸ್ತಕ I ಸಿಕೆಎಸ್ (Seal) — 4 — he was in possession and he sold the same to One Smt. Lakshmamma under

ಪತ್ರದ ನೋಂದಣೆ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು			ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3186	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ.	ಪೈ.	ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ
				ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

Sale deed dated 12-11-1965 (Registered as 1950 to 196 in the office of the Sub-Registrar to A.V.L.N Raju under Sale deed dated Book-I volume 4028 at pages 142 to 147, whereas Originally One T.R Shanthakumari Survey no 46 measuring One acre and twenty Bangarpete town taluk She was in possession sold the same to One A.V.L.N Raju under 8-87 in Book I volume 3950 at pages 47 K.K Harapprachand Rangi ಕ್ರಯದ ಕರಾರು ಪತ್ರ ಸ್ಥಿರಸ್ವತ್ತು ಕ್ರಯದ ಕರಾರು ನಂಬರ್ 3186/96-97 (ಎಸ್) Wife gullappa was the sole and absolute owner twenty guntas situated at Mancherahalli village the same under Sale deed dated 25-11- Volume 2458 at pages 89 to 92 in the sold the same to A.V.L.N Raju under Sale 87-88 in Book-I volume 3974 at pages 150 to taluk). VI) whereas Originally One S.K Veerabha bearing Survey no 48, measuring One village Yelahanka Hobli Bangarpete town taluk years and he sold the same to A.V.L.N Raju

Document no 5326/65-66 Book-I volume 2539 at pages Bangarpete town taluk) and subsequently she sold the same 18-11-1987 (Registered as Document no 2962/87-88 in in the office of the Sub-Registrar Bangarpete town taluk) was the sole and absolute owner of the land bearing guntas situated at mancherahalli village Yelahanka hobli and enjoying the same since several decades and she sale dated 31-12-1986 (Registered as Document no 2995 to 53 in the office of the Sub Registrar Bangarpete town taluk ಮೇಲ್ಕಂಡ ಸ್ವತ್ತನ್ನು ಶ್ರೀಯುತರು S.K Mantha Ramaiah ಬಿನ್ ಸೀತಾರಾಮಯ್ಯ T SKASR (Seal) - 5 - V) whereas Originally One Pachappa of the land bearing Survey no 47, measuring One acre and Yelahanka Hobli Bangarpete town taluk he having acquired 1964 (Registered as Document no 5809/64-65 in Book-I office of the Sub-Registrar, Bangarpete town taluk) as he deed dated 10-04-1987 (Registered as Document no 41/153 in the office of the Sub-Registrar Bangarpete North Dharah was the sole and absolute owner of the land acre and twenty guntas situated at mancherahalli he was in possession and enjoying the same since several under Sale deed dated 10-04-1987 (Registered as

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು
ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	
3186	

K.K Haria (?) ಎಂಬ ಇಷ್ಟರು ಪತ್ರ) ಕ್ರಯ ಸಂಖ್ಯೆ 3186/96-97 ನ 3974 at pages 174 to 177 in the office of the Shanthakumari was the sole and absolute owner and twenty guntas situated at manche she was in possession and enjoying the same Ragu under Sale deed dated 10-04-1987 3991 at pages 228 to 230 in the office of this manner the said A.V.L.N Ragu became nos 9, 11, 39, 46, 47, 48 and 49 all situ nagar taluk and he is Registered as the Revenue Records K.K Haria, Tarachand Ra Ramaiah ಎಂಬವರುಗಳು ಇಷ್ಟರು ಪತ್ರ) Said A.V.L.N Ragu sold the said lands to (Registered as Document no 1854/88-89 in the Sub-Registrar Bangalore ನಗರ taluk X) absolute owner of the lands bearing Survey Chenahalli village yelahanka Hobli Bah the same and he is Registered as the Revenue Records vide MR no 4/94-95 together herein after Referred to as the first Schedule dated 01-07-1992 with the Confirming

ಪತ್ರದ ನಕಲು ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಹಿಂದಿನ ನೋಂದಣಿಗೆ ಸಿರ್ದೇಶ
ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

ಎಂಬ I SKHR (Seal) 6. Document no 1771/87-88 in Book I volume Sub-Registrar Bangalore ನಗರ taluk. VII) Whereas One T.R owner of the land bearing Survey no 49, measuring One nahalli village yelahanka Hobli Bangalore ನಗರ taluk since several decades and she sold the same to AVLN Registered as Document no 1507/87-88 in Book I volume the Sub-Registrar Bangalore ನಗರ taluk. VIII) Whereas in the sole and absolute owner of the lands bearing Survey ated at manchenahalli village yelahanka Hobli Bangalore Kathedar holder and occupant of the said lands in all ಇದರ ಕ್ರಯಪತ್ರ ಕ್ರಯವು ಕೆಎಚ್ಆರ್ ಎಂಬವರು ಕ್ರಯ ಸಂಖ್ಯೆ 3186/96-97 ನ ಪುಸ್ತಕ I SKHR (Seal) - 7 - IX) Whereas the the vendor herein under Sale deed dated 29-10-1988 Book I volume 4169 at pages 87 to 92 in the office of Whereas in this manner the vendor became the sole and nos 9, 11, 39, 46, 47, 48 and 49 all situated at nagar taluk and he is in possession and enjoying Kathedar holder and occupant of the said lands in all which is more fully described in the first Schedule below and due property XI) Whereas the vendor entered into an agre party herein whereby he/she gave the confirming party

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು	ಹಿಂಬರಹಗಳು ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3186	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

the Sole and exclusive Rights to develop mar
the first Schedule property and identifying
part thereof and in pursuance of the said agr
able by the Confirming party to the Vendor under
nated the purchaser herein to be the purch
the Confirming party and the said purchaser
Tarachand Ranji ಎಂಬವರು ಕ್ರಯದ ಪೈಕಿ
ಯಲ್ಲಿ ಕೊಟ್ಟಿರುವ ಹಣದ 3186/ರೂ ಗಳನ್ನು 2080 I SKASH
the Reimbursement of the Amounts paid by
ived Reimbursement of the Amount of Rs 69,300/-
said tripartite agreement and a Sum of Rs
the said agreement and the vendor has Rece
the purchaser accordingly the vendor and the
fawar of the purchaser hereinabove XIV) Ldhere
ming party to Execute this Deed. XV) NOW
of the foregoing and in Consideration of the
three Hundred only) paid by the Confirming
Sum of Rs 5,700/- (Rupees five thousand
vendor by cheque bearing no. 683759 dat
ch Bangalore aggregating to Rs 7500/-
eration paid to the vendor as recited here

Ket and promote Inter alia for development of a Project of
purchasers for the Sale of the first Schedule property or any
ement. the vendor has received the full Consideration pay
the said agreement XII) Whereas the Confirming party
aser of the schedule property and accordingly the vendor
herein Entered into a tripartite agreement dated K.S. Haria
ಕೆ.ಎಸ್.ಹರಿಯಾ ಮತ್ತು ಶ್ರೀಯುತರು ದಿನಾಂಕ 28-04-1995 8ನೆ ಕಲಮಿನ
(Seal)-8- 28-04-1995 and the Confirming party has received
it to the vendor XIII) Whereas the Confirming party has Rece
paid by the Confirming party to the vendor, under the afore
2,55,000/- for assignment of a part of the Rights under
ived the balance Amount of Rs 5,700/- paid directly by
Confirming party have agreed to execute this Sale deed in
as the purchaser has called upon the vendor and the Confi
this Deed of Sale witnesseth as follows - that in pursuance
payment of Rs 69,300/- (Rupees sixty nine thousand and
party to the vendor as recited hereinabove and a further
and seven Hundred only) paid by the purchaser to
ed 30-10-96, drawn on Canara Bank Shantinagar Bran
(Rupees Seventy five thousand only) being the full Consid
in above (the payment and Receipt thereof the vendor

ಪತ್ರದ ಸೊಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು	ಪತ್ರದ ನಕಲು
3186	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ. ಪೈ. ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಒಂದನೆ ಸೊಂದಣಿಗೆ ವರ್ಗಾವಣೆ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

hereby admits and acknowledges and of and
Releases discharge the Confirming party and
ಬಿಡುಗಡೆ ಮಾಡಿಸಿಕೊಳ್ಳುವುದು ಸಿ.ಕೃ And
ಪಟ್ಟ ೩೦,೦೦೦/- ಬಾಕಿ I.S.K.A.S.R (Seal) -9- and in further
and fifty five thousand only) Reimbursed
the Confirming party having assigned Rele
Schedule property as Recorded in the Tripa
3,30,000/- being the total amount payable
and the Consideration for transfer and assign
artik agreement dated 28-04-1995 in
ipt ಮೇರೆ of the Confirming party hereby
Every part thereof doth hereby acquits
at the Request and at the direction of
and assures in favour of the purchaser and
assignment grant and conveyance of land
and the land bearing Survey no 48, meas
acres all situated at Manchenahalli village
plants, trees, fences, edges, water courses and
in the manner and subject to the Conven
unto the purchaser as absolute owner
Schedule below and hereinafter called

for the same and Every part thereof doth hereby acquits
the purchaser (Seven) S.K. Hara Tarachand Rangi ಶ್ರೀ.
nha Ranaiah ಅವರಿಗೆ ಮಾರಿದ ಆಸ್ತಿಯ ಬಾಬ್ತು ಕೊಟ್ಟ
Consideration of the sum of Rs 2,55,000/- (Rupees-two lakhs
by the purchaser to the Confirming party in Consideration of
sed and/or Surrendered all its Rights pertaining to the
tik agreement dated 28-04-1995 aggregating to Rs
to the Confirming party under the said supplite agreement
ment of the Rights of the Confirming party under the trip
Respect of the Schedule property (the payment and Rele
admits and acknowledges and of and from the same and
Releases discharges the purchaser (Seven) the the vendor
the Confirming party hereby Grants Conveys transfers, assigns
we the purchaser hereby accepts Such sale transfer
bearing Survey no 47, measuring one acre twenty guntas
wing one acre twenty guntas in all measuring three
Yelahanka Hobli Bangalore North Taluk DHT the lands
all Rights easements and privileges appurtenant thereto
ant hereinafter appearing and to have and to Hold the Same
which is more fully described in the ~~[illegible]~~ Second
the Schedule property ಸ್ವಾಧೀನ property Hereby Conveyed K.K.

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು			ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ.	ಪೈ.	ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.
3186				

Halia, Tarachand Rangi ಶ್ರೀ ಬಿಕ್ರಿಯಲು ಕೊಂಡ ಬಿಕ್ರಿಯ ದಸ್ತಾವೇಜು ನಂಬರ್ 3186/96-97 ನೆ ಪುಟ್ಟದ SK
ershen of the Schedule property (VI) the Vendor shall be entitled to quietly enter upon and
owner and Receive profits and income there
of his predecessors in-title of any person clai
thereto. 2) that the title of the vendor to the
and that he has the power to convey the same
law, order, decree or Contract. 3) that the
property and none else has any Right title
ed 4) that to the best of vendor's knowledge
rances, attachments Court acquisition tenancy
Rates, taxes and Cesses Relating to the sold
upto date. 6) that the vendor has this day
Relating to the Schedule property to the vendor
ಶ್ರೀಯುತರಿಗೆ Sri Anantha Ramaiah ಎಂಬವರಿಗೆ
SKASR (Seal)-11- 7) that the vendor shall
at the Cost Charges and Expenses of the
perfectly assuring the title of the purchaser
Keep the purchaser fully Indemnified and
vendor or his predecessors-in-title and against

ಕೆಳಗಿನ ಶ್ರೀಯುತರಿಗೆ Sri Anantha Ramaiah ಎಂಬವರಿಗೆ ದಿನಾಂಕ 10ನೆ
ASR (Seal)-10- The vendor has this day put the purchaser in poss
Covenants with the purchaser as follows 1) that the purchaser
hold possess and enjoy the property hereby conveyed as absolute
from without any interference or disturbance from the vendor
ming through or under them or anyone claiming any legal title
property hereby conveyed is good, marketable and subsisting
and that there is no Impediment for this Sale under only
vendor is the sole and absolute owner of the Schedule
Interest or Share therein Subject to the agreement above nam
the property hereby conveyed is not Subject to any encumb
or other proceedings or charges of any kind. 5) that all
the property hereby conveyed have been paid by the vendor
delivered Certified true copies of the documents of title
Sri Halia, Tarachand, Rangi ಶ್ರೀಯುತರಿಗೆ ಕೊಂಡ ಕ್ರಯದ
ದಸ್ತಾವೇಜು ನಂಬರ್ 3186/96-97 ನೆ ಪುಟ್ಟದ
whenever so Required by the purchaser do and execute
purchaser all such acts deeds and things for more fully and
to the property hereby conveyed 8) that the vendor shall
harmless at all times against any defect in title of the
any consequential disturbance or interference to the

ಸರ್ಕಾರಿ ಹೊರವಲಯ ಮುದ್ರಣಾಲಯ, ಬೆಂಗಳೂರು – ೫೬೦೦೫

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು			ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3186	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ.	ಪೈ.	ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ ಪುಸ್ತಕ ಕ್ರ.ಸಂ. ಸಂಪುಟ ಸಂ. ಪುಟ ಸಂ.

peaceful possession and Quiet Enjoyment of the Covenants as follows 1) that the Confirming party herein and that the Confirming party has purchased for the Schedule Property & any Reimbursement of the amounts paid by it to that there are no dues payable to it in Resp any charge with regards to the Schedule ning party's Knowledge the Schedule prop acquisition or Requisition proceedings S.K. ಶ್ರೀಯುತರು S.K. Anantha Ramaiah ಎಂಬವರು ಸಹಿ (Seal) -12- 4) that the Confirming party has fifty five thousand Only) for the transfer of its objection for the Execution of this Sale deed of the entire property all that Dry and bearing Survey no 11 measuring thirty eight guntas. twenty guntas the land bearing Survey no ing Survey no 47 measuring One acre and One acre and twenty guntas and the land guntas in all measuring nine acres and Yadahanka -1/1054 Rangaiah ಗೆ ಸೇರಿದ ಜಮೀನು Boundary, west Vasudevapura Village Boun

Schedule property by the purchaser. (vii) the Confirming party have a valid and Subsisting agreement with the vendor the sole and absolute Right to develop market and identify part thereof 2) that the Confirming party has Received the the vendor with Regards to the Schedule property and or thereof 3) that the Confirming party have not Created property or any part thereof and that to the best of Confir erty is free from all Encumbrances attachments Court orders Tax ia, Tax and Rangi ಕಂದಾಯ ಇಲಾಖೆಯ ತನಿಖೆಯ 2ನೆ ಪುಟದಲ್ಲಿ ಕಾಣಿಸಿರುವಂತೆ 3/4/91-97 ನೆ ಸಾಲು ಗಳಲ್ಲಿ S.K. Received Consideration of Rs 2,55000/- (Rupees two lakhs and Rights under the agreement dated 28-04-1995 and has no in favour of the purchaser herein first Schedule (Description Survey no 9 measuring twenty four guntas the land bearing the land bearing Survey no 39 measuring One acre and 46, measuring one acre and twenty guntas the land bear twenty guntas the land bearing Survey no 48, measuring bearing Survey no 49 measuring One acre and twenty twenty guntas all Situated at Mancherahalli village and bounded as follows. On the East Vadderapura village dary, ಗೆ ಸೇರಿದ Survey no 10 of Mancherahalli village, South

ಪ್ರಪತ್ರ ಕ್ರಮಾಂಕ ೧ 228

ಪುಸ್ತಕ ೧ರ ಪ್ರಕ್ರಿಯಮ ೧೬ (೧) ನೋಡಿ]

ಸ್ಥಿರಸೂತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದ ಇಬ್ಬ ಪತ್ರೇತರ ಪತ್ರಗಳ ಪಟ್ಟಿ

ನಕಲು ಅರ್ಜಿ ಸಂ. 9065 ಯ 6 ನೇ ತಾರೀಖ 6/12 156 (56)

ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಪತ್ರದ ನೋಂದಣಿ ಕ್ರಮಾಂಕ	ಪತ್ರದ ನಕಲು			ಹಿಂದಿನ ನೋಂದಣಿಗೆ ನಿರ್ದೇಶ			ಹಿಂಬರಹಗಳ ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರದ ನಕಲು (ಪ್ರಕರಣ ೫೨, ೫೮ ಮತ್ತು ೬೦)
3186	ಮುದ್ರಾಂಕದ ಬೆಲೆ ರೂ.	ಪೈ.	ಪತ್ರ ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ	ಪುಸ್ತಕ ಕ್ರ.ಸಂ.	ಸಂಪುಟ ಸಂ.	ಪುಟ ಸಂ.	

Survey no 45 and 38 of Manchenahalli village
this Deed All that Dry Land bearing Survey
bearing Survey no 48, measuring One acre twenty
nahalli village yelahanka Hobli Bangalore ಗಳನ್ನು
ಕೆ ಕ್ರಯದಾರರು ಮಾರಿದ ಕ್ರಯದ ಪತ್ರದಲ್ಲಿ K.K.
ಸಂಖ್ಯೆ 3186/96-97 ನ 2000 ಇಸವಿ (Seal) -B-
Vadderapura village, West Survey no 38 of man
village, South Survey no 46 of manchenahalli
no 277 of vaderapura village, East Survey no
Chenahalli village, South Survey no 47 of man
veyed is Rs 3,30,000/-) In witness whereof the
party has attested this Deed of Sale in the
Jaichand Ranji (Hindi) Confirming party witness
2). R. Venkatesh 693, BSK 1st Stage I Block
ಅನುಬಂಧ ಪೈಕಿ (a) (b) (c) (d) (e) (g) (h)
ಅನುಬಂಧ ಪೈಕಿ (1) (3) (4) ಕಾಲಮ್ಗಳು (ಎ)
Copied by:
Read by:
Compared by:

Second Schedule (Description of Property Conveyed under
no 47, measuring One acre twenty guntas and the land be
guntas in all measuring three Acres all Situated at manche
taluk and bounded as follows K.K. Taria, Tarachand Ranji
Anantha Ramaiah ಎಂಬವರಿಗೆ ಮಾರಿದ. ಇದರ ಕ್ರಯದ ಪತ್ರದ
Boundaries for Survey no 47. On the East Survey no 277 of
chenahalli village ಗಡಿಯನ್ನು Survey no 48 of manchenahalli
Village Boundaries for Survey no 48 on the East Survey
36 of manchenahalli village, ಗಡಿಯನ್ನು Survey no 49 of man
chenahalli village (market value of the property hereby Con
Vendor has executed this Deed of Sale and Confirming
presence of the witnesses attesting Hereunder K.K. Haria Vendor
1) S. Raghunath S. Raghunath 306, 3rd Block R. nagar 3.10
B.50 Drawn by H.S. Hande DVL no 1/94-95 B.Role.
ಇ) ಕೆಳಕಡೆ (f) ಮತ್ತು (j) (k) ಕಾಲಮ್ಗಳು ಖಾಲಿಯಾಗಿವೆ
ಅಂತ ಅರ್ಥಕೊಳ್ಳಬೇಕು

Sub-Registrar 3/12/97

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ನಕಲಿಗೆ ಎಂ. ಸಹಿಯವರು Shivappa. A. B

ನಕಲು ತಯಾರಿಸಿದ ದಿನಾಂಕ 28/1/12

ನಕಲು ತಯಾರಿಸಿದವರು

ನಕಲು ಪರಿಶೀಲಿಸಿದವರು

ನಕಲು ವಿತರಣೆ ದಿನಾಂಕ

ದೃಢೀಕರಣ

U/S 10A of K.S.A. 1957 ರ

ಪ್ರಕಾರ ರೂ. 10/- (ಹತ್ತು ರೂಪಾಯಿಗಳನ್ನು)

ದಿ 27/1/12 ರಂದು ವಸೂಲಿ ಮಾಡಲಾಗಿದೆ

ಯಥಾನಕಲು

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ (ಯಲಹಂಕ) ಇದರ ಮುದ್ರೆ
The Seal of the Sub-Registrar of Gandhinagara (Yelahanka)

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ANNEXURE -A5

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Sy No. 30
Sy No. 40

INDIA NON JUDICIAL

RUPEES 25000

00DD 517291

THIS DEED OF SALE executed on the 25th day of October One Thousand Nine Hundred and Ninety-six :

BY : MR.KANAYALAL alias KANTILAL LALJI SAVALA, aged about 52 years, son of Mr.Lalji Savala, residing at No.544, III Main, VI Block, Koramangala, BANGALORE - 560 034,

(hereinafter referred to as the "VENDOR", which expression shall, wherever the context so requires or admits, mean and include, his heirs, executors, adminis trators and assigns).

Sy.NO.30
Sy.NO.40.

AND : M/S.STEADYLINE TRADING (P) LIMITED (formerly known as Lokhandwala Cements (P) Limited), a Company incorporated under the Companies Act, 1956 and having its Registered Office at No.302, 19th Main, 6th Block, Koramangala, BANGALORE - 560 034, represented by its Authorised Representative and Director MR.K.K.HARIA,

(hereinafter referred to as the "CONFIRMING PARTY", which expression shall, wherever the context so requires or admits, mean and include, its successors-in-title and assigns);

ದಸ್ತಾವೇಜು ಅಮಾನ್ಯ, ಹಾಳೆಗೆ ಒಳಪಟ್ಟಿರುವುದಿಲ್ಲ,

(59)

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14 SEP 1996

50080-88

Name M. Srinath

19-9-96

The Advocates Co-operative Society Ltd.

Word of Rs 44,500/- Papers of Rs 25000 x 1
5000 x 3 of Rs 1000 x 4 of Rs 500 x 1 of Rs
of Rs 9 No. Are issued

19-9-96 (MANJUKA P.)

Date The Bangalore Advocate's Co-operative Society Ltd.

30-10-96

Sd/- H.S. Sudhakar

	66002.00
1)	82.00
2)	22.00
3)	6
4)	40.00
	66502.00

ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು ಒತ್ತಿಕೊಂಡಿರುತ್ತಾರೆ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ಸಾಕ್ಷಿದಾರರು

8 S/1 KH Road
Blr-27

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

5000Rs.

INDIA NON JUDICIAL

५००० रु. Rs 5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

: 2 :

IN FAVOUR OF : MR.H.S.SRIDHARA RAO,
aged about 40 years,
son of Mr. HSM Rao
residing at No.64, Railway Parallel Road,
Kumara Park,
BANGALORE - 560 020,

(hereinafter referred to as the "PURCHASER", which expression shall, wherever the context so requires or admits, mean and include, his heirs, executors, administrators and assigns).

WITNESSES AS FOLLOWS:

I. WHEREAS the Vendor is the sole and absolute owner of the lands bearing Survey Nos.26, 29, 30, 40, 41, 42 and 43, each measuring One Acre and Twenty Guntas, in all measuring Ten Acres and Twenty Guntas, all situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, more fully described in the First Schedule below and hereinafter referred to as the "FIRST SCHEDULE PROPERTY";

II. WHEREAS originally the land bearing Survey No.26, measuring One Acre and Twenty Guntas and the land bearing Survey No.43,

ಈ ದಸ್ತಾವೇಜು ಅಮಾನ್ಯ, ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಅಧಿಕೋಂದಣಾಧಿಕಾರಿ.

227

(61)

INDIA NON JUDICIAL

५000रु. Rs 5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

measuring One Acre and Twenty Guntas, both situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, belonged to one S.Jayanama and he sold the same to one Y.C.Rajashekaraiah under Sale Deed dated 28.12.1972 (registered as Document No.4027/72-73 in Book-I, Volume 2850 at Pages 211 to 213 in the Office of the Sub-Registrar, Bangalore North Taluk) and subsequently the said Y.C.Rajashekaraiah sold the said lands to one Smt.A.Durgadevi under two Sale Deeds both dated 10.09.1985 (registered as Documents No.1178 and 1180/85-86 in Book-I in the Office of the Sub-Registrar, Bangalore North Taluk);

III. WHEREAS originally the land bearing Survey No.29, measuring One Acre and Twenty Guntas, Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, belonged to the ancestral property of one N.V.Giriyappa Setty and his three brothers and they effected a partition of their joint family properties among themselves under Partition Deed dated 06.12.1978 (registered as Document No.4341/78-79 in Book-I, Volume 3109 at Pages 139 to 146

ಈ ದಸ್ತಾವೇಜು ಅಪಮೌಲ್ಯ ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಅಪಮೌಲ್ಯಾಧಿಕಾರಿ.

5000Rs.

INDIA NON JUDICIAL

५००० रु. Rs 5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

96-97

:4:

the Office of the Sub-Registrar, Bangalore North Taluk); and accordingly the said land was allotted to G.Sathyanarayana Setty as his share and subsequently the said G.Sathyanarayana Setty sold the said land to Smt.A.Durgadevi under Sale Deed dated 27.10.1985 (registered as Document No.1584/85-86 in Book-I, Volume 3841 at Pages 176 to 178 in the Office of the Sub-Registrar, Bangalore North Taluk);

IV. WHEREAS originally the land bearing Survey No.30, (earlier portion of Survey No.11), measuring One Acre and Twenty Guntas, situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, belonged to one N.V.Giriyappa Setty, he was in possession and enjoyment since several decades and he sold the said land to Smt.A.Durgadevi under Sale Deed dated 31.12.1986 (registered as Document No.3011/86-87 in Book-I, Volume 3946 at Pages 200 to 216 in the Office of the Sub-Registrar, Bangalore North Taluk);

ಈ ದಸ್ತಾವೇಜು ಅಪಮೌಲ್ಯ ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

(63)

221

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

V. WHEREAS originally the land bearing Survey No.40, Survey No.41 and 42 each measuring One Acre and Twenty Guntas, in all measuring Four Acres and Twenty Guntas, situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, belonged to one S.K. Veerabhadraiah, he having acquired the same under Sale Deed dated 25.11.1964 (registered as Document No.5762/64-65 in Book-I, Volume 2456 at Pages 152 to 155 and under Sale Deed dated 25.11.1964, registered as Document No.5795 in Book-I, Volume 2458 at Pages 87 to 89 in the Office of the Sub-Registrar, Bangalore North Taluk) and he sold the said land bearing Survey Nos.40 and 41 to Smt. A.Durgadevi under Sale Deed dated 27.09.1984 (registered as Document No.2246/84-85 in Book-I, Volume 3793 at Pages 26 to 29 in the Office of the Sub-Registrar, Bangalore North Taluk) and sold Survey No.42 to Smt.A.Durgadevi under Sale Deed dated 27.10.1985 (registered as Document No.1584/85-86 in Book-I, Volume 3971 at Pages 176 to 178 in the Office of the Sub-Registrar, Bangalore North Taluk);

ಈ ದಸ್ತಾವೇಜು ಅಸಮಾಲ, ಕಾನೂನಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ

ಉಪನಿಬಂಧಕರು

(65)

220

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

of the First Schedule Property or any part thereof and in pursuance of ths said Agreement, the Vendor has received the full consideration payable by the Confirming Party to the Vendor under the said Agreement;

IX. WHEREAS the Confirming Party nominated the Purchaser herein to be the Purchaser of the Schedule Property and accordingly the Vendor, the Confirming Party and the said Purchaser herein entered into a Tripartite Agreement dated 28.04.1995 and the Confirming Party has received the reimbursement of the amounts paid by it to the Vendor;

X. WHEREAS the Confirming Party has received the reimbursement of the amount of Rs.69,300/= paid by the Confirming Party to the Vendor under the aforesaid Tripartite Agreement and a sum of Rs.2,55,000/= for assignment of a part of the rights under the said Agreement and the Vendor has received the balance amount of Rs.5,700/= paid directly by the Purchaser; accordingly the Vendor

ಈ ದಸ್ತಾವೇಜು ಅಮಾಲ್ ತಾಪಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

219

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

VI. WHEREAS in this manner, the said Smt.A.Durgadevi became the sole and absolute owner of the lands bearing Survey Nos.28, 29, 30, 40, 41, 42 and 43, in all measuring Ten Acres and Twenty Guntas, all situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, hereinafter called the "SAID LAND";

VII. WHEREAS the said Smt.A.Durgadevi sold the Said Lands to the Vendor herein, under Sale Deed dated 11.01.1989 (registered as Document No.6785/88-89 in Book-I, Volume 4201 at Pages 232 to 238 in the Office of the Sub-Registrar, Bangalore North Taluk), which is more fully described in the First Schedule below and hereinafter referred to as the "FIRST SCHEDULE PROPERTY";

VIII. WHEREAS the Vendor entered into an Agreement dated 01.07.1992 with the Confirming Party herein, whereby he gave the Confirming Party the sole and exclusive rights to develop, market and promote, inter alia, for development of a Project of the First Schedule Property and identifying purchasers for the sale

(67)

218

9 ಈ ದಾಖಲೆ ಕ್ಕೆ ರೂ:500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

hereby acquits, releases, discharges the Confirming Party and the Purchaser forever);

And in further consideration of the sum of Rs.2,55,000/= (Rupees Two Lakhs and Fifty-five Thousand only) reimbursed by the Purchaser to the Confirming Party in consideration of the Confirming Party having assigned, released and/or surrendered all its rights pertaining to the Schedule Property as recorded in the Tripartite Agreement dated 28.04.1995, aggregating to Rs.3,30,000/= being the total amount payable to the Confirming Party under the said Tripartite Agreement and the consideration for transfer and assignment of the rights of the Confirming Party under the Tripartite Agreement dated 28.04.1995 in respect of the Schedule Property, (the payment and receipt whereof the Confirming Party hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquits, releases, discharges the Purchaser forever). He, the Vendor at the request and at the direction of the Confirming Party hereby

ಈ ದಸ್ತಾವೇಜು ಅಪಮೌಲ್ಯ ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

217 1000Rs.

66

INDIA NON JUDICIAL

१000रु. Rs 1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

96-97

and the Confirming Party have agreed to execute this Sale Deed in favour of the Purchaser hereinabove;

XI. WHEREAS the Purchaser has called upon the Vendor and the Confirming Party to execute this Deed;

XII. NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in pursuance of the foregoing and in consideration of the payment of Rs.69,300/= (Rupees Sixty-nine Thousand and Three Hundred only) paid by the Confirming Party to the Vendor as recited hereinabove and a further sum of Rs.5,700/= (Rupees Five Thousand and Seven Hundred only) paid by the Purchaser to the Vendor by Cheque bearing No. 683759 dated 30.10.96 drawn on Canara Bank, Shanti Nagar Branch, Bangalore, aggregating to Rs.75,000/= (Rupees Seventy-five Thousand only) being the full consideration paid to the Vendor as recited hereinabove, the payment and receipt whereof the Vendor hereby admits and acknowledges and of and from the same and every part thereof doth

grants, conveys, transfers, assigns and assures in favour of the Purchaser and he, the Purchaser hereby accepts such sale, transfer, assignment, grant and conveyance of land bearing Survey No.30, measuring One Acre and Twenty Guntas, the land bearing Survey No.40, measuring One Acre and Twenty Guntas, in all measuring Three Acres, both situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, with the lands, plants, trees, fences, hedges, water courses and all rights, easements and privileges apprutenant thereto in the manner and subject to the convenant hereinafter appearing and TO HAVE AND TO HOLD the same unto the Purchaser as as absolute owner, which is more fully described in the Second Schedule below and hereinafter called the "SCHEDULE PROPERTY" or "PROPERTY HEREBY CONVEYED";

The Vendor has this day put the Purchaser in possession of the Schedule Property;

XIII. THE VENDOR COVENANTS WITH THE PURCHASER AS FOLLOWS:

1) That the Purchaser shall be entitled to quietly enter upon and hold, posses and enjoy the property hereby conveyed as absolute owner and receive profits and income therefrom, without any interference or distrubance from the Vendor or his predecessors-in-title or any person claiming through or under them or anyone claiming any legal title thereto;

2) That the title of the Vendor to the Property hereby conveyed is good, marketable and subsisting and that he has the power to convey the same and that there is no impediment for this sale under any law, order, decree or context;

(69)

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3) That the Vendor is the sole and absolute owner of the Schedule Property and none else has any right, title, interest or share therein, subject to the Agreement above named;

4) That to the best of Vendor's knowledge, the Property hereby conveyed is not subject to any encumbrances, attachments, Court, acquisition, tenancy or other proceedings or charges of any kind;

5) That all rates, taxes and cesses relating to the Schedule Property hereby conveyed, have been paid by the Vendor upto date;

6) That the Vendor has this day delivered certified true copies of the documents of title relating to the Schedule Property to the Vendor;

7) That the Vendor shall, whenever so required by the Purchaser, do and execute at the cost, charges and expenses of the Purchaser, all such acts, deeds and things for more fully and perfectly assuring the title of the Purchaser to the Property hereby conveyed;

8) That the Vendor shall keep the Purchaser fully indemnified and harmless at all times, against any defect in title of the Vendor or his predecessors-in-title and against any consequential disturbance or interference to the peaceful possession and quite enjoyment of the Schedule Property by the Purchaser;

XIV. THE CONFIRMING PARTY COVENANTS AS FOLLOWS:

1) That the Confirming Party has a valid and subsisting agreement with the Vendor herein and that the Confirming Party

ಈ ದಸ್ತಾವೇಜು ಅಮಾನ್ಯ, ತಮಗೆ ಒಳಪಟ್ಟದ್ದು

ಅಮಾನ್ಯಕರಿಸಿದಾಧಿಕಾರಿ.

has the sole and absolute right to develop, market and identify purchasers for the Schedule Property or any part thereof;

2) That the Confirming Party has received the reimbursement of the amounts paid by it to the Vendor with regards to the Schedule Property and that there are no dues payable to it in respect thereof;

3) That the Confirming Party have not created any charge with regards to the Schedule property or any part thereof and that to the best of confirming Party's knowledge, the Schedule Property is free from all encumbrances, attachments, Court Orders, acquisition or requisition proceedings;

4) That the Confirming Party has received consideration of Rs.2,55,000/= (Rupees Two Lakhs and Fifty-five Thousand only) for the transfer of its rights under the Agreement dated 28.04.1995 and has no objection for the execution of this Sale deed in favour of the Purchaser herein;

FIRST SCHEDULE
(Description of the entire property held by the Vendor)

All that land bearing Survey No.26, 29, 30, 40, 41, 42 and 43, each measuring one Acre and Twenty Guntas, in all measuring Ten Acres and Twenty Guntas, all situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded as follows:-

ON THE EAST :

WEST :

NORTH :

SOUTH :

ಈ ದಸ್ತಾವೇಜು ಅಮಾಲ್ಯ, ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

(71)

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SECOND SCHEDULE
(Description of the Property hereby conveyed)

All that land bearing Survey No.30, measuring One Acre and Twenty Guntas and the land bearing Survey No.40, measuring One Acre and Twenty Guntas, in all measuring Three Acres, both situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded as follows :-

Boundaries for Survey No.30:

ON THE EAST : Survey No.42, Manchenahalli Village;
WEST : Mahmood Estate;
NORTH : Survey No.31 of Manchenahalli Village;
SOUTH : Survey No.29 of Manchenahalli Village;

Boundaries for Survey No.40:

ON THE EAST : Vaderapura Village Boundary;
WEST : Survey Nos.25 and 26;
NORTH : Survey No.41;
SOUTH : Survey No.12;

(Market value of the Property hereby conveyed is Rs.3,30,000/=).

IN WITNESS WHEREOF, the VENDORS have executed this DEED OF SALE and the CONFIRMING PARTY has attested this DEED OF SALE in the presence of the Witnesses attesting hereunder.

WITNESSES:

1) S. Rosheenath
306, 3rd Block
Rajaji nagar, Blore-10

2) Rajaji
R. Venkatesh
673, BSK I Stage
I Block
Blore.

VENDOR

CONFIRMING PARTY

Drawn by:
Advocate.

212

72

ಹೆಂಡತಿ ಪ್ರತಿಗಾಗಿ ಅರ್ಜಿ ಸಲ್ಲಿಸಿದವರು H. Gridhar Rao

ಹೆಂಡತಿ ಪ್ರತಿಗಾಗಿ ಅರ್ಜಿ ಸಲ್ಲಿಸಿದ ದಿನಾಂಕ 24/2/96

ಹೆಂಡತಿ ಪ್ರತಿ ತಯಾರಾದ ದಿನಾಂಕ 26/2/96

ಹೆಂಡತಿ ಪ್ರತಿ ತಯಾರಿಸಿದವರು

ಹೆಂಡತಿ ಪ್ರತಿ ಓದಿದವರು

ಹೆಂಡತಿ ಪ್ರತಿ ಹೋಲಿಸಿದವರು

ಹೆಂಡತಿ ಪ್ರತಿ ವಿಲೇವಾರಿ ಆದ ದಿನಾಂಕ 24/1/97

ಹೀಂಬರಹ

ಈ ದಸ್ತಾವೇಜನ್ನು ದಿನಾಂಕ 30/10/96 ರಂದು ನೋಂದಾವಣೆಗಾಗಿ ಹಾಜರುಪಡಿಸಿದ್ದು. ಕಾನೂನಿನಂತೆ ಶುಲ್ಕವನ್ನು ಪಡೆಯಲಾಗಿದೆ. ಈ ದಸ್ತಾವೇಜು 3180/96-97 ಕ್ರಮ ಸಂಖ್ಯೆಯಲ್ಲಿ ನೋಂದಾಯಿಸಲ್ಪಟ್ಟಿದೆ. ಆದರೆ ಅದೇ ಕಟ್ಟಡ ಸಂಖ್ಯೆಯಲ್ಲಿ ದಸ್ತಾವೇಜುಗಳು ನೋಂದಣಿ ಆಗಿದ್ದು ಸಂಬಂಧಿಸಿದ ರಿಜಿಸ್ಟರ್‌ನಲ್ಲಿ ದಾಖಲಿಸಲು ವಿಳಂಬ ವಾಗುತ್ತದೆ. ಆದ್ದರಿಂದ ಹಯಾಯ ವ್ಯವಸ್ಥೆಗಾಗಿ ಈ ಹೀಂಬರಹ ನೀಡಲಾಗಿದೆ.

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

10 Rs. INDIA
TEN RUPEES

INDIA NON JUDICIAL

RUPEES 25000

25000 25000

00DD 517288

THIS DEED OF SALE executed on the 23rd day of October

One Thousand Nine Hundred and Ninety-six :

: MR.TARACHAND RAMJI,
aged about 51 years,
son of late Sriramji,
residing at No.544, 3rd Main Road,
IV Block, Koramangala,
BANGALORE - 560 034,

(hereinafter referred to as the "VENDOR", which expression shall, wherever the context so requires or admits, mean and include, his heirs, executors, administrators and assigns).

A N D : M/S. STEADYLINE TRADING (P) LIMITED (formerly known as Lokhandwala Cements (P) Limited), a Company incorporated under the Companies Act, 1956 and having its Registered Office at No.302, 19th Main, 6th Block, Koramangala, Bangalore - 560 034, represented by its Authorised Representative and Director MR.K.K.HARIA,

(hereinafter referred to as the "CONFIRMING PARTY", which expression shall, wherever the context so requires or admits, mean and include, its successors-in-title and assigns).

Sy. No.35
Sy. No.36.

(74)

210

14 SEP 1996

50055-63

Name M. Sridhar Rao

Want of Rs 44500 Papers of Rs

of Rs of Rs of Rs

of Rs Issued

The Bangalore Advocates Co-operative Society Ltd.

The Bangalore Advocates Co-operative Society Ltd

ಮೂಲ ಬೆಲೆ	6600-00
1) ಮುದ್ರಾಂಕ	8-00
2) ನೋಂದಣಿ ಶುಲ್ಕ	2-00
3) ಸಿಬ್ಬಂದಿ	
4) ಅಂಚೆ ಮತ್ತು	
5) ಇತರ	42-00
ಒಟ್ಟು ರೂ	6650-00

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಯಶವಂತಪುರ, ಬೆಂಗಳೂರು.

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಯಶವಂತಪುರ, ಬೆಂಗಳೂರು.

ಬರೆದವರು

857, 1C Cross Road
Blore 27

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಯಶವಂತಪುರ, ಬೆಂಗಳೂರು.

209

INDIA NON JUDICIAL

4000रु. R: 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

2 ಜೇ ಜಾಗೆಯ ಸರಕಲು ನಂ. 3756 ಜೇ ಬಾಕಿ
96-97

2:

IN FAVOUR OF : MR.H.S.SRIDHARA RAO,
aged about 40 years,
son of HSM Rao
residing at No.64,
Railway Parallel Road,
Kumara Park,
BANGALORE - 560 020,

(hereinafter referred to as the "PURCHASER", which expression shall, wherever the context so requires or admits, mean and include, his heirs, executors, administrators and assigns).

WITNESSES AS FOLLOWS:

I. WHEREAS the Vendor is the sole and absolute owner of all that lands bearing Survey Nos.33, 34, 35, 36, 37 and 38, each measuring One Acre and Twenty Guntas, in all measuring Nine Acres, situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, which is more fully described in the First Schedule below and hereinafter referred to as the "FIRST SCHEDULE PROPERTY";

ಈ ದಸ್ತಾವೇಜು ಅಮಾನ್ಯ, ಹಿಂದಿರಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ

ಅಮಾನೋರದೆಯಾಗಿರುತ್ತದೆ.

(76)

208

5000Rs.

INDIA NON JUDICIAL

५०००रु.

Rs 5000

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

II. WHEREAS originally then the portion of the land bearing Survey No.9, measuring One Acre and Twenty Guntas, situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, belonged to one Gangappa and he having acquired the same under Saguvali Chit bearing No.37/GO.17/47-48 and later it became Survey No.33 and sold the same to B.K.Muniyappa under Sale Deed dated 10.06.1968 (registered as Document No.715/68-69 in Book-I, Volume 2566 at Pages 168 to 170 in the Office of the Sub-Registrar, Bangalore North Taluk) and he sold the same to one A.V.L.N.Raju under Sale Deed dated 18.11.1987 (registered as Document No.2984/87-88 in Book-I, Volume 4035 at Pages 99 to 105 in the Office of the Sub-Registrar, Bangalore North Taluk);

III. WHEREAS originally then the portion of the land bearing Survey No.9, measuring One Acre and Twenty Guntas, situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk belonged to one Venkatappa and Hanumakka, they having acquired

ಈ ದಸ್ತಾವೇಜು ಅಸಮಾಲ್, ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

207

5000Rs.

(77)

५०००रु. Rs 5000

पांच हजार रुपये FIVE THOUSAND RUPEES

96-97

the under grant in the year 1947-48 and they sold the same to Achhappa uruf Gullappa under Sale Deed dated 17.11.1964 (registered as Document No.5931/64-65 in Book-I, Volume 2459 at Pages 127 to 130 in the Office of the Sub-Registrar, Bangalore North Taluk) and later it became Survey No.34 and he sold the same to one A.V.L.N.Raju under Sale Deed dated 10.04.1987 (registered as Document No.138/87-88 in Book-I, Volume 3977 at Pages 88 to 90 in the Office of the Sub-Registrar, Bangalore North Taluk);

V. WHEREAS originally then the portion of the land bearing Survey No.9, measuring One Acre and Twenty Guntas, situated at Manchenahali Village, Yelahanka Hobli, Bangalore North Taluk, belonged to one Lakshmappa and he sold the same to Lakshmamma under Sale Deed dated 02.12.1964 (registered as Document No.5939/64-65 in Book-I, Volume 2457 at Pages 215 to 218 in the Office of the Sub-Registrar, Bangalore North Taluk) and later it

ಈ ದಸ್ತಾವೇಜು ಅಮಾನ್ಯ, ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

(78)

206

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

became Survey No.35 and she sold the same to one A.V.L.N.Raju under Sale Deed dated 18.11.1987 (registered as Document No.2983/87-88 in Book-I, Volume 4030 at Pages 184 to 190 in the Office of the Sub-Registrar, Bangalore North Taluk);

VI. WHEREAS originally then the portion of the land bearing Survey No.9, measuring One Acre and Twenty Guntas, situated at Manchenahali Village, Yelahanka Hobli, Bangalore North Taluk, belonged to one Sanjeevappa and he having acquired the same under Daskasth Order in the year 1947-48 and sold the same to N.V.Giriappa Shetty under Sale Deed dated 17.11.1964 (registered as Document No.5735/64-65 in Book-I, Volume 2458 at Pages 60 to 62 in the Office of the Sub-Registrar, Bangalore North Taluk) and later it became Survey No.36 and he sold the same to one A.V.L.N.Raju under Sale Deed dated 31.12.1986 (registered as Document No.3012/86-87 in Book-I, Volume 3982 at Pages 16 to 23 in the Office of the Sub-Registrar, Bangalore North Taluk);

ಈ ದಸ್ತಾವೇಜು ಅಸಲಿಯಲ್ಲ, ಹಿಂದಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಅಮಲೀಕರಣಾಧಿಕಾರಿ,

1000Rs.

1000रु. Rs 1000

एक हजार रुपये ONE THOUSAND RUPEES

96-97 : 6

VII. WHEREAS originally then the portion of the land bearing Survey No.9, measuring One Acre and Twenty Guntas, situated at Manchenahali Village, Yelahanka Hobli, Bangalore North Taluk, belonged to one Ramaiah and he sold the same to N.V.Giriappa Shetty under Sale Deed dated 08.04.1965 (registered as Document No.106/65-66 in Book-I, Volume at Pages to in the Office of the Sub-Registrar, Bangalore North Taluk) and later it became Survey No.37 and he sold the same to one A.V.L.N.Raju under Sale Deed dated 31.12.1986 (registered as Document No.3013/86-87 in Book-I, Volume 3950 at Pages 57 to 64 in the Office of the Sub-Registrar, Bangalore North Taluk);

VIII. WHEREAS originally then the portion of the land bearing Survey No.9, measuring One Acre and Twenty Guntas, situated at Manchenahali Village, Yelahanka Hobli, Bangalore North Taluk, belonged to one Poojappa and he having acquired the same under grant in the year 1947-48 and he sold the same to one Pachappa

ಈ ದಸ್ತಾವೇಜು ಅಸಲಿಯಾದ್ದು, ಹಿಡಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

(80)

204

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

uruf Gullappa under Sale Deed dated 18.11.1964 (registered as Document No.5799/64-65 in Book-I, Volume 2457 at Pages 148 to 151 in the Office of the Sub-Registrar, Bangalore North Taluk) and later it became Survey No.38 and he sold the same to one A.V.L.N.Raju under Sale Deed dated 03.04.1987 (registered as Document No.140/86-87 in Book-I, Volume 3961 at Pages 219 to 220 in the Office of the Sub-Registrar, Bangalore North Taluk);

IX. WHEREAS in this manner, A.V.L.N.Raju, became the sole and absolute owner of all that lands bearing Survey Nos.33, 34, 35, 36, 37 and 38, all situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk and the said A.V.L.N.Raju sold the said land to the Vendor herein, under Sale Deed dated 08.06.1988 (registered as Document No.1338/88-89 in Book-I, Volume 4100 at Pages 84 to 89 in the Office of the Sub-Registrar, Bangalore North Taluk);

ಈ ದಸ್ತಾವೇಜು ಅಸಮೂಲ, ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

ಅಪನೋಂದಣಾಧಿಕಾರಿ.

1000RS.

(81)

₹1000 रु. R: 1000

एक हजार रुपये ONE THOUSAND RUPEES

90-91

X. WHEREAS in this manner, the Vendor became the sole and absolute owner of the lands bearing Survey Nos.33, 34, 35, 36, 37 and 38, each measuring One Acre and Twenty Guntas, in all measuring Nine Acres, all situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk and he is in possession and enjoyment of the said lands and he is registered as the Kathedar, holder and occupant of the said lands in all Revenue Records vide MR No.3/88-89, which is more fully described in the First Schedule below and hereinafter referred to as the "FIRST SCHEDULE PROPERTY";

XI. WHEREAS the Vendor entered into an Agreement dated 01.07.1992 with the Confirming Party herein, whereby he gave the Confirming Party the sole and exclusive rights to develop, market and promote, inter alia, for development of a Project of the First Schedule Property and identifying Purchasers for the sale of Survey No.33 and Survey No.34 out of the First Schedule

(82)

902

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Property or any part thereof and in pursuance of ths said Agreement, the Vendor has received the full consideration payable by the Confirming Party to the Vendor under the said Agreement;

XII. WHEREAS the Confirming Party nominated the Purchaser herein to be the Purchaser of Survey No.33 and Survey No.34, in all measuring Three Acres, which is more fully described in the Second Schedule below and accordingly the Vendor, the Confirming Party and the Purchaser entered into a Tripartite Agreement dated 28.04.1995 and the Confirming Party has received the reimbursement of the amounts paid by it to the Vendor;

XIII. WHEREAS the Confirming Party has received the reimbursement of the amount of Rs.73,710/= paid by the Confirming Party to the Vendor under the aforesaid Tripartite Agreement and a sum of Rs.2,55,000/= for assignment of a part of the rights under the said Agreement and the Vendor has received the balance amount of

Rs.1,290/= paid directly by the Purchaser and accordingly the Vendor and the Confirming Party have agreed to execute this Sale Deed in favour of the Purchaser hereinabove;

XIV. WHEREAS the Purchaser has called upon the Vendor and the Confirming Party to execute this Deed;

XV. NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in pursuance of the foregoing and in consideration of the payment of Rs.73,710/= (Rupees Seventy-three Thousand Seven Hundred and Ten only) paid by the Confirming Party to the Vendor as recited hereinabove and a further sum of Rs.1,290/= (Rupees One Thousand Two Hundred and Ninety only) paid by the Purchaser to the Vendor by Cheque bearing No. 683762 dated 30.10.1996 drawn on Canara Bank Shantinagar Branch, Bangalore, aggregating to Rs.75,000/= (Rupees Seventy-five Thousand only) being the full consideration paid to the Vendor as recited hereinabove (the payment and receipt whereof the Vendor hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquits, releases, discharges the Confirming Party and the Purchaser forever);

And in further consideration of the sum of Rs.2,55,000/= (Rupees Two Lakhs and Fifty-five Thousand only) reimbursed by the Purchaser to the Confirming Party in consideration of the Confirming Party having assigned, released and/or surrendered all its rights pertaining to the Schedule Property as recorded in the Tripartite Agreement dated 28.04.1995, aggregating to Rs.3,30,000/= being the total amount payable to the Confirming

ಈ ದಸ್ತಾವೇಜು ಅಪಮೌಲ್ಯ ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಅಧಿಕೋಂದಣಾಧಿಕಾರಿ.

Party under the said Tripartite Agreement and the consideration for transfer and assignment of the rights of the Confirming Party under the Tripartite Agreement dated 28.04.1995 in respect of the Schedule Property, (the payment and receipt whereof the Confirming Party hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquits, releases, discharges the Purchaser forever). He the Vendor at the request and at the direction of the Confirming Party hereby grants, conveys, transfers, assigns and assures in favour of the Purchaser and he, the Purchaser hereby accepts such sale, transfer, assignment, grant and conveyance the portion of the land bearing Survey No.35, measuring One Acre and Twenty Guntas and the portion of the land bearing Survey No.36, measuring One Acre and Twenty Guntas, in all measuring Three Acres, both situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, with plants, trees, fences, hedges, water courses and all rights, easements and privileges apprutenant thereto in the manner and subject to the covenant hereinafter appearing and TO HAVE AND TO HOLD the same unto the Purchaser as absolute owner, which is more fully described in the Second Schedule below and hereinafter called the "SCHEDULE PROPERTY" or "PROPERTY HEREBY CONVEYED";

The Vendor has this day put the Purchaser in possession of the Schedule Property;

XVI. THE VENDOR COVENANTS WITH THE PURCHASER AS FOLLOWS:

1) That the Purchaser shall be entitled to quietly enter upon and hold, posses and enjoy the property hereby conveyed as

ಈ ದಸ್ತಾವೇಜು ಅಸಲಿಯಲ್ಲ, ಹುಡುಗಿ ಒಳಪಟ್ಟಿದ್ದಾದೆ,
ಉಪನೋಂದಣಾಧಿಕಾರಿ.

absolute owner and receive profits and income therefrom, without any interference or distrubance from the Vendor or his predecessors-in-title or any person claiming through or under them or anyone claiming any legal title thereto;

2) That the title of the Vendor to the Property hereby conveyed is good, marketable and subsisting and that he has the power to convey the same and that there is no impediment for this sale under any law, order, decree or context;

3) That the Vendor is the sole and absolute owner of the Schedule Property and none else has any right, title, interest or share therein, subject to the Agreement above named;

4) That to the best of Vendor's knowledge, the Property hereby conveyed is not subject to any encumbrances, attachments, Court, acquisition, tenancy or other proceedings or charges of any kind;

5) That all rates, taxes and cesses relating to the Schedule Property hereby conveyed, have been paid by the Vendor upto date;

6) That the Vendor has this day delivered certified true copies of the documents of title relating to the Schedule Property to the Vendor;

7) That the Vendor shall, whenever so required by the Purchaser, do and execute at the cost, charges and expenses of the Purchaser, all such acts, deeds and things for more fully and perfectly assuring the title of the Purchaser to the Property hereby conveyed;

ಈ ದಸ್ತಾವೇಜು ಅಮಾಲ್ಕ ತನಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

(86)

198

13

3185/96

8) That the Vendor shall keep the Purchaser fully indemnified and harmless at all times, against any defect in title of the Vendor or his predecessors-in-title and against any consequential disturbance or interference to the peaceful possession and quite enjoyment of the Schedule Property by the Purchaser;

XVII. THE CONFIRMING PARTY COVENANTS AS FOLLOWS:

1) That the Confirming Party has a valid and subsisting agreement with the Vendor herein and that the Confirming Party has the sole and absolute right to develop, market and identify purchasers for the Schedule Property or any part thereof;

2) That the Confirming Party has received the reimbursement of the amounts paid by it to the Vendor with regards to the Schedule Property and that there are no dues payable to it in respect thereof;

3) That the Confirming Party have not created any charge with regards to the Schedule property or any part thereof and that to the best of confirming Party's knowledge, the Schedule Property is free from all encumbrances, attachments, Court Orders, acquisition or requisition proceedings;

4) That the Confirming Party has received consideration of Rs.2,55,000/= (Rupees Two Lakhs and Fifty-five Thousand only) for the transfer of its rights under the Agreement dated 28.04.1995 and has no objection for the execution of this Sale deed in favour of the Purchaser herein;

ಈ ದಸ್ತಾವೇಜು ಅಪಮೌಲ್ಯ ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ,

FIRST SCHEDULE
(Description of the entire property held by the Vendor)

All that lands bearing Survey No.33, 34, 35, 36, 37 and 38, each measuring One Acre and Twenty Guntas, in all measuring Nine Acres, all situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded as follows:-

ON THE EAST : Lands bearing Survey Nos.46, 47 48, 49 and 50 of Manchenahalli;

WEST : Vaderapura Village Boundary;

NORTH : Land bearing Survey No.39;

SOUTH : Land bearing Survey No.32;

SECOND SCHEDULE
(Property conveyed under this Deed)

All that portion of the DRY land bearing Survey No.35, measuring One Acre and Twenty Guntas and the portion of the land bearing Survey No.36, measuring One Acre and Twenty Guntas, in all measuring Three Acres, both situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded as follows:-

ON THE EAST : Lands bearing Survey Nos.45 and 46 of Vaderapura Village;

WEST : Vasudevapura Boundary;

NORTH : Portion of Survey No.34;

SOUTH : Land bearing Survey No.32;

ಈ ದಸ್ತಾವೇಜು ಅಮಾಲ್ ಪಡಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,
ಉಪನೋಂದಣಾಧಿಕಾರಿ.

(88)

156

9 ಸೇ ಅಂಕಿಯ ಪತ್ರಕ್ಕೆ ಸಂಖ್ಯೆ 3756 ಇದು ಸೇರಿದೆ
96-97 ಇದು ಅಂಗಡಿ ಸಂಖ್ಯೆ
ಸಂಖ್ಯೆ 3185/96-97 ಇದು ಸೇರಿದೆ

(Market value of the Property hereby conveyed is Rs.3,30,000/=).

IN WITNESS WHEREOF, the VENDOR has executed this DEED OF SALE and the CONFIRMING PARTY has attested this DEED OF SALE in the presence of the Witnesses attesting hereunder.

WITNESSES:

1) S. Rashmanath
306, 3rd Block
Roopinagar, Blore-10

2)

VENDOR

CONFIRMING PARTY

Drawn by: Shanda
Advocate.

ಈ ದಸ್ತಾವೇಜು ಅಸಮರ್ಪಕ, ಹಾಗೂ ಒಳಪ್ರವೇಶದ,

ಅಸಮರ್ಪಕಾಧಿಕಾರಿ.

195

(89)

ಹೋಲಿಕೆ

ಈ ದಸ್ತಾವೇಜನ್ನು ದಿನಾಂಕ 30/10/96 ರಂದು ನೋಂದಾವಣೆಗಾಗಿ ಹಾಜರುಪಡಿಸಿದ್ದು, ಕಾನೂನಿನಂತೆ ಶುಲ್ಕವನ್ನು ಪಡೆಯಲಾಗಿದೆ. ಈ ದಸ್ತಾವೇಜು 3081/96-97 ಕ್ರಮ ಸಂಖ್ಯೆಯಲ್ಲಿ ನೋಂದಾಯಿಸಲ್ಪಟ್ಟಿದೆ ಅದರಂತೆ ಸಬ್ಬನ ಸಂಖ್ಯೆಯಲ್ಲಿ ದಸ್ತಾವೇಜುಗಳು ನೋಂದಣಿ ಆಗಿದ್ದು ಸಂರಕ್ಷಿಸಿದ ರಿಜಿಸ್ಟರ್‌ನಲ್ಲಿ ದಾಖಲಿಸಲು ವಿಳಂಬ ವಾಗುತ್ತದೆ ಆದ್ದರಿಂದ ಕರ್ಯಾಯ ವ್ಯವಸ್ಥೆಗಾಗಿ ಈ ಹೋಲಿಕೆ ನೀಡಲಾಗಿದೆ.

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ಪೇರಾಳ್ಸ್ ಪ್ರತಿಗಾಗಿ ಅರ್ಜಿ ಸಲ್ಲಿಸಿದವರು H. Sridhar Rao

ಪೇರಾಳ್ಸ್ ಪ್ರತಿಗಾಗಿ ಅರ್ಜಿ ಸಲ್ಲಿಸಿದ ದಿನಾಂಕ 24/2/96

ಪೇರಾಳ್ಸ್ ಪ್ರತಿ ತಯಾರಾದ ದಿನಾಂಕ 26/2/96

ಪೇರಾಳ್ಸ್ ಪ್ರತಿ ತಯಾರಿಸಿದವರು

ಪೇರಾಳ್ಸ್ ಪ್ರತಿ ಓದಿದವರು

ಪೇರಾಳ್ಸ್ ಪ್ರತಿ ಹೋಲಿಸಿದವರು

ಪೇರಾಳ್ಸ್ ಪ್ರತಿ ವಿಲೇವಾರಿ ಆದ ದಿನಾಂಕ 24/1/97

10 Rs. [redacted]

ANNEXURE - A

INDIA NON JUDICIAL

25000

00DD 517286

THIS DEED OF SALE executed on the 30th day of October One Thousand Nine Hundred and Ninety-six :

B Y : MR. KANAYALAL alias KANTILAL LALJI SAVALA, aged about 52 years, son of Mr.Lalji Savala, residing at No.544, III Cross, VI Block, Koramangala, BANGALORE - 560 034,

(hereinafter referred to as the "VENDOR", which expression shall, wherever the context so requires or admits, mean and include, his heirs, executors, administrators and assigns).

A N D : M/S. STEADYLINE TRADING (P) LIMITED (formerly known as Lokhandwala Cements (P) Limited), a Company incorporated under the Companies Act, 1956 and having its Registered Office at No.302, 19th Main, 6th Block, Koramangala, Bangalore - 560 034, represented by its Authorised Representative and Director MR.K.K.HARIA.

(hereinafter referred to as the "CONFIRMING PARTY", which expression shall, wherever the context so requires or admits, mean and include, its successors-in-title and assigns).

Sy. No. 44
Sy. No. 45

(91)

14 SEP 1996

Want of Rs 44600 Papers of Rs 2000/-
500A3 of Rs 1000/-4 500/- of Rs
of Rs 2 NO re issued

K. N. RADHA
Vendor
The Bangalore Advocate's
Co-operative Society Ltd

19-9-96

50037-45 0-00/-
Name M. Sridhar Rao

19-9-96
Advocates
Co-operative Society Ltd

30-10-96 ರಂದು ಹಾಜರು ಪಡಿಸಿದ ಪ್ರಾಮಿಸರಿ ನೋಟು ಪ್ರಾಮಿಸರಿ 2=00
Sri HS Sridhar Rao ರವರಿಂದ ಕೊಂಡು

ಕ್ರಯದ ಹಣ	6600=00
1) ಮುದ್ರಾಂಕ	8=00
2) ನೋಂದಣಿ ಫೀಯವರ	2=00
3) ಓಬಿರಡ	
4) ಅಂಚೆ ಮಸ್ತು	RR-A0200
5) ಇತರ	
ಜಮಾ ರೂ	6650=00

ಎರಡುಕೊಟ್ಟಿದ್ದನ್ನು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು

ಸುತ್ತಾಡಿದವರು

Prasanna Kumar
859 I C H Road
B'lore-27

30/X/96

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು

5000Rs. 192

92

5000 रु. Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

96-97

: 2 :

IN FAVOUR OF : MR.H.S.SRIDHARA RAO,
aged about 40 years,
son of H.S.M. RAO
residing at No.64,
Railway Parallel Road,
Kumara Park,
BANGALORE - 560 020.

(hereinafter referred to as the "PURCHASER", which expression shall, wherever the context so requires or admits, mean and include, his heirs, executors, administrators and assigns).

WITNESSES AS FOLLOWS:

I. WHEREAS the Vendor is the sole and absolute owner of all that lands bearing Survey Nos.31, 32, 44 and 45, each measuring One Acre and Twenty Guntas, in all measuring Six Acres, all situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, which is more fully described in the First Schedule below and hereinafter referred to as the "FIRST SCHEDULE PROPERTY";

ಈ ದಸ್ತಾವೇಜು ಅಸಮರ್ಪಕ, ಕನಿಷ್ಠ ಒಳಪ್ರತಿಯನ್ನು ಹೊಂದಿದೆ,

ಅಪಸೂಚಿಸಲಾಗಿದೆ.

93

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

II. WHEREAS originally then the portion of the land bearing Survey No.9, measuring One Acre and Twenty Guntas, situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, belonged to one Kadarappa and later it became Survey No.31 and he sold the same to Smt.Lakshmamma under Sale Deed dated 02.12.1964 (registered as Document No.5937/64-65 in Book-I, Volume 2456 at Pages 227 to 229 in the Office of the Sub-Registrar, Bangalore North Taluk) and he sold the same to one A.V.S.S.Varma under Sale Deed dated 18.11.1987 (registered as Document No.2986/87-88 in Book-I, Volume 4031 at Pages 49 to 54 in the Office of the Sub-Registrar, Bangalore North Taluk);

III. WHEREAS originally then the portion of the land bearing Survey No.9, measuring One Acre and Twenty Guntas, situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, belonged to one Gangappa, he having acquired the same under Grant Order No.37/GO No.17/47-48 and later it became Survey No.32 and

ಈ ದಸ್ತಾವೇಜು ಅಸಲಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

5000Rs.

190

(94)

INDIA NON JUDICIAL

५000रु. Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

ಈ ದಸ್ತಾವೇಜು ಆಧಾರದಲ್ಲಿ ಸಂಖ್ಯೆ 3755 ಕ್ಕೆ ಬುಕ್ಕಿಂಗ್

96-97

he was in possession and enjoying the same since several decades and his possession was confirmed vide Phodi Orders bearing No.19/52-53 dated 15.05.1968 issued by the Superintendent of Phodi Records and under Orders bearing No.YLC.112/68-69 dated 15.07.1965 issued by the Deputy Tahsildar and he sold the same to one A.V.S.S.Varma under Sale Deed dated 13.04.1987 (regisitered as Document No.158/86-87 in Book-I, Volume 3961 at Pages 225 to 227 in the Office of the Sub-Registrar, Bangalore North Taluk);

IV. WHEREAS originally then the portion of the land bearing Survey No.11, measuring One Acre and Twenty Guntas, situated at Manchenahali Village, Yelahanka Hobli, Bangalore North Taluk, belonged to one Singapuriga and later it became Survey No.44 and on his death, his children viz., Muniswamy and Smt.Akkayyamma sold the same to one A.V.S.S.Varma under Sale Deed dated 13.04.1987 (registered as Document No.160/87-88 in Book-I, Volume

ಈ ದಸ್ತಾವೇಜು ಅಸಲಿಯಲ್ಲ ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

95

189

1000 RS

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

3971 at Pages 147 to 150 in the Office of the Sub-Registrar, Bangalore North Taluk);

V. WHEREAS originally the portion of the land bearing Survey No.11, measuring One Acre and Twenty Guntas, situated at Manchenahali Village, Yelahanka Hobli, Bangalore North Taluk, belonged to the joint family property of one N.V.Giriyappa Setty and his brothers and later it became Survey No.45 and they effected a partition of their joint family properties among themselves under Partition Deed dated 31.01.1979 (registered as Document No.4341 in Book-I, Volume 3109 at Pages 139 to 146 in the Office of the Sub-Registrar, Bangalore North Taluk) and accordingly the said land allotted to the share of G.Satyanarayana Setty as his share and he sold the said land to one A.V.S.S.Varma under Sale Deed dated 15.11.1987 (registered as Document No.2986/87-88 in Book-I, Volume 4031 at Pages 49 to 54 in the Office of the Sub-Registrar, Bangalore North Taluk);

ಈ ದಸ್ತಾವೇಜು ಅಪಮೌಲ್ಯ, ಕಾಯಿದೆ ಒಳಪಟ್ಟಿರುವುದಿಲ್ಲ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

WHEREAS this manner, A.V.S.S.Varma became the sole and absolute owner of all that lands bearing Survey Nos.31, 32, 44 and 45, in all measuring Six Acres, all situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk and he sold the said lands to the Vendor herein, under Sale Deed dated 29.10.1988 (registered as Document No.4852/88-89 in Book-I, Volume 4176 at Pages 122 to 128 in the Office of the Sub-Registrar, Bangalore North Taluk);

VII. WHEREAS in this manner, the Vendor became the sole and absolute owner of the lands bearing Survey Nos.31, 32, 44 and 45, in all measuring Six Acres, all situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk and he is in possession and enjoyment of the said lands and he is registered as the Kathedar, holder and occupant of the said lands in all Revenue Records vide MR No.2/88-89, which is more fully described in the First Schedule below and hereinafter referred to as "FIRST SCHEDULE PROPERTY"

VIII. WHEREAS the Vendor entered into an Agreement dated 01.07.1992 with the Confirming Party herein, whereby he gave the Confirming Party the sole and exclusive rights to develop, market and promote, inter alia, for development of a Project of the First Schedule Property and identifying Purchasers for the sale of the First Schedule Property or any part thereof and in pursuance of ths said Agreement, the Vendor has received the full consideration payable by the Confirming Party to the Vendor under the said Agreement;

IX. WHEREAS the Confirming Party nominated the Purchaser herein to be the Purchaser of the Schedule Property and accordingly the Vendor, the Confirming Party and the said Purchaser herein entered into a Tripartite Agreement dated 28.04.1995 and the Confirming Party has received the reimbursement of the amounts paid by it to the Vendor;

ಈ ದಸ್ತಾವೇಜು ಅಪಮೌಲ್ಯ, ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

1000Rs.

186

98

Rs 1000

ONE THOUSAND RUPEES

96-97

8

X. WHEREAS the Confirming Party has received the reimbursement of the amount of Rs.69,275/= paid by the Confirming Party to the Vendor under the aforesaid Tripartite Agreement and a sum of Rs.2,55,000/= for assignment of a part of the rights under the said Agreement and the Vendor has received the balance amount of Rs.5,725/= paid directly by the Purchaser and accordingly the Vendor and the Confirming Party have agreed to execute this Sale Deed in favour of the Purchaser hereinabove;

XI. WHEREAS the Purchaser has called upon the Vendor and the Confirming Party to execute this Deed;

XII. NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in pursuance of the foregoing and in consideration of the payment of Rs.69,275/= (Rupees Sixty-nine Thousand Two Hundred and Seventy-five only) paid by the Confirming Party to the Vendor as recited hereinabove and a further sum of Rs.5,725/=

ಈ ದಸ್ತಾವೇಜು ಅಸಮೂಲ, ತನಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

(99)

185

500Rs.

(Rupees Five Thousand Seven Hundred and Twenty-five only) paid by the Purchaser to the Vendor by Cheque bearing No. 683759 dated 30.10.1996 drawn on Corona Bank, Shantinagar Branch, Bangalore, aggregating to Rs.75,000/= (Rupees Seventy-five Thousand only) being the full consideration paid to the Vendor as recited hereinabove (the payment and receipt whereof the Vendor hereby admits and acknowledges and of and from the same and every part thereof, doth hereby acquits, releases, discharges the Confirming Party and the Purchaser forever);

And in further consideration of the sum of Rs.2,55,000/= (Rupees Two Lakhs and Fifty-five Thousand only) reimbursed by the Purchaser to the Confirming Party in consideration of the Confirming Party having assigned, released and/or surrendered all its rights pertaining to the Schedule Property as recorded in the Tripartite Agreement dated 28.04.1995, aggregating to Rs.3,30,000/= being the total amount payable to the Confirming

ಈ ದಸ್ತಾವೇಜು ಅಸಮರ್ಪಕ, ಹಾಗೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

Party under the said Tripartite Agreement and the consideration for transfer and assignment of the rights of the Confirming Party under the Tripartite Agreement dated 28.04.1995 in respect of the Schedule Property, (the payment and receipt whereof the Confirming Party hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquits, releases, discharges the Purchaser forever). He the Vendor at the request and at the direction of the Confirming Party hereby grants, conveys, transfers, assigns and assures in favour of the Purchaser and he, the Purchaser hereby accepts such sale, transfer, assignment, grant and conveyance the portio of the land bearing Survey No.44, measuring One Acre and Twenty Guntas and the land bearing No.45, measuring One Acre and Twenty Guntas, in all measuring Three Guntas, both situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, with plants, trees, fences, hedges, water courses and all rights, easements and privileges apprutenant thereto in the manner and subject to the convenant hereinafter appearing and TO HAVE AND TO HOLD the same unto the Purchaser as absolute owner, which is more fully described in the Second Schedule below and hereinafter called the "SCHEDULE PROPERTY" or "PROPERTY HEREBY CONVEYED";

The Vendor has this day put the Purchaser in possession of the Schedule Property;

XIII. THE VENDOR COVENANTS WITH THE PURCHASER AS FOLLOWS:

1) That the Purchaser shall be entitled to quietly enter upon and hold, posses and enjoy the property hereby conveyed as absolute owner and receive profits and income therefrom, without

any interference or distrubance from the Vendor or his predecessors-in-title or any person claiming through or under them or anyone claiming any legal title thereto;

2) That the title of the Vendor to the Property hereby conveyed is good, marketable and subsisting and that he has the power to convey the same and that there is no impediment for this sale under any law, order, decree or context;

3) That the Vendor is the sole and absolute owner of the Schedule Property and none else has any right, title, interest or share therein, subject to the Agreement above named;

4) That to the best of Vendor's knowledge, the Property hereby conveyed is not subject to any encumbrances, attachments, Court, acquisition, tenancy or other proceedings or charges of any kind;

5) That all rates, taxes and cesses relating to the Schedule Property hereby conveyed, have been paid by the Vendor upto date;

6) That the Vendor has this day delivered certified true copies of the documents of title relating to the Schedule Property to the Vendor;

7) That the Vendor shall, whenever so required by the Purchaser, do and execute at the cost, charges and expenses of the Purchaser, all such acts, deeds and things for more fully and perfectly assuring the title of the Purchaser to the Property hereby conveyed;

ಈ ದಸ್ತಾವೇಜು ಅಸಮೂಲ, ಹಿಸಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

182

102

8) That the Vendor shall keep the Purchaser fully indemnified and harmless at all times, against any defect in title of the Vendor or his predecessors-in-title and against any consequential disturbance or interference to the peaceful possession and quite enjoyment of the Schedule Property by the Purchaser;

XIV. THE CONFIRMING PARTY COVENANTS AS FOLLOWS:

1) That the Confirming Party has a valid and subsisting agreement with the Vendor herein and that the Confirming Party has the sole and absolute right to develop, market and identify purchasers for the Schedule Property or any part thereof;

2) That the Confirming Party has received the reimbursement of the amounts paid by it to the Vendor with regards to the Schedule Property and that there are no dues payable to it in respect thereof;

3) That the Confirming Party have not created any charge with regards to the Schedule property or any part thereof and that to the best of confirming Party's knowledge, the Schedule Property is free from all encumbrances, attachments, Court Orders, acquisition or requisition proceedings;

4) That the Confirming Party has received consideration of Rs.2,55,000/= (Rupees Two Lakhs and Fifty-five Thousand only) for the transfer of its rights under the Agreement dated 28.04.1995 and has no objection for the execution of this Sale Deed in favour of the Purchaser herein;

ಈ ದಸ್ತಾವೇಜು ಅಮಾಲ್ಯ, ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಅಮಾಲ್ಯಕರಣಾಧಿಕಾರಿ.

FIRST SCHEDULE
(Description of the entire property held by the Vendor)

All that lands bearing Survey No.31, 32, 44 and 45, each measuring One Acre and Twenty Guntas, in all measuring Six Acres, all situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded as follows:-

ON THE EAST : Vaderapura Village Boundary;

WEST : Vasudevapura Village Boundary;

NORTH : Lands bearing Survey Nos.33 and 46 of Manchenahalli Village;

SOUTH : Lands bearing Survey Nos.30 and 43 of Manchenahalli Village;

SECOND SCHEDULE
(Property conveyed under this Deed)

All that portion of the land bearing Survey No.44, measuring One Acre and Twenty Guntas and the bearing Survey No.45, measuring One Acre and Twenty Guntas, in all measuring Three Acres, both situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded as follows:-

ON THE EAST : Lands bearing Survey Nos.43 and 44 of Manchenahalli Village;

WEST : Vasudevapura Village Boundary;

NORTH : Land bearing Survey No.33;

SOUTH : Land bearing Survey No.30;

ಈ ದಸ್ತಾವೇಜು ಅಪಮೌಲ್ಯ ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

180

ಇ ಸ್ಟಾಂಪು ಪೇಪರು ನಂ. 3754 ಇ ಸಾಲು 96-97 14 ಇ ಅಂಗಡಿ ಮಾಲೀಕರು 31R3/96-97 ಇ ಸಾಲು

104

(Market Value of the Property hereby conveyed is Rs.3,30,000/=).

IN WITNESS WHEREOF, the VENDOR has executed this DEED OF SALE and the CONFIRMING PARTY has attested this DEED OF SALE in the presence of the Witnesses attesting hereunder.

WITNESSES:

1) S. Rashmeeth
356, 3rd Block
Rajajinagar
Blore-10

2)

VENDOR

CONFIRMING PARTY

Drawn by: Advocate.

ಈ ದಸ್ತಾವೇಜು ಅಮಾಲ್, ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

(105)
2

179

ಹೆರಾಕ್ಸ್ ಪ್ರತಿಗಾಗಿ ಅರ್ಜಿ ಸಲ್ಲಿಸಿದವರು H Sridhar Rao
ಹೆರಾಕ್ಸ್ ಪ್ರತಿಗಾಗಿ ಅರ್ಜಿ ಸಲ್ಲಿಸಿದ ದಿನಾಂಕ 24/12/96
ಹೆರಾಕ್ಸ್ ಪ್ರತಿ ತಯಾರಾದ ದಿನಾಂಕ 26/12/96
ಹೆರಾಕ್ಸ್ ಪ್ರತಿ ತಯಾರಿಸಿದವರು
ಹೆರಾಕ್ಸ್ ಪ್ರತಿ ಓದಿದವರು
ಹೆರಾಕ್ಸ್ ಪ್ರತಿ ಹೋಲಿಸಿದವರು
ಹೆರಾಕ್ಸ್ ಪ್ರತಿ ವಿಲೇವಾರಿ ಆದ ದಿನಾಂಕ 24/1/97

5 Rs.
5 Rs.
पाँच रुपये
FIVE RUPEES

ಹೊಂಬರಹ

ಈ ದಸ್ತಾವೇಜನ್ನು ದಿನಾಂಕ 30/10/96 ರಂದು ನೋಂದಾವಣೆಗಾಗಿ ಹಾಜರುಪಡಿಸಿದ್ದು, ಕಾನೂನಿನಂತೆ ಶುಲ್ಕವನ್ನು ವಸೂಲಿ ಮಾಡಿಯಲಾಗಿದೆ. ಈ ದಸ್ತಾವೇಜು 3183/96-97 ಕ್ರಮ ಸಂಖ್ಯೆಯಲ್ಲಿ ನೋಂದಾಯಿಸಲ್ಪಟ್ಟಿದೆ ಅದರಂತೆ ಸಂಖ್ಯೆಯಲ್ಲಿ ದಸ್ತಾವೇಜುಗಳು ನೋಂದಣಿ ಆಗಿದ್ದು ಸಂಬಂಧಿಸಿದ ರಿಜಿಸ್ಟರ್‌ನಲ್ಲಿ ದಾಖಲಿಸಲು ವಿಳಂಬವಾಗುತ್ತದೆ ಆದ್ದರಿಂದ ಪರ್ಯಾಯ ವ್ಯವಸ್ಥೆಗಾಗಿ ಈ ಹೊಂಬರಹ ನೀಡಲಾಗಿದೆ.

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ANNEXURE-A8 (47+48) 178

106

INDIA NON JUDICIAL

25000

25000 25000

00DD 517284

ಈ ನಕಲು 2055 ಜಾಗೆಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ

ಇದೇ ಜಾಗೆಯ ನಕಲು ಸಂಖ್ಯೆ 3758/96-97 ಕ್ಕೆ ಲಗತ್ತು

THIS DEED OF SALE executed on the 2 day of October

One Thousand Nine Hundred and Ninety-six :

: MR. KANAYALAL alias KANTILAL LALJI SAVALA, aged about 52 years, son of Mr.Lalji Savala, residing at No.544, III Cross, VI Block, Koramangala, BANGALORE - 560 034,

(hereinafter referred to as the "VENDOR", which expression shall, wherever the context so requires or admits, mean and include, his heirs, executors, adminis trators and assigns).

A N D : M/S. STEADYLINE TRADING (P) LIMITED (formerly known as Lokhandwala Cements (P) Limited), a Company incorporated under the Companies Act, 1956 and having its Registered Office at No.302, 19th Main, 6th Block, Koramangala, Bangalore - 560 034, represented by its Authorised Representative and Director MR.K.K.HARIA,

(hereinafter referred to as the "CONFIRMING PARTY", which expression shall, wherever the context so requires or admits, mean and include, its successors-in-title and assigns);

Sy.No.47
Sy.No.48.

ಈ ದಸ್ತಾವೇಜು ಅಸಮರ್ಪಕ ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಅಸಮರ್ಪಕಾಧಿಕಾರಿ.

(167)

177

14 SEP 1996

50031-36 25001

Name M. Sridhar Rao

19-9-96

Stamp Vendor
The Bangalore Advocates
Co-operative Society Ltd.

53,500/- 25000 x 2
Want of Rs ____ Papers of Rs 25000 x 2
22 x 3 of Rs 5500 of Rs
____ of Rs ____ of Rs 6500 Saurec

19-9-96 (MANJULA P.)
Stamp Vendor
The Bangalore Advocate's
Co-operative Society Ltd

ಮೊತ್ತದ ವಿವರ
1) ಸೂಚಿಯ 6600=00
2) ನಕಲಿಗೆ ಫೂಲಿಯೇ 8=00
3) ಸಿಬ್ಬಂದಿ 2=00
4) ಅಂಚೆ ವೆಚ್ಚ
5) ಇತರ RR 40=00
ಒಟ್ಟು ರೂ 6650=00

ಮೂಲ ಉಪನೋಂದಣಿ ಕಾರ್ಯಾಲಯ
ದಿನಾಂಕ 30-10-96 ರಂದು ಹಾಜರು ಪಡಿಸಿದ 3=38
ಸಾ: H.S. ಶ್ರೀಧರ ರಾವ್ ರವರಿಂದ ಕಂಡಿಕೆ
ಅಂಶ ಮೂಲ ಪಾಠದಲ್ಲಿ ಕಾಣತಕ್ಕದ್ದು

ಬರೆದುಕೊಟ್ಟದ್ದನ್ನು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು

ಸಹಿ ಸುಪುದು.

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು

Prabhakar
881, 1st Road
B'lore 27

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು

176

108

25000

25000 25000

00DD 517285

96-97

IN FAVOUR OF : MR.H.S.SRIDHARA RAO,
aged about 40 years,
son of Mr.HSM Rao
residing at No.64, Railway Parallel Road,
Kumarapark,
BANGALORE - 560 020,

(hereinafter referred to as the "PURCHASER", which expression shall, wherever the context so requires or admits, mean and include, his heirs, executors, administrators and assigns).

WITNESSES AS FOLLOWS:

I. WHEREAS the Vendor is the sole and absolute owner of the land bearing Survey No.9, measuring Twenty-four Guntas, the land bearing Survey No.11, measuring Thirty-eight Guntas, the land bearing Survey No.39, measuring One Acre and Twenty Guntas, the land bearing Survey No.46, measuring One Acre and Twenty Guntas, the land bearing Survey No.47, measuring One Acre and Twenty Guntas, the land bearing Survey No.48, measuring One Acre and Twenty Guntas and the land bearing Survey No.49, measuring One Acre and Twenty Guntas, in all measuring Nine Acres and Two

ಈ ದಸ್ತಾವೇಜು ಅಸಮೌಲ್ಯ ತನಿಖೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

(109)

175

1000Rs

INDIA NON JUDICIAL

१000रु.

Rs 1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

Guntas, all situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, more fully described in the First Schedule below and hereinafter referred to as the "FIRST SCHEDULE PROPERTY";

II. WHEREAS originally the land bearing Survey No.9, measuring Twenty-four Guntas and the land bearing Survey No.11, measuring Thirty-eight Guntas both situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, belonged to one S.K.Veerabhadraiah and he was in possession and enjoying the same since several decades and he sold the same to one A.V.L.N.Raju under Sale Dated 10.04.1987 (registered as Document No.178/87-88 in Book-I, Volume 3971 at Pages 156 to 158 in the Office of the Sub-Registrar, Bangalore North Taluk);

III. WHEREAS originally the land bearing Survey No.39, measuring One Acre and Twenty Guntas, situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, belonged to one Moogappa,

ಈ ದಸ್ತಾವೇಜು ಅಸಲಿಗೆ ತಾಳೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

1000Rs.

3 ಜೇ ಹಾಳೆಯ ಪಕಲು ಸಂಖ್ಯೆ 3758 ಜೇ ಬುಕ್ಕಿನ 96-97

he was in possession and enjoying the same since several decades and he sold the same to one Smt.Lakshmamma under Sale Deed dated 12.11.1965 (registered as Document No.5326/65-66, Book-I, Volume 2539 at Pages 195 to 196, inthe Office of the Sub-Registrar, Bangalore North Taluk) and subsequently she sold the same to A.V.L.N.Raju under Sale Deed dated 18.11.1987 (registered as Document No.2982/ 87-88 in Book-I, Volume 4028 at Pages 142 to 147 in the Office of the Sub-Registrar, Bangalore North Taluk);

IV. WHEREAS originally one T.R.Shanthakumari was the sole and absolute owner of the land bearing Survey No.46, measuring One Acre and Twenty Guntas situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, she was in possession and enjoying the same since several decades and she sold the same to one A.V.L.N.Raju under Sale dated 31.12.1986 (registered as Document No.2995/86-87 in Book-I, Volume 3950 at Pages 47 to 53 in the Office of the Sub-Registrar, Bangalore North Taluk);

ಈ ದಸ್ತಾವೇಜು ಅಸಲಿಯಲ್ಲ, ತಪಸಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತೆ,
ಅಸಹಕರಿಸಬೇಕಾಗಿದೆ.

(111)

173

INDIA NON JUDICIAL

१000रु. Rs 1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

V. WHEREAS originally one Pachhappa uruf Gullappa was the sole and absolute owner of the land bearing Survey No.47, measuring One Acre and Twenty Guntas, situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, he having acquired the same under Sale Deed dated 25.11.1964 (registered as Document No.5809/64-65 in Book-I, Volume 2458 at Pages 89 to 92 in the Office of the Sub-Registrar, Bangalore North Taluk) and he sold the same to A.V.L.N. Raju under Sale Deed dated 10.04.1987 (registered as Document No.141/87-88 in Book-I, Volume 3974 at Pages 150 to 153 in the Office of the Sub-Registrar, Bangalore North Taluk);

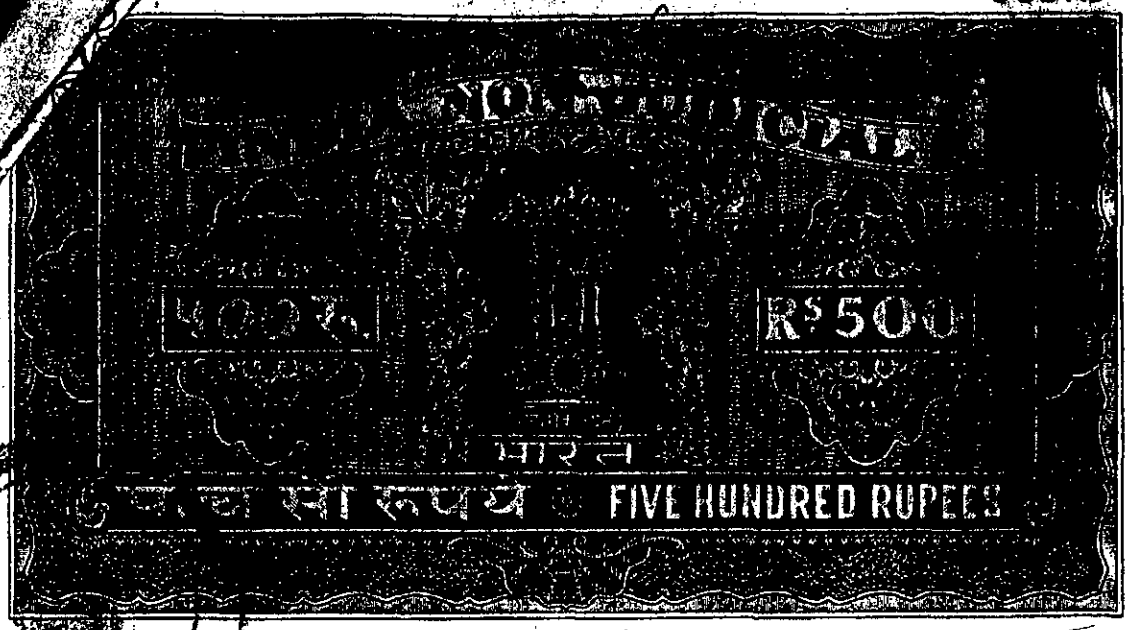
VI. WHEREAS originally one S.K.Veerabhadraiah was the sole and absolute owner of the land bearing Survey No.48, measuring One Acre and Twenty Guntas, situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, he was in possession and enjoying the same since several years and he sold the same to A.V.L.N.Raju under Sale Deed dated 10.04.1987 (registered as

ಈ ದಸ್ತಾವೇಜು ಅಮಾನ್ಯ, ತಮಿಳಿಗೆ ಒಳಪಟ್ಟದ್ದಲ್ಲ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

500Rs. 172

(112)



 ಈ ಹಾಳೆಯ ಪಕಲು ಸಂಖ್ಯೆ 3758/96-97

Document No.177/ 87-88 in Book-I, Volume 3974 at Pages 174 to 177 in the Office of the Sub-Registrar, Bangalore North Taluk);

VII. WHEREAS one T.R.Shanthakumari was the sole and absolute owner of the land bearing Survey No.49, measuring One Acre and Twenty Guntas, situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, she was in possession and enjoying the same since several decades and she sold the same to A.V.L.N.Raju under Sale Deed dated 10.04.1987 (registered as Document No.1507/87-88 in Book-I, Volume 3991 at Pages 228 to 230 in the Office of the Sub-Registrar, Bangalore North Taluk);

VIII. WHEREAS in this manner, the said A.V.L.N.Raju became the sole and absolute owner of the lands bearing Survey Nos.9, 11, 39, 46, 47, 48 and 49, all situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk and he is registered as the Kathedar, holder and occupant of the said lands in all Revenue Records;

ಈ ದಸ್ತಾವೇಜು ಅಸಲಿಯಲ್ಲ, ಹೆಸರಿಗೆ ಒಂದಷ್ಟು ರುಸ್ತದೆ,
ಉಪನೋಂದಣಾಧಿಕಾರಿ.

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IX. WHEREAS the said A.V.L.N.Raju sold the said lands to the Vendor herein, under Sale Deed dated 29.10.1988 (registered as Document No.4854/88-89 in Book-I, Volume 4169 at Pages 87 to 92 in the Office of the Sub-Registrar, Bangalore North Taluk);

X. WHEREAS in this manner, the Vendor became the sole and absolute owner of the lands bearing Survey Nos.9, 11, 39, 46, 47, 48 and 49, all situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk and he is in possession and enjoying the same and he is registered as the Kathedar, holder and occupant of the said lands in all Revenue Records vide MR No.4/94-95, which is more fully described in the First Schedule below and together hereinafter referred to as the "FIRST SCHEDULE PROPERTY";

XI. WHEREAS the Vendor entered into an Agreement dated 01.07.1992 with the Confirming Party herein, whereby he/she gave the Confirming Party the sole and exclusive rights to develop, market and promote, inter alia, for development of a Project of the First Schedule Property and identifying purchasers for the sale of the First Schedule Property or any part thereof and in pursuance of the said Agreement, the Vendor haas received the full consideration payable by the Confirming Party to the Vendor under the said Agreement;

XII. WHEREAS the Confirming Party nominated the Purchaser herein to be the Purchaser of the Schedule Property and accordingly. the Vendor, the Confirming Party and the said Purchaser herein entered into a Tripartite Agreement dated

ಈ ದಸ್ತಾವೇಜು ಅಸಲಿಯ, ಹಾಗೆಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ,
ಉಪನೋಂದಣಾಧಿಕಾರಿ.

28.04.1995 and the Confirming Party has received the reimbursement of the amounts paid by it to the Vendor;

XIII. WHEREAS the Confirming Party has received reimbursement of the amount of Rs.69,300/= paid by the Confirming Party to the Vendor under the aforesaid Tripartite Agreement and a sum of Rs.2,55,000/= for assignment of a part of the rights under the said Agreement and the Vendor has received the balance amount of Rs.5,700/= paid directly by the Purchaser; accordingly the Vendor and the Confirming Party have agreed to execute this Sale Deed in favour of the Purchaser hereinabove;

XIV. WHEREAS the Purchaser has called upon the Vendor and the Confirming Party to execute this Deed;

XV. <u>NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS</u>:

That in pursuance of the foregoing and in consideration of the payment of Rs.69,300/= (Rupees Sixty-nine Thousand and Three Hundred only) paid by the Confirming Party to the Vendor as recited hereinabove and a further sum of Rs.5,700/= (Rupees Five Thousand and Seven Hundred only) paid by the Purchaser to the Vendor by Cheque bearing No. 683759 dated 30.10.96 drawn on Canara Bank, Shantinagar Branch, Bangalore, aggregating to Rs.75,000/= (Rupees Seventy-five Thousand only) being the full consideration paid to the Vendor as recited hereinabove (the payment and receipt whereof the Vendor hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquits, releases, discharges the Confirming Party and the Purchaser forever);

ಈ ದಸ್ತಾವೇಜು ಅಸಮೌಲ್ಯ, ಹಣಕಿಗೆ ಒಳಪಟ್ಟಿರುವುದಿಲ್ಲ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ,

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And in further consideration of the sum of Rs.2,55,000/= (Rupees Two Lakhs and Fifty-five Thousand only) reimbursed by the Purchaser to the Confirming Party in consideration of the Confirming Party having assigned, released and/or surrendered all its rights pertaining to the Schedule Property as recorded in the Tripartite Agreement dated 28.04.1995, aggregating to Rs.3,30,000/= being the total amount payable to the Confirming Party under the said Tripartite Agreement and the consideration for transfer and assignment of the rights of the Confirming Party under the Tripartite Agreement dated 28.04.1995 in respect of the Schedule Property, (the payment and receipt whereof the Confirming Party hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquits, releases, discharges the Purchaser forever). He, the Vendor at the request and at the direction of the Confirming Party hereby grants, conveys, transfers, assigns and assures in favour of the Purchaser and he, the Purchaser hereby accepts such sale, transfer, assignment, grant and conveyance of land bearing Survey No.47, measuring One Acre Twenty Guntas and the land bearing Survey No.48, measuring One Acre Twenty Guntas, in all measuring Three Acres, all situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, with the lands, plants, trees, fences, edges, water courses and all rights, easements and privileges apprutenant thereto in the manner and subject to the convenant hereinafter appearing and TO HAVE AND TO HOLD the same unto the Purchaser as as absolute owner, which is more fully described in the Second Schedule below and hereinafter called the "SCHEDULE PROPERTY" or "PROPERTY HEREBY CONVEYED";

ಈ ದಸ್ತಾವೇಜು ಅಮಾಯಿಲ್ಲ, ಕನಿಷ್ಠ ಒಬ್ಬರುದ್ದ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

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The Vendor has this day put the Purchaser in possession of the Schedule Property;

XVI. THE VENDOR CONVENANTS WITH THE PURCHASER AS FOLLOWS:

1) That the Purchaser shall be entitled to quietly enter upon and hold, posses and enjoy the property hereby conveyed as absolute owner and receive profits and income therefrom, without any interference or distrubance from the Vendor or his predecessors-in-title or any person claiming through or under them or anyone claiming any legal title thereto;

2) That the title of the Vendor to the Property hereby conveyed is good, marketable and subsisting and that he has the power to convey the same and that there is no impediment for this sale under any law, order, decree or context;

3) That the Vendor is the sole and absolute owner of the Schedule Property and none else has any right, title, interest or share therein, subject to the Agreement above named;

4) That to the best of Vendor's knowledge, the Property hereby conveyed is not subject to any encumbrances, attachments, Court, acquisition, tenancy or other proceedings or charges of any kind;

5) That all rates, taxes and cesses relating to the Schedule Property hereby conveyed, have been paid by the Vendor upto date;

6) That the Vendor has this day delivered certified true copies of the documents of title relating to the Schedule Property to the Vendor;

7) That the Vendor shall, whenever so required by the Purchaser, do and execute at the cost, charges and expenses of the Purchaser, all such acts, deeds and things for more fully and perfectly assuring the title of the Purchaser to the Property hereby conveyed;

8) That the Vendor shall keep the Purchaser fully indemnified and harmless at all times, against any defect in title of the Vendor or his predecessors-in-title and against any consequential disturbance or interference to the peaceful possession and quite enjoyment of the Schedule Property by the Purchaser;

XVII. THE CONFIRMING PARTY CONVENANTS AS FOLLOWS:

1) That the Confirming Party has a valid and subsisting agreement with the Vendor herein and that the Confirming Party has the sole and absolute right to develop, market and identify purchasers for the Schedule Property or any part thereof;

2) That the Confirming Party has received the reimbursement of the amounts paid by it to the Vendor with regards to the Schedule Property and that there are no dues payable to it in respect thereof;

3) That the Confirming Party have not created any charge with regards to the Schedule property or any part thereof and that to the best of confirming Party's knowledge, the Schedule Property is free from all encumbrances, attachments, Court Orders, acquisition or requisition proceedings;

ಈ ದಸ್ತಾವೇಜು ಅಸಲಿಯಾಗಿದೆ ಹಾಗೂ ಒಳಪಟ್ಟಿರುತ್ತದೆ,

ಉಪನೋಂದಣಾಧಿಕಾರಿ.

4) That the Confirming Party has received consideration of Rs.2,55,000/= (Rupees Two Lakhs and Fifty-five Thousand only) for the transfer of its rights under the Agreement dated 28.04.1995 and has no objection for the execution of this Sale deed in favour of the Purchaser herein;

FIRST SCHEDULE
(Description of the entire property)

All that DRY land bearing Survey No.9, measuring Twenty-four Guntas, the land bearing Survey No.11, measuring Thirty-eight Guntas, the land bearing Survey No.39, measuring One Acre and Twenty Guntas, the land bearing Survey No.46, measuring One Acre and Twenty Guntas, the land bearing Survey No.47, measuring One Acre and Twenty Guntas, the land bearing Survey No.48, measuring One Acre and Twenty Guntas and the land bearing Survey No.49, measuring One Acre and Twenty Guntas, in all measuring Nine Acres and Twenty Guntas, all situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded as follows :-

ON THE EAST : Vaderapura Village Boundary;

WEST : Vasudevapura Village Boundary;

NORTH : Survey No.10 of Manchenahalli Village;

SOUTH : Survey Nos.45 and 38 of Manchenahalli Village;

SECOND SCHEDULE
(Description of Property conveyed under this Deed)

All that DRY land bearing Survey No.47, measuring One Acre Twenty Guntas and the land bearing Survey No.48, measuring One Acre Twenty Guntas, in all measuring Three Acres, all situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded as follows :-

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Boundaries for Survey No.47:

ON THE EAST : Survey No.27 of Vaderapura Village;
WEST : Survey No.38 of Manchenahalli Village;
NORTH : Survey No.48 of Manchenahalli Village;
SOUTH : Survey No.46 of Manchenahalli Village;

Boundaries for Survey No.48:

ON THE EAST : Survey No.27 of Vaderapura Village;
WEST : Survey No.36 of Manchenahalli Village;
NORTH : Survey No.49 of Manchenahalli Village;
SOUTH : Survey No.47 of Manchenahalli Village;

(Market value of the Property hereby conveyed is Rs.3,30,000/=).

IN WITNESS WHEREOF the VENDOR has executed this DEED OF SALE AND CONFIRMING PARTY has attested this DEED OF SALE in the presence of the Witnesses attesting hereunder.

WITNESSES:

1) S. Raghunath
306, 3rd block
Rajajinagar
Blore-10

2) R. [illegible]
693, [illegible] Estate
I Block [illegible]

VENDOR

CONFIRMING PARTY

Drawn by: Hande RWCND 1/9.95 BL

Advocate.

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ಜೆರಾಕ್ಸ್ ಪ್ರತಿಗಾಗಿ ಅರ್ಜಿ ಸಲ್ಲಿಸಿದವರು H. Vidhan Rao

ಜೆರಾಕ್ಸ್ ಪ್ರತಿಗಾಗಿ ಅರ್ಜಿ ಸಲ್ಲಿಸಿದ ದಿನಾಂಕ 24/12/96

ಜೆರಾಕ್ಸ್ ಪ್ರತಿ ತಯಾರಾದ ದಿನಾಂಕ 26/12/96

ಜೆರಾಕ್ಸ್ ಪ್ರತಿ ತಯಾರಿಸಿದವರು

ಜೆರಾಕ್ಸ್ ಪ್ರತಿ ಹಿಡಿದವರು

ಜೆರಾಕ್ಸ್ ಪ್ರತಿ ಹೋಲಿಸಿದವರು

ಜೆರಾಕ್ಸ್ ಪ್ರತಿ ವಿಲೇವಾರಿ ಆದ ದಿನಾಂಕ 24/1/97

5 INDIA
पाँच रुपये
FIVE RUPEES

ಹಿಂಬರಹ

ಈ ದಸ್ತಾವೇಜನ್ನು ದಿನಾಂಕ 30/10/96 ರಂದು ನೋಂದಾವಣೆಗಾಗಿ ಹಾಜರುಪಡಿಸಿದ್ದು, ಕಾನೂನಿನಂತೆ ಶುಲ್ಕವನ್ನು ಪಡೆಯಲಾಗಿದೆ. ಈ ದಸ್ತಾವೇಜು 3186/96-97 ಕ್ರಮ ಸಂಖ್ಯೆಯಲ್ಲಿ ನೋಂದಾಯಿಸಲ್ಪಟ್ಟಿದೆ ಅದರಂತೆ ದಸ್ತಾವೇಜುಗಳ ಸಂಖ್ಯೆಯಲ್ಲಿ ದಸ್ತಾವೇಜುಗಳು ನೋಂದಣಿ ಆಗಿದ್ದು ಸಂಬಂಧಿಸಿದ ರಿಜಿಸ್ಟರ್‌ನಲ್ಲಿ ದಾಖಲಿಸಲು ವಿಳಂಬ ವಾಗುತ್ತದೆ ಆದ್ದರಿಂದ ಪರ್ಯಾಯ ವ್ಯವಸ್ಥೆಗಾಗಿ ಈ ಹಿಂಬರಹ ನೀಡಲಾಗಿದೆ.

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

164 Annexure-B

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IN THE HIGH COURT OF KARNATAKA AT BANGALORE

(Original Jurisdiction)

WRIT PETITION No. 13625 OF 2012 (SC/ST)

BETWEEN:

1. SMT. MANDAKINI
   w/o. Late Somashekar
   Aged about 46 years

2. S. BHARATH KUMAR
   S/o. Late Somashekar
   Aged about 24 years

   Both are residing at
   "Hema Nilaya" K.R.Puram
   Bangalore 560 036

   Both are represented by their
   GPA Holder
   M.S. MAHADEVAIAH
   S/o Shivanna
   Aged about 43 years
   Residing at No.59, KMC,
   Next to Mount Carmel College
   Bangalore 560 052

29, 34, 43 & 49.

3. H. YESHWANTH SHENOY
   S/o. Late H.V. Shenoy
   Aged about 52 years
   Residing at No.35,
   "Chetana" Ashwini Layout,
   3rd Main Road
   Ejipura, Koramangala
   Bangalore 560 047

Sy. No. 31, 33.

4. H.S. Sridhar Rao
   S/o. H. S. M. Rao
   Aged about 51 years,
   r/a No.64, Railway Parallel Road,
   Kumara Park
   Bangalore 560 020

   Represented by his GPA Holder
   K. SRIKANTHA BHAT
   S/o P. Keshava Bhat
   Aged about 50 years,
   r/a. No.10/1, L.N. Complex,

35, 36, 40, 44, 45, 47 & 48.
Rex.

Palace Road
Bangalore 560 052. ..PETITIONER

AND:

1. STATE OF KARNATAKA
   Rep by its Secretary,
   Department of Revenue, Vikasa Soudha,
   Bangalore

2. The Deputy Commissioner
   Bangalore Urban District
   Bangalore

3. The Assistant Commissioner
   Bangalore North Sub Division
   Bangalore

4. Nagappa
   S/o Chikkonu
   since deceased by LRs
   (a) Doddanna
   Age: Not known
   (b) Nagaraj
   Age: Not known

5. Poojappa
   S/o Chokkonu
   Age: Not known

6. Chikka Muniyappa
   S/o Kunta Kadara
   Since deceased by his LRs

   (a) Subbarayappa
   Age: Not known

   4 to 6 (a) are residing at
   Manchenahalli Village
   Yelahanka Hobli
   Bangalore North Taluk

7. Moogappa
   s/o. Late Kunta Kadara
   by his LR

   (a) Narasimha
   s/o. Moogappa
   Age: Not known

IN THE HIGH COURT OF KARNATAKA AT BANGALORE

(Original Jurisdiction)

WRIT PETITION No. OF 2012 (SC/ST)

BETWEEN:

1. SMT. MANDAKINI
   w/o. Late Somashekar
   Aged about 46 years

2. S. BHARATH KUMAR
   S/o. Late Somashekar
   Aged about 24 years

   29, 34, 43 & 49.

   Both are residing at
   "Hema Nilaya" K.R.Puram
   Bangalore 560 036

   Both are represented by their
   GPA Holder
   M.S. MAHADEVAIAH
   S/o Shivanna
   Aged about 43 years
   Residing at No.59, KMC,
   Next to Mount Carmel College
   Bangalore 560 052

3. H. YESHWANTH SHENOY
   S/o. Late H.V. Shenoy
   Aged about 52 years
   Residing at No.35,
   "Chetana" Ashwini Layout,
   3rd Main Road
   Ejipura, Koramangala
   Bangalore 560 047

   Sy. No. 31, 33.

4. H.S. Sridhar Rao
   S/o. H. S. M. Rao
   Aged about 51 years,
   r/a No.64, Railway Parallel Road,
   Kumara Park
   Bangalore 560 020

   35, 36, 40, 44, 45, 47 & 48.
   Rex.

   Represented by his GPA Holder
   K. SRIKANTHA BHAT
   S/o P. Keshava Bhat
   Aged about 50 years,
   r/a. No.10/1, L.N. Complex,

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Palace Road
Bangalore 560 052. ..PETITIONER

AND:

1. STATE OF KARNATAKA
   Rep by its Secretary,
   Department of Revenue, Vikasa Soudha,
   Bangalore

2. The Deputy Commissioner
   Bangalore Urban District
   Bangalore

3. The Assistant Commissioner
   Bangalore North Sub Division
   Bangalore

4. Nagappa
   S/o Chikkonu
   since deceased by LRs
   (a) Doddanna
   Age: Not known
   (b) Nagaraj
   Age: Not known

5. Poojappa
   S/o Chokkonu
   Age: Not known

6. Chikka Muniyappa
   S/o Kunta Kadara
   Since deceased by his LRs

   (a) Subbarayappa
   Age: Not known

   4 to 6 (a) are residing at
   Manchenahalli Village
   Yelahanka Hobli
   Bangalore North Taluk

7. Moogappa
   s/o. Late Kunta Kadara
   by his LR

   (a) Narasimha
   s/o. Moogappa
   Age: Not known

(b) Marappa
s/o. Moogappa
Age: Not known

7(a) and (b) are residing at
Kokolu Village, Hesaraghatta
Hobli, Bangalore North Taluk

8. Munivenkatappa
s/o. Moodi
since dead by his LR

(a) Venkatappa
s/o. Late Munivenkatappa
Age: Not known

9. Muniyappa
s/o. Late dodda Kadara
Age: Not known

10. Sanjeevappa
s/o. Chikkonu (Poojiga)
by his LRs

(a) Munipoojappa
Age: Not known

(b) Nagaraju
Age: Not known

(c) Munivenkatappa
Age: Not known

(d) Anjaneya
Age: Not known

(e) Ganesha
Age: Not known

(f) Hanumaiah
Age: Not known

(g) Munithimma
Age: Not known

11. Dasappa
s/o. Late Dodda Muniyappa
Age: Not known

8 to 11 are residing at
Manchenahalli Village

Yelahanka Hobli
Bangalore North Taluk

12. Muniswamy
s/o. Narasimha
Since dead by his LRs

(a) Smt. Lakshamma
Age: Not known

(b) Hanumantha
Age: Not known

(c) Marappa
Age: Not known

(d) Murthy
Age: Not known

12 (a) to (d) are residing at
Venkatala Village
Yalahanka Hobli
Bangalore North Taluk

13. Singapura
S/o Muniyappa
since dead by his LRs

(a) Smt. Akkayamma
w/o. Late Singapura
Age: Not known

(b) Munihanumanthaiah
s/o. Late Singappa
Age: Not known

14. Chikka
Since dead by his LRs

(a) Chikka Mariyappa
Age: Not known

(b) Doddanna
Age: Not known

(c) Papa
Age: Not known

13 (a) and (b) and 14 (a) to (c)
are residing at Manchenahalli
Yelahanka Hobli

Bangalore North Taluk

15. Poojiga
S/o Muniyella
Since dead by his LRs

(a) Smt Annamma
W/o Late Hanumanthappa
Age: Not known

(b) Hanumantha
S/o Late Hanumanthappa
Age: Not known

15(a) and (b) are residing at
Venkatala Village
Yelahanka Hobli
Bangalore North Taluk

16. Kadara
S/o Singri
Since dead by his LRs

(a) Muniraju
Age: Not known — Dead

(b) Rangappa
Age: Not known

(c) Narasimhamurthy
Age: Not known

Alive (d) Smt. Sanjeevamma
Age: Not known — ~~Dead.~~ Alive

17. Narasappa
S/o Obaliganga
since dead by his LRs

(a) Smt. Lakshmamma
W/o Late Ramanna
Age: Not known
Residing at Manchenahalli Village
Yelahanka Hobli
Bangalore North Taluk.

..RESPONDENTS

MEMORANDUM OF WRIT PETITION UNDER ARTICLES 226 AND 227 OF THE CONSTITUTION OF INDIA

The Petitioners respectfully submit as under:-

1. The Petitioners even though the owners of different survey numbers are aggrieved by the common orders passed by the Respondents 2 and 3 under the provisions of Karnataka SC and ST (Prohibitions of transfer of certain lands) Act 1978 (herein after referred to as "the Act") as per Annexure B and C, seek leave of this Hon'ble court to prefer this common and single writ petition.

2. The Petitioners 1 and 2 are the owners of the lands bearing Sy No.29, 34, 43, and 49 of Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, totally measuring 6 acres and the said lands were purchased by the father of the Petitioners 1 and 2 in the year 1996 from his vendors Sri Nagappa and others who have purchased the said lands in 1963, 1964 and 1965 from their vendors.

3. It is submitted that the 3rd Petitioner is the owner of land bearing Sy No.31 and 33 of Manchenahalli Village, Yalahanka Hobli, Bangalore North Taluk having the purchased the same in the year 1996 from Sri Moogappa and Gangappa who had purchased the said lands in 1965 and 1968 from their vendors.

4. Similarly, the 4th Petitioner is the owner of the land bearing Sy No.35, 36, 40, 44, 45, 47 and 48 of Manchenahalli Village, Yalahanka Hobli, Bangalore North Taluk, each survey number measuring 1 acre 20 guntas purchased in

1996 from Poojippa and others who have purchased the said lands in 1964 from their vendors.

5. It is submitted that the Respondents 4 to 16 preferred independent petitions Nos. KSC.ST No.14 to 21 of 1996-97; KSC.ST No.25 of 1996-97; KSC.ST No.28 to 30 of 1996-97; KSC.ST No.32 to 34 of 1996-97; before the 3rd respondent under the provisions of the Karnataka PTCL Act seeking restoration of the lands alleging that the property in question were sold in contravention of the PTCL Act. The 3rd respondent by his *ex-parte* order dated 30.06.1996 allowed the said petitions and directed restoration of lands in favour of Respondents 3 to 16. On coming to know of the said order, the Petitioners preferred Appeal No.LND. SC.ST(A) No.41 of 2004-05 to 54/2004-05 before the 2nd respondent and the said appeals were dismissed by the 2nd respondent vide his order dated 07.02.2008. It is submitted that the Petitioners, being aggrieved by the said order, preferred WP No.6887 of 2008 and connected Writ Petitions and this Hon'ble Court was pleased to allow the writ petition observing that the authority is required to record a finding as to what was the nature of the grant, more appropriately, whether the grant was by way of transfer of absolute title to the grantee or not. This Hon'ble Court was pleased to left open all the contentions of the parties except that the grants made in favour of the Respondents –grantees-, members of the depressed class, the proceedings were remitted to the 3rd respondent to consider afresh, after extending reasonable opportunity of hearing including recording of evidence and securing of original records from the state and its departments and to pass orders strictly in accordance with law in the light

of the observation made therein within a period of 4 months from 15.09.2008. A true copy of the order dated 25.08.2008 in WP No.6887 of 2008 and connected Writ Petitions is produced as **ANNEXURE A** to this writ petition.

6. It is submitted that subsequent to the remand of the petitions by this Hon'ble Court the 3rd respondent registered fresh cases in KSC.ST.64/2008-09 to 77/2008-09 and took the petitions of the Respondents 4 to 16 on record. It is submitted that the 3rd respondent failed to secure the original records as specifically directed by this Hon'ble Court in WP 6887 of 2008 from the State Government or its officers to determine the nature of the grant and passed an order only on the basis of RTC, IL and RR and survey records. It is submitted that the 3rd respondent presumed that the land is a free grant and to claim adverse possession the purchaser should have enjoyed the property for a period of 30 years and therefore there is a violation of the condition of grant and the Respondents 4 to 16 are entitled for restoration of land. The 3rd respondent by his order dated 27.09.2010 allowed the petitions in case No.K.SC.ST-64-77/2008-09. A true copy of the order dated 27.09.2010 is produced as **ANNEXURE B**. The Petitioners being aggrieved by the order dated 29.07.2010 preferred Appeal No.SC.ST(A)/95/2010-11 and the 2nd respondent by his order dated 12.04.2012 dismissed the appeal preferred by the Petitioners and upheld the order of the 3rd respondent. A true copy of the order dated 12.04.2012 is produced as **ANNEXURE C**. It is submitted that the order of the 2nd respondent is based only on the presumption and not on verification of the original records as directed by this Hon'ble Court in the WP No.6887 of

2008 and connected WPs. The Respondents 2 and 3 have relied on RR and IL and the survey records and have come to the conclusion that the land was granted free of cost in favour of the grantees and therefore the condition of non alienation for ever is applicable. The orders passed by the Respondents 2 and 3 are therefore absolutely not in conformity with the law laid down or directions issued by this Hon'ble court. The Petitioners had both, before the 2nd and 3rd Respondent had taken up a contention of adverse possession.

7. Being aggrieved by the order passed by the Respondents 2 and 3 as per Annexure B and C, dated 29.07.2010 and 12.04.2012 respectively, the Petitioners have no other remedy other than approaching this Hon'ble Court. The Petitioners have not preferred any other writ or petition or appeal or suit before this Hon'ble Court or any other courts or forum other than this writ petition on the following among other grounds.

GROUNDS

8. It is respectfully submitted that this Hon'ble Court in WP No.6887 of 2008 and connected Writ Petitions vide its order dated 25.08.2008 (Annexure C) was pleased to observe at para 5 of the order, that the order of the respondent 2 and 3 disclosed that the authority failed to secure either the original grant certificate or the register nor an extract of the grant, to record a finding of the date of grant, the nature of grant and whether such grant was free of cost or for upset price. The Hon'ble Court further was pleased to observe that the 3rd respondent did not secure copies of saguvali chit issued to the grantee except for a register recording names of the grantees, extent of land in Sy No.9 and addition to the entries in the

index of land and record of right to infer that the grant being free of cost under rules for depressed class was subjected to a permanent non alienation as set out in Sub Rule (8) of Rule 43 of land grant rules. This Hon'ble court was pleased to accept the submission of the counsel for the Petitioner that the nature of grant, and the conditions laced thereto are ascertainable from the original grant order and if not available, at least, from grant register or for that matter saguvali chit register constituting contemporaneous records and directed the 3rd respondent to secure every and all material admissible in evidence to establish the said facts having regard to the object of the Act. This Hon'ble Court at para 10 of the order was pleased to direct the 3rd respondent to secure original records from the state and its departments and to pass orders strictly in accordance with law in the light of the observations made supra.

9. It is submitted that despite clear direction given by this Hon'ble Court the Respondents 2 and 3 have failed to follow the directions and passed the order once again on assumptions and presumptions to declare that the land is granted with a condition not to alienate forever and therefore the alienations that have taken place are in violation of the provisions of the Act 1978. Therefore, the impugned orders are liable to be set aside.

10. It is respectfully submitted that the Act 1978 has come into being with effect from 01.01.1979 and the proceedings are initiated in 1996-97 after a lapse of almost 18 years. It is submitted that the Respondents 2 and 3 should have rejected the application of the Respondents 4 to 16 since there was substantial unexplained delay in filing the application. The Hon'ble Apex Court in Civil Appeal No.3131 of 2007 (Ningappa vs. Dy.

Commissioner and others) vide its judgment dated 14.07.2011 was pleased to set aside the order of this Hon'ble Court passed in WA No.7727 of 2003 rendered by this Hon'ble Court vide its judgment dated 09.11.2005. This Hon'ble Court followed the above judgment in WP 44366 of 2011 in the matter of Munikondappa vs. State of Karnataka vide its judgment dated 14.03.2012 and set aside the order of the Asst Commissioner and Deputy Commissioner holding that the applications are belated. Therefore, the application of Respondents 4 to 16 are liable to be rejected on the ground of delay and laches even though no such limitation has been prescribed under the Act.

11. It is submitted that the Respondents 2 and 3 have assumed that the lands are granted free of cost and therefore the condition of non alienation for ever is applicable to the facts of this case. The language employed in the impugned order by the Respondents 2 and 3 itself would reveal that there was no direct evidence or any contemporaneous records and the reliance were placed on records which did not directly or indirectly suggest the nature of the grant or the tenor of the conditions that were imposed. In the absence of the positive evidence being absent, the valuable right to property of the Petitioners cannot be deprived by the Respondents 2 and 3. Hence, the orders as per Annexure B and C are liable to be set aside.

12. It is submitted that the Petitioners 1 and 2 are the owners of the lands bearing Sy No.29, 34, 43, and 49 of Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, the 3rd Petitioner is the owner of land bearing Sy No.31 and 33 of Manchenahalli Village, Yalahanka Hobli, Bangalore North Taluk and the 4th Petitioner is the owner of the land bearing Sy No.35, 36,

40, 44, 45, 47 and 48 of Manchenahalli Village, Yalahanka Hobli, Bangalore North Taluk. It is relevant to state that the Petitioners are independent owners of their respective lands and the claims of the Respondents 4 to 16 are also independent against each of the Petitioners. In view of the said facts, there was no justification for Respondents 2 and 3 to club the proceedings and pass a common order as per Annexure B and C and therefore the provisions of the Act and the Rules are violated and in that view the impugned Orders are liable to be set aside.

13. It is submitted that the 3rd respondent has concluded that the grant was made in the year 1947-48 on the basis of revenue records which cannot be said to establish the nature of the grant or the conditions that may be imposed in the absence of any clear documentary evidence either produced by the Respondents 4 to 16 or that has been looked into and taken into consideration by Respondents 2 and 3. Further, there was no scope for the Respondents 2 and 3 to either rely on the records which do not throw any clarity of the nature of the grant or the period of grant. Therefore, the orders passed by the Respondents 2 and 3 being without any merit, are liable to be set aside.

GROUNDS FOR INTERIM PRAYER

It is respectfully submitted that the orders passed by the Respondents 2 and 3 are not on the basis of the any verification of original grant records as directed by this Hon'ble Court in WP No.6887 of 2008 dated 25.08.2008. The impugned orders are passed on assumptions by the Respondents 2 and 3 which are highly arbitrary, illegal and opposed to

law. The Petitioners are in possession and enjoyment of their respective lands since the date of purchase and they will suffer irreparable loss and injury in the event the impugned orders as per Annexure B and C are not stayed. The balance of convenience is in favour of the Petitioners and there is an imminent threat of dispossession. Hence, the prayer for interim relief.

PRAYER

WHEREFORE, it is respectfully prayed that this Hon'ble Court may kindly be pleased to issue:-

(i) a writ of certiorari or any other appropriate writ or order and quash the order in No.K.SC.ST-64-77/2008-9 dated 27.09.2010 passed by the 3rd respondent (Annexure B) and the order in case No.SC.ST(A)95/2010-11 dated 12.04.2012 (Annexure C) passed by 2nd respondent;

(ii) issue such other reliefs as this Hon'ble Court deems fit to grant in the facts and circumstances of the case in the interest of justice and equity.

INTERIM PRAYER

Pending disposal of the writ petition, the Petitioners respectfully pray that this Hon'ble Court may kindly be pleased to stay the order in No.K.SC.ST-64-77/2008-9 dated 27.09.2010 passed by the 3rd respondent (Annexure B) and the order in case No.SC.ST(A)95/2010-11 dated 12.04.2012 (Annexure C) passed by

2nd respondent and all further proceedings pursuant thereto in the interest of justice and equity.

Bangalore,

Date: 20.04.2012

Advocate for Petitioners.

(BADRI VISHAL)

Address for service:

SRINIVAS & BADRI ASSOCIATES,
Advocates,
No.4/7, 3rd Floor, 'Sidda Enclave',
No.4, Nehru Nagar Main Road,
Seshadripuram, Bangalore - 560 020.

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(137)

18

IN THE HIGH COURT OF KARNATAKA, AT BANGALORE

Writ Petition No. /2012 (SC/ST)

WEEN:

mt. MAndakini and others ... Petitioners

he State of Karnataka and others ... Respondents

VERIFYING AFFIDAVIT

I, M.S. Mahadevaiah, S/o. Shivanna, Aged about 43 years, Residing at No.59, MC, Next to Mount Carmel College, Bangalore, do hereby solemnly affirm and state oath as follows:-

1. I state that, I am the GPA Holder of Petitioner No. 1 and 2 in the above writ Petition and being authorized and conversant with the facts of the case. I swearing this affidavit. Petitioners No 3 & 4 have also Authorized me to swear to this Affidavit.
2. I state that, the statements made in para 1 to 13 of the writ petition are true to the best my knowledge, belief and information.
3. Annexures- A to C are the true copies of the originals.

VERIFICATION: I the deponent above named hereby verify and declare that this is my name and signature. The contents of this affidavit are true to the best of my knowledge, belief and information.

Identified by me

M. S. Mahadevaiah

DEPONENT

Advocate

Bangalore

Date

147 Annexure-C 5008

FORM III - A

IN THE HIGH COURT OF KARNATAKA AT BANGALORE

WRIT PETITION NO 13625-13628 / 2012 (SCST-)

[Notice under Rule 13(a) proviso]

"CAUSE TITLE ENCLOSED SEPERATELY"

Whereas, a Writ Petition filed by the above named petitioner under Article 226 of the Constitution of India, as in the copy annexed hereunto, has been registered by this court.

E./Notice is hereby given to you to appear in this court in person or through an Advocate duly instructed or through some one authorised by law to act for you in this case, at 10.30 AM in the forenoon within 5 days of the service of this notice to show cause why rule nisi should not be issued.

If you fail so to appear on the said date or any subsequent date to which the matter may be posted as directed by the court, without any further notice, the petition will be dealt with, heard and decided on merits in your absence.

INTERIM ORDER

Pending issue of Rule nisi in the aforesaid Writ Petition it is hereby ordered by this Court on
Friday THE 20TH DAY OF April 2012
By Hon'ble Mr. Justice B.S PATIL
as follows:

Heard the learned counsel for the petitioner.

Learned Additional Government Advocate is directed to take notice for respondent Nos. 1 to 3.

Issue Emergent notice Re:Rule to the other respondents.

Issue Interim stay of the impugned order.

Sd/-
JUDGE.

COPY

23/04/12
ASSISTANT REGISTRAR

Note: It is prayed stay the order in No. K.SC.ST. 64-77/2008-09 dated 27.09.2010 passed by the 3rd respondent (Annexure - B) and the order in case No. SC.ST(A)95/2010-11 dated 12.04.2012 (Annexure C) passed by 2nd respondent and all further proceedigns pursuant thereto.

23/04/12
Assistant Registrar

HIGH COURT OF KARNATAKA BANGALORE 23 APR 2012

This certificate copy contains 6 and a court fee stamps of Rs. 9 is affixed

146 Sy. No. 30 Smidhar Rao Annexure-D1

RE File No 34 Sale deed No. 458/10 Karnataka 45001-C

Pending P-458/10-11

(2)

(1)

(139)

Government of Karnataka

Registration and Stamps Department

ABSOLUTE SALE DEED

THIS ABSOLUTE SALE DEED is made and exec[illegible] day of 13th day of May 2010, at Bangalore :

BY AND BETWEEN :

1. **Mrs. MUNIYAMMA**
   W/o. late. Puja[illegible]
   Aged about [illegible]

2. **Mr. CHIKK[illegible]A**
   S/o. lat[illegible]
   Aged [illegible] 65 years.
   For se[illegible] .artha of H.U.F.

3. **[illegible]G.MMA**
   [illegible]amuniyappa
   [illegible]out 60 years.

ANJENAMMA
W/o. late. Muniraj
Aged about 35 years.
For self and as Kartha of H.U.F.
consisting of herself and minor children
Miss. Asha and Master Sanjay

Sy. No. 30.

contd..2

LTM of muniyamma

LTM of Chikkamuniyappa

LTM of Gangamma

LTM of Jay[illegible]

NOT FOR SALE

CBI-[illegible]/B-1

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145

Print Date & Time : 13-05-2010 05:04:26 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-458

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಯಲಹಂಕ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 13-05-2010 ರಂದು 04:09:58 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

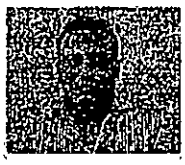
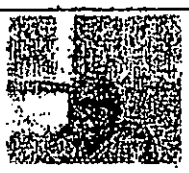
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	112500.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	600.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	35.00
4	ಇತರೆ	80.00
5	ಹೆಲ್ಪಿಂಗ್ ಫೀ	100.00
	ಒಟ್ಟು :	113315.00

ಶ್ರೀ Mr. Prateek Kumar, S/o. Praful Kumar Rep by his GPA H[illegible] [illegible]tesh Mutta, S/o. Krishna Rao Mutta ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Mr. Prateek Kumar, S/o. Praful Kumar Rep by his GPA Holder Mr. Venkatesh Mutta, S/o. Krishna Rao Mutta			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

ಬರೆದುಕೊಟ್ಟದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆ[illegible]	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mr. Prateek [illegible] Kumar R[illegible] [illegible]lder Mr. V[illegible] [illegible]a, S/o. [illegible] Mutta . (ಬರೆದುಕೊಡುವವರು)			
2	Mrs. Muniyamma, W/o. Late. Pujappa . (ಬರೆದುಕೊಡುವವರು)			—

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Government of Karnataka

Registration and Stamps Department

5 **Mrs. VANI**
W/o. late. Muniraj
Aged about 32 ye

6 **Miss. ASHA**
D/o. late. M
Aged abou
Minor rep natural guardian
mother

7 **Mast**
S/c aj
A 12 years
sented by natural guardian
njenamma

8 **YANNA**
Chikkamuniyappa
ed about 30 years.

Mrs. BHAGYAMMA
W/o. Jayanna
Aged about 26 years.

LTM 2 muniyappa

contd..3

LTM 2 Chikkamuniyappa

Vani Muniraj

LTM 7 Gangamma

LTM 2 Akkayamma

LTM 2 Jayanna

Justice (Retd.) R.M. Lodha Commission in the matter of PACL Ltd. New Delhi

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(4)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Mr. Chikkamuniyappa, S/o. Late. Pujappa . (ಬರೆದುಕೊಡುವವರು)			—
4	Mrs. Gangamma, W/o. Chikkamuniyappa . (ಬರೆದುಕೊಡುವವರು)			—
5	Mrs. Anjenamma, W/o. Late. Muniraj For Self and as Kartha of HUF and Minor Guardia for Miss. Asha & Master. Sanjay . (ಬರೆದುಕೊಡುವವರು)			ಆಂಜಿನಮ್ಮ
6	Mrs. Vani, W/o. Late. Muniraj . (ಬರೆದುಕೊಡುವವರು)			Vani Muniraj
7	Mr. Jayanna, S/o. Chikkamuniyappa For Self & Minor Guardian for Miss. Amulya . (ಬರೆದುಕೊಡುವವರು)			—
8	Mrs. Bhagyamma, W/ Jayanna . (ಬರೆದುಕೊಡುವವರು)			ಭಾಗ್ಯಮ್ಮ
9	Mr. N[illegible] Chikk[illegible]			ನಿಂಗಪ್ಪ
10	[illegible] D/o. Late. [illegible]pa . (ಬರೆದುಕೊಡುವವರು)			—

142

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Government of Karnataka

Registration and Stamps Department

This sheet can be used for any document

Date of execution

Total stamp duty paid Rs

10 **Miss. AMULYA**
D/o. Jayanna
Aged about 1 year.
Minor represented [illegible] guardian
father Jayanna

11 **Mr. NAGARA[illegible]**
S/o. Chikka[illegible]
Aged abo[illegible]

12. **Mrs. A[illegible]**
D/o. [illegible]a
Ag[illegible] years

[illegible]ing at Venkatala Village,
[illegible]a Hobli, Bangalore North Taluk

HEREINAFTER [illegible]**ERRED AS THE VENDORS** (which expression shall unless repug[illegible]e context and meaning thereof deemed to include their [illegible], successors, assigns, executors, attorneys, administrators [illegible]ersons claiming under their and they like) of the ONE PART.

LTM of Muniyamma

contd..4

LTM of Chikkamuniyappa

LTM of Gangamma

LTM of Akkayamma

LTM of Jayan[illegible]

Justice (Retd.) R.M. Lodha Committee
Matter of PACL LTD
New Delhi

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6

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
11	M. Munlyappa. S/o. Late. Muninarasappa . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			Munyappa

ಸಬ್‌ರಿಜಿಸ್ಟ್ರಾರ

140

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Government of Karnataka

Registration and Stamps Department

This sheet can be used for any document

IN FAVOUR OF :

Mr. PRATEEK KUMAR
S/o. Praful Kumar
Aged about 40 yer

Represented by [illegible] ...lder

Mr. VENKAT[illegible]
S/o. Krishn[illegible]
Aged ab[illegible]
Residi[illegible] Cross,
Dolla[illegible] RMV 2nd Stage
Ban[illegible] 094

HEREINAFTER REFE[illegible] AS THE PURCHASER (which expression unless otherwise repug[illegible] the context and meaning thereof shall deemed to includ[illegible] irs, legal representatives, executors, administrators, nom[illegible] assigns etc.) of the OTHER PART:

WITNESSETH AS F[illegible]

AND [illegible] the immovable property bearing Sy.No.30, measuring [illegible] as , situated at Manchenahalli village, Yelahanka Hobli, Bang[illegible]rth Taluk, having acquired the same by virtue of inheritance by [illegible] **VENDOR** No. 2 and after transferring khatha vide MR No. 12/98-99 in the revenue records and he is in peaceful possession and enjoyment of the aforesaid land. As abundant caution the **VENDOR** No. 1 and 3 to 12 are made as parties to this Absolute Sale Deed. The aforesaid land is described in greater detail in the Schedule hereunder and hereinafter referred to as the **SCHEUDLE PROPERTY**.

LTM of Muniyamma

LTM of Chikkamuniyappa

LTM of AKangamma

LTM of Gangamma

LTM of Jayam[illegible]

contd....5

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ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B. S. Manjunath No.116, 3rd Block, Dasappa Layout, Ramammurthy Nagara, Bangalore-36	
2	R. Vijay Tata No.32/17, Sheshadri Road, Bangalore-09	

This Document is kept pending for want of Governm

Designed and Developed by C-DAC, ACTS, Pune

Government of Karnataka

Registration and Stamps Department

This sheet cannot be used for any document

Date of issue

Total stamp duty paid Rs.

AND WHEREAS the **VENDOR No.2** has [illegible] name in the revenue records such as Mutation Register, R[illegible] the provisions of the Karnataka Land Revenue Act 1964 and [illegible] he is paying all the kandayam and property tax whenever fal[illegible]

AND WHEREAS the **VENDORS** are [illegible] of funds for their legal necessities and meet to the educati[illegible]es of minor children's and to have secured income for th[illegible] decided to dispose the property mentioned in the Sche[illegible]r the above said objective **VENDORS** have offered the so[illegible] to the **PURCHASER** herein and the **PURCHASER** has accepted [illegible] given by the **VENDORS** and the **PURCHASER** agreed and ac[illegible] offer to purchase for a total sale consideration of Rs. 80,00,[illegible]es Eighty Lakhs Only) subject to the terms and conditions her[illegible]earing.

NOW [illegible] THIS DEED OF ABSOLUTE SALE [illegible]ETH AS FOLLOWS :

1. That in purs[illegible]e aforesaid agreement and in consideration of the full sale [illegible] 80,00,000/- (Rupees Eighty Lakhs Only) paid in the following [illegible] the **PURCHASER** to the **VENDORS** :

a. Paid [illegible]d Draft bearing No. 145712 dated [illegible]/2010 drawn on Citi Bank NA Global [illegible]onsumer Bank Bangalore, favouring Mr. Chikkamuniyappa -Vendor No. 2 — Rs. 10,00,000/-

LTM of Munivamma

contd....6

LTM of Chikkamuniyappa LTM of AKkayamma

LTM of [illegible]

AKkayamma

LTM of Gangamma

LTM of Jaya[illegible]

Justice (Retd) R.H. Lodha Commission in matter of PACL Ltd. New Delhi

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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 Mr. Prateek Kumar, S/o. Praful Kumar Rep by his GPA Holde[illegible]tesh Mutta, S/o. Krishna Rao Mutta , ಇವರು 762850.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ [illegible] ಪಾವತಿಸಿರುವದನ್ನು ಧೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	[illegible] ವಿವರ
ನಗದು ರೂಪ	100.00	Paid [illegible] Consenting Stamp D[illegible]
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	762750.00	[illegible] Dt 05/05/2010 Drawn on [illegible] A. Global Consumer Bank, [illegible]re
ಒಟ್ಟು :	7628[illegible]	

ಸ್ಥಳ : ಯಲಹಂಕ

ದಿನಾಂಕ : 13/05/2010

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಯಲಹಂಕ)

Designed and Deve[illegible] C ACTS Pune.

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Government of Karnataka

Registration and Stamps Department

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b. Paid by cheque bearing No. 416613. 0,00,000/-
dated : 25/05/2010 drawn on Citi Bar
Noida.

c. Paid by Cash

Rs. 10,00,000/-

Rs. 80,00,000/-

2 That in consideration of the 80,00,000/- (Rupees Eighty Lakhs Only) which have been by the **VENDORS** from the **PURCHASER** and the receipt of the **VENDORS** hereby jointly admits and acknowledges, in f settlement of the consideration herein, the **VENDORS** does he T ,CONVEY ,SELL ,TRANSFER AND ASSIGNS all their rights, title st in the said property, with all the rights of ownership, posse ment, privileges and appurtenances, with all fittings, fixtures, structure standing thereon free from all encumbrances unt HASER, TO HAVE AND TO HOLD the said property hereby sold HASER absolutely and forever.

3. That the VE by confirms admits and acknowledges that they have been right, title, interest, claim or lien of any nature whatsoever th mentioned in the schedule, hereby sold, and the same has be bsolute and exclusive property of the **PURCHASER** and **PURCHASER** shall e at liberty to deal with the same in the manner as the **PURCHASER** ns fit and proper and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever mean it likes, without any interference, hindrance, demand, objection, claim or interruption by the **VENDORS** or any person(s) claiming under or through them or in trust fo

LTM of Munilyamma LTM of AKKayamma
LTM of Chikkamuniyappa
LTM of AKKayamma
LTM of Gangamma

contd....7

LTM of Jayamma

Justice (Retd.) R.M. Lodha Committee
Matter of PACL Ltd.
New Delhi

NOT FOR SALE

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Government of Karnataka

Registration and Stamps Department

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4. That the **VENDORS** hereby assures the **PU** [illegible] that they have not entered into any agreement for sale or tran[illegible] has not done any act whereby their rights, title and interest to [illegible] property mentioned in the schedule property, in any way be impr[illegible]puted and whereby they may be prevented from transferring [illegible] property.

5 That the **VENDORS** hereby dec[illegible] represents that the said property acquired through inherita[illegible] ever there had been the subject matter of any HUF and th[illegible] of the said property owned by any minor and nobody ha[illegible] title or interest of any kind whatsoever in the schedule pr[illegible] further none else other than the **VENDORS** have any right, title [illegible] of any kind whatsoever in the whole or any part of the [illegible] property and further there is no impediment in the **VENDO**[illegible] execute this Absolute Sale Deed.

6. That both the **VE**[illegible] the **PURCHASER** are Agriculturalists as mentioned under se[illegible] Karnataka Land Reforms Act, 1961 and hailing from agric[illegible] and does not have any impediment in possession, sale, [illegible] exchange and purchase of the **SCHEDULE PROPERTY** unde[illegible] A and 79 B of the Karnataka Land Reforms Act,1961.

7. That [illegible]**DORS** hereby further assures, represents and covenants with the **PURCHASER** as follows:

contd....8

LTM of Muniyamma LTM of Akkayamma

LTM of Chikka muniyappa

LTM of Akkayamma

Vani Munirai

LTM of Gangemma

LTM of Jayan

Justice (Retd.) R.M. Lodha Committee in the matter of PACL Ltd. New Delhi

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Government of Karnataka

Registration and Stamps Department

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a. That the said property is free fr[illegible]s, mortgages, charges and encumbrances and lis-pe[illegible]nd there is no notices of attachments, acquisition or [illegible]r notices thereto, relating to the property.

b. That the **VENDORS** have [illegible] marketable title to the said property and none other th[illegible] **VENDORS** have any interest, right, title thereto.

c That there are [illegible]ing government dues of whatsoever nature inclu[illegible]tachment by the Income Tax Authorities or under a[illegible]force, in respect of the aforesaid property.

8. That the **VENDOR**[illegible] **PURCHASER** that the said property is free from all kinds of [illegible]ces such as prior Sale, Gift, Mortgage, Will, Trust, Exchange [illegible]al flaws, claims, prior Agreement to Sell, Loan, Surety, Secu[illegible]urt injunction, litigation, stay order, notices, charges, family [illegible]spute, acquisition, attachment in the decree of any court, h[illegible]on, Income Tax or Wealth Tax attachment or any other rec[illegible]nregistered encumbrances whatsoever, and if it is ever prov[illegible]e, or if the whole or any part of the property is ever taken aw[illegible] out from the possession of the **PURCHASER** on account of any [illegible]al defect in the ownership and title of the **VENDORS** then the **VEN**[illegible]s shall be liable and responsible to indemnify and to make good the loss suffered by the **PURCHASER** and keep the **PURCHASER** saved, harmless and indemnified against all such losses and damages suffered by the **PURCHASER** for the false statements and mis-representation of the facts and materials with respect to the **SCHEDULE PROPERT**[illegible] transfer of the same in favour of the **PURCHASER** herein.

LTM of Muniyamma LTM of AKKayamma

LTM of Chikkamuniyappa

contd...9

LTM of AKKayamma

LTM of Gangamma LTM of Jaya

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(1:52)

(14)

Government of Karnataka

Registration and Stamps Department

That the **VENDORS** hereby furthe[illegible] covenants, warrants, [illegible] indemnified against all demnifies and shall keep the **PU**[illegible]s, charges and expenses ctions, third party claims, demo[illegible] due to the fault or defect in ffered and /or incurred by the [illegible]**PERTY** or due to the invalidity of e of the **VENDORS** to the **SC**[illegible] this Absolute Sale Deed and the mpetence of the **VENDORS** [illegible] through them shall be liable and **ENDORS** or persons clai[illegible] all the losses, damages, costs and esponsible and make [illegible]**ASER.** expenses sustained by the [illegible]

10. That the **P**[illegible] all be at liberty to get the aforesaid property entered and [illegible] his own name in the records of revenue department [illegible] nd other concerned authorities.

11. Th[illegible] consideration shall include the amounts and deposits if any p[illegible]**VENDORS** for electricity and water connection and the sec[illegible] made with the said departments. The **PURCHASER** shall b[illegible]o get the existing electricity and water connections [illegible]n his favour along with the security deposit with KEB, w[illegible] [illegible]nt etc.

That the **VENDORS** and all the persons claiming though, under the **VENDORS** agrees and undertakes to sign and execute any required pplicatio ns, instruments and documents etc as and when required by the **PURCHASER** for the effective transfer of ownership, title and interest in the **SCHEDULE PROPERTY** in favour of the **PURCHASER** in the records of BBMP and any other local authorities, electricity company, Revenue [illegible] any other concerned authorities.

LTM of AKH

contd....10

LTM of Muniyamma

LTM of Chikkamuniyappa

LTM of [illegible]

AKkayamma

LTM of Gangamma

Justice (Retd.) R.M. Lodha Commission (In the matter of PACL Ltd.) New Delhi

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Government of Karnataka

Registration and Stamps Department

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Date of Execution

Total stamp duty paid Rs.

9. That the **VENDORS** hereby further specific[illegible]ants, warrants, indemnifies and shall keep the **PURCHASER** fu[illegible]fied against all actions, third party claims, demand loss, c[illegible]es and expenses suffered and /or incurred by the **PURCHASF**[illegible]e fault or defect in title of the **VENDORS** to the **SCHEDULE PRC**[illegible]e to the invalidity of competence of the **VENDORS** to execut[illegible]te Sale Deed and the **VENDORS** or persons claiming under [illegible]em shall be liable and responsible and make good for [illegible]es, damages, costs and expenses sustained by the **PURCHA**[illegible]

10. That the **PURCHASER** shall [illegible]y to get the aforesaid property entered and mutated in hi[illegible]me in the records of revenue department, BBMP/KEB and [illegible]erned authorities.

11. That the sale cons[illegible]all include the amounts and deposits if any paid by the **VEND**[illegible]ctricity and water connection and the security deposits ma[illegible] said departments. The **PURCHASER** shall be entitled to g[illegible]sting electricity and water connections transferred in his [illegible]g with the security deposit with KEB, water Department etc[illegible]

12. That th[illegible]s and all the persons claiming though, under the **VENDORS** [illegible] undertakes to sign and execute any required applications, instruments and documents etc as and when required by the **PURCHAS**[illegible] the effective transfer of ownership, title and interest in the **SCHEDULE PROPERTY** in favour of the **PURCHASER** in the records of BBMP and any other local authorities, electricity company, Revenue [illegible]r any other concerned authorities.

LTM of Muniyamma

LTM of AKkayamma

contd....10

LTM of Chikkamuniyappa

LTM of [illegible]

AKkayamma

LTM of Gangamma

LTM of Jaya

154 131 16

Government of Karnataka

Registration and Stamps Department

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Dated execution

Equal stamp duty paid

13. That the property tax, water and electricit[illegible] and other dues and demands of whatsoever nature if any [illegible] respect of the **SCHEDULE PROPERTY** shall be borne and pai[illegible] **VENDORS** upto the date of handing over the possession to the [illegible] and thereafter the **PURCHASER** will be responsible for the pa[illegible] same as and when the same falls due.

14. That all the relevant docum[illegible] nal and Xerox copies in respect of the aforesaid property has [illegible] nded over by the **VENDORS** to the **PURCHASER**. The **VENDORS** [illegible] covenants that they left with no other documents, deeds an[illegible] ts etc relating to the **SCHEDULE PROPERTY**.

15. That all the expense [illegible] olute Sale Deed viz. stamp duty and registration charges etc [illegible] borne and paid by the **PURCHASER**. The **PURCHASER** shall h[illegible] nt to collect the original Absolute Sale Deed from the office [illegible] Registrar, Yelahanka Bangalore.

16. The courts [illegible] e shall alone have jurisdiction in trying the disputes and diff[illegible] ich may not be resolved through conciliation between the V[illegible] d **PURCHASER**.

17. That t[illegible] eaceful, physical vacant possession of the property mentione[illegible] edule, has been delivered by the **VENDORS** to the **PURCHASER**, [illegible] iately after registration of this **Absolute Sale Deed** to the **PURCHASER** [illegible] o deploy his own security guards at the **SCHEDULE PROPERTY**.

18. The **VENDORS** hereby declares that the **SCHEDULE PROPERTY** is a free grant of the SC and ST community and does not violate any of the provisions of the KSC/ST (PTCL) Act, 1978.

LTM of Chikkamuniyappa

LTM of Muniyamma

LTM of Akkayamma

LTM of Akkayamma

LTM of Gangamma

LTM of Jayamma

contd....11

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Government of Karnataka

Registration and Stamps Department

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19. The **VENDORS** declares that there is no [illegible] gs has been initiated or pending at any of the Land Trib[illegible] Form 7 under section 48 A read with Rule 19(1) of the Ka[illegible] d Reforms Rules 1961 . The **VENDORS** further declares that th[illegible] nding proceedings or any proceedings have been initiated [illegible] Land Tribunal under Form 7A under sub Rule (1) of the Rule 2[illegible] ngwith Section 77A of the Karnataka Land Reforms Act, 1961.

20. The **VENDORS** hereby decl[illegible] firms that they have not violated any of the provisions of [illegible] eforms Acts and there is no proceedings against the prope[illegible] ed in the schedule under the sections 63, 79A and 79B of t[illegible] ka Land Reforms Act, 1961 and any other laws for the time b[illegible].

21. That the sale transa[illegible] mentioned does not opposed to the public policy as men[illegible] er Section 22 A(1) of the Karnataka Registration Rules Am[illegible] act 1976 and any other provisions of the law for the time bei[illegible].

22. The **VENDO**[illegible] to overcome the acquit financial and family necessity had [illegible] into the Agreement of Sale in favour of M. Muniyapp[illegible] Muninarasappa, aged about 50 years, residing at, No. 1[illegible] Double Road, RMV 2nd Stage, Dollars Colony, Bangalore[illegible] in respect of the **SCHEDULE PROPERTY** and he has affixed his sig[illegible] as **CONSENTING WITNESS** to this Absolute Sale Deed in order to safegua[illegible] the interest of the **PURCHASER.**

LTM of Muniyamma

contd....12

LTM of AKKayamma

LTM of Chikkamuniyappa

LTM of AKKayamma

LTM of Gangamma

LTM of Jayamma

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Government of Karnataka

Registration and Stamps Department

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Date of execution

Total stamp duty paid Rs.

23. The value of the **SCHEDULE PROPERTY** set [illegible] document is Rs. 80,00,000/- (Rupees Eighty Lakhs Only) but [illegible] duty is paid in accordance with guidance value.

SCHEDULE PRO[illegible]

ALL THAT PIECE AND PARCEL [illegible] agricultural land bearing Sy.No.30, measuring A1-20 guntas, [illegible] Manchenahalli Village, Yelahanka Hobli, Bangalore North [illegible] Bangalore Urban District and bounded on the :

East by	:	Sy. No [illegible] Manchenahalli village.
West by	:	V[illegible] Village Boundary.
North by	:	[illegible] of Manchenahalli village..
South by	:	[illegible] 29 of Manchenahalli village.

contd....13

LTM of A.K. Gangamma

LTM of Chikkamuniyappa

LTM of Gangamma

LTM of Jay[illegible]

Government of Karnataka

Registration and Stamps Department

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IN WITNESS WHEREOF, both the **VENDORS** and the **PURCHASER** have signed this **ABSOLUTE SALE DEED** at BANGALORE on the day month and year first mentioned hereinabove in the presence of the following witnesses:

CONSENTING WITNESS:

(M. MUNIYAPPA)

WITNESSES:

1. B.S. Manj
B.S. MAN
NO 116.
Dasa
R nagar

2. A. VISAU TATA
32/17, Seshadri
Bln. 560009.

LTM
Muniyamma

2 LTM
Chikkamuniyappa

3. LTM
Gangamma

4 ಕಂಚಿನಮ್ಮ

contd....14

NOT FOR SALE

Insured (Raid) R.M. Lodha Communities in the matter of PACL Ltd. New Delhi

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NOT FOR SALE

126 Sy. No. 35 SR Annexure-D2

P-1369/2010-11 RE File no. 34 Sale deed no. 1369/10-11 Karnataka

Government of Karnataka

Registration and Stamps Department

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Date of execution

Total stamp duty paid Rs.

ABSOLUTE SALE DEED

THIS ABSOLUTE SALE DEED is made and execu[illegible] day of 09th day of July 2010 at Bangalore.

BY AND BETWEEN :

1. **Mr.MUNIYA[illegible]**
   S/o.Dodd[illegible]
   Aged a[illegible]s,
   For sel[illegible] as Kartha of H.U.F.

2. **Mrs.[illegible]KS[illegible]MA/MMA,**
   W[illegible]y[illegible]ppa,
   A[illegible]out 40 years.

3. **M[illegible]ANGAMMA,**
   [illegible]Muniyappa,
   [illegible]ged about 12 years,
   [illegible]inor represented by her
   father natural guardian Muniyappa

contd.....2

NOT FOR SALE

C25-23/B-17

Sy. No. 35

L T M of Lakshmma

L T M of Muniyappa

L T M of Muniyappa

L T M of Muniyappa

L T M of Muniyappa

Amicus (Retd.) R.M. Lodha Committee in the matter of PACL (India) New Delhi

160 125 2

Print Date & Time : 09-07-2010 03:02:37 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-1369

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಯಲಹಂಕ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 09-07-2010 ರಂದು 02:15:55 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

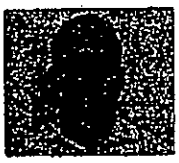
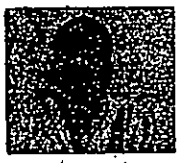
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	112500.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	660.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	35.00
4	ಇತರೆ	80.00
5	ಕನ್ಸಲ್ಟಿಂಗ್ ಫೀ	100.00
	ಒಟ್ಟು :	113375.00

ಶ್ರೀ Mr. Prateek Kumar S/o. Praful Kumar Rep by his GPA Ho[illegible] [illegible]tesh Mutta S/o. Krishna Rao Mutta ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Mr. Prateek Kumar S/o. Praful Kumar Rep by his GPA Holder Mr. Venkatesh Mutta S/o. Krishna Rao Mutta			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

ಬರೆದುಕೊಟ್ಟದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mr. Prat[illegible] [illegible]aful Kumar [illegible] Holder M[illegible] S/o. [illegible]utta . [illegible]ಂಡವರು)			
2	Mr. Munlyappa S/o. Doddakadara Self and Minor Guardian For Miss.Gangamma. Miss. Anjinamma. and Master. Narasimhamurthy . (ಬರೆದುಕೊಡುವವರು)			—

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3
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Government of Karnataka

Registration and Stamps Department

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Date of Execution

Total stamp duty paid Rs.

4. **Miss.ANJINAMMA**
D/o.Muniyappa
Aged about [illegible]
Minor repre[illegible] by her
father natural [illegible]an Muniyappa

5. **Master [illegible]HAMURTHY,**
S/o.[illegible]
Age[illegible] 2 years,
M[illegible]ented by his
[illegible]ural guardian Muniyappa

[illegible] residing at Venkatala Villlage,
[illegible]hanka Hobli, Bangalore North Taluk.

contd.....3

T L M of Lakshmma

T L M of Muniyappa

T L M of Muniyappa

T L M of Muniyappa

T L M of Muniyappa

Justice (Retd.) R.M. Lodha Committee In the matter of PACL Ltd. New Delhi

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4

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Mrs. Lakshmamma W/o. Muniyappa . (ಬರೆದುಕೊಡಬಹುದು)			———
4	M. Muniyappa S/o. Late. Muninarasappa . (ಒಬ್ಬರೆ ಮಾತ್ರ)			Muniyappa

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Government of Karnataka

Registration and Stamps Department

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Total stamp duty paid Rs.

All are residing at Ve[illegible] age.
Yelahanka Hobli, B[illegible] orth Taluk.

HEREINAFTER JOINTLY REFFERED A[illegible] ORS (which expression shall unless repugnant to the context [illegible] ing thereof deemed to include their legal heirs, succes[illegible] s, executors, attorneys, administrators, agents, persons cl[illegible] their and they like) of the ONE PART :

IN FAVOUR OF :

Mr. [illegible] MAR
S/[illegible] mar
[illegible] 40 years

[illegible] ted by his GPA Holder
[illegible] NKATESH MUTTA
[illegible] Krishna Rao Mutta
[illegible] ed about 35 years
[illegible] esiding at 187, 12th Cross,
Dollars Colony , RMV 2nd Stage
Bangalore – 560 094

contd....4

T L M of Lakshmma

T L M of Muniyappa

T L M of Muniyappa

T L M of Muniyappa

T L M of Muniyappa

Justice (Retd.) R.M. Lodha Committee In the matter of PACL Ltd. New Delhi

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ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B.S. Manjunath No. 116, 3rd Blk, Dasappa Lyt., Ramamurthy Nagar, B'lore-36	
2	R. Vijay Tata No. 32, Sheshadri Road, B'lore-01	

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Designed and Developed by C-DAC, ACTS, Pune

Government of Karnataka

Registration and Stamps Department

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Total stamp duty paid Rs.

HEREINAFTER REFERRED TO AS THE PURCHASE' [illegible] expression unless otherwise repugnant ,to the context and [illegible] hereof shall deemed to include his heirs, legal repr[illegible] executors, administrators, nominee/s and assigns etc.) of th[illegible]RT:

WITNESSETH AS FOLLOWS :

AND WHEREAS. the immovable [illegible] bearing Sy. No. 35, measuring A1-20 guntas , situated at [illegible]alli village, Yelahanka Hobli, Bangalore North Taluk, havin[illegible] the same by virtue of inheritance by the **VENDOR** No. 1 [illegible]a and after transferring khatha vide MR No. 35/1998-99 [illegible]nue records and he is in peaceful possession and enjoym[illegible] aforesaid land. As abundant caution the **VENDOR** No. 2 to [illegible] as parties to this Absolute Sale Deed. The aforesaid land is [illegible]n greater detail in the Schedule hereunder and hereinafter [illegible]s the **SCHEUDLE PROPERTY**.

AND WHEREAS th[illegible] **No. 1** has entered his name in the revenue records such [illegible] Register, R.T.C. as per the provisions of the Karnataka Land[illegible] Act 1964 and since he is paying all the kandayam and pr[illegible] whenever falls due.

contd...5

L T M of Lakshmma

L T M of Muniyappa

L T M of Muniyappa

L T M of Muniyappa

L T M of Muniyappa

Justice (Retd.) R.M. Lodha Committee in the matter of PAC Ltd. New Delhi

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(8)

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿ

ಶ್ರೀ Mr. Prateek Kumar S/o. Praful Kumar Rep by his GPA H[illegible] [illegible]utesh Mutta S/o. Krishna Rao Mutta , ಇವರು 762850.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿ[illegible] ಪಾವತಿಸಿರುವದನ್ನು ದೃಢಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	[illegible]ತಿಯ ವಿವರ
ನಗದು ರೂಪ	100.00	P[illegible] For Consenting Fee)
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	762750[illegible]	[illegible]45748, Dt 05/05/2010, Drawn On [illegible]nk, Bangalore,
ಒಟ್ಟು :	762[illegible]	

ಸ್ಥಳ : ಯಲಹಂಕ

ದಿನಾಂಕ : 09/07/2010

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
(ಯಲಹಂಕ)

Designed and [illegible] - DAC ACTS Pune.

Justice (Retd.) R.M. Lodha Commission in the matter of PIL (Civil) New Delhi

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Government of Karnataka

Registration and Stamps Department

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Date of execution

Total stamp duty paid Rs

AND WHEREAS the **VENDORS** are in need of [illegible] their legal necessities and meet to the educational expenses [illegible] children's and to have secured income for the families, they ho[illegible] to dispose the property mentioned in the Schedule and for [illegible] said objective **VENDORS** have offered the same for sale to [illegible] **PURCHASER** herein and the **PURCHASER** has accepted the offer giv[illegible] **VENDORS** and the **PURCHASER** agreed and accepted the of[illegible]hase for total sale consideration of. Rs.80,00,000/- (Rupees F[illegible] Lakhs Only) subject to the terms and conditions hereinafter appe[illegible]

NOW THEREFORE TH[illegible] ABSOLUTE SALE WITNESSET[illegible]S :

1. That in pursuance of the [illegible] agreement and in consideration of the full sale price of Rs. Rs[illegible] (Rupees Eighty Lakhs Only) paid in the following manner by t[illegible]SER to the **VENDORS** :

a. Paid by Demand [illegible]g No. 145727 Rs. 10,00,000/-
dated : 5/05/201[illegible] Citi Bank
NA Global Cor[illegible] Bangalore,
favouring Mr[illegible] Vendor No.1

contd..6

L T M of Lakshmma

L T M of Muniyappa

L T M of Muniyappa

L T M of Muniyappa

L T M of Muniyappa

Realtor (Regd.) R.M. Lodha Company Pvt. Ltd. New Delhi

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಕಾಗದ
Document Sheet

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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

b Paid by cheque bearing No. 416629 Rs. [illegible]000/-
dated : 29.07.2010 drawn on Citi Bank
Noida.

c Paid by Cash Rs. 10,00,000/-

Rs. 80,00,000/-

2 That in consideration of the sum of Rs. 80,00,000/- (Rupees Eighty Lakhs Only) which have been received by the **VENDORS** from the **PURCHASER** and the receipt of which the **VENDORS** hereby jointly admits and acknowledges, in full [illegible] settlement of the consideration herein, the **VENDORS** does hereby [illegible] CONVEY ,SELL ,TRANSFER AND ASSIGNS all their rights, titles and interest in the said property, with all the rights of ownership, possession, [illegible]t, privileges and appurtenances, with all fittings, fixtures, co[illegible]ructure standing thereon free from all encumbrances unto the **PURCHASER**, TO HAVE AND TO HOLD the said property hereby sold to the **PURCHASER** absolutely and forever.

contd....7

T L M of Lakshmma

T L M of Muniyappa

T L M of Muniyappa

T L M of Muniyappa

T L M of Muniyappa

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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ಬೆಲೆ ರೂ. 2/-

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Total stamp duty paid Rs.

ದಸ್ತಾವೇಜು ಬರೆದ ದಿನಾಂಕ
Date of execution

3. That the **VENDORS** hereby confirms admits and c[illegible]es that they have been left with no right, title, interest, claim [illegible] nature whatsoever the property mentioned in the schedule [illegible], and the same has become the absolute and exclusive pro[illegible] **PURCHASER** and **PURCHASER** shall be at liberty to deal with th[illegible]ne manner as the **PURCHASER** deems fit and proper and f[illegible] enjoy, sell, gift, mortgage, lease and transfer the same by w[illegible]ean it likes, without any interference, hindrance, demand, ob[illegible]n or interruption by the **VENDORS** or any person(s) claiming [illegible]ough them or in trust for them.

4. That the **VENDORS** hereby a[illegible]**URCHASER** that they have not entered into any agreement [illegible]ansfer and has not done any act whereby their rights, title a[illegible]o the property mentioned in the schedule property, in any [illegible]paired or disputed and whereby they may be prevented fro[illegible] the aforesaid property.

contd:...8

T L M of Muniyappa

T L M of Muniyappa

T L M of Lakshmma

T L M of Muniyappa

T L M of Muniyappa

Jaiprakash Associates (Regd.) R.M. Lodha Commission in matter of PACL Ltd. New Delhi

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಕಾಗದ
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ನೋಂದಣಿ ಕಾಗದ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Date of execution

ಕಟ್ಟಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

5 That the **VENDORS** hereby declares and re[illegible] the said property acquired through inheritance and nev[illegible] been the subject matter of any HUF and that no part of [illegible] property owned by any minor and nobody has any right, t[illegible] est of any kind whatsoever in the schedule property and fur[illegible] se other than the **VENDORS** have any right, title or interest [illegible] whatsoever in the whole or any part of the aforesaid p[illegible] further there is no impediment in the **VENDORS** right to ex[illegible] solute Sale Deed.

6. That both the **VENDORS** and [illegible] **SER** are Agriculturalists as mentioned under section 2 of the [illegible] Land Reforms Act, 1961 and hailing from agricultural family [illegible] not have any impediment in possession, sale, transfer, ex[illegible] d purchase of the **SCHEDULE PROPERTY** under Section 79 [illegible] of the Karnataka Land Reforms Act,1961.

7. That the **VENDO**[illegible] by further assures, represents and covenants with the **PU**[illegible] follows:

T L M of Muniyappa

T L M of Muniyappa

T L M of Lakshmma

T L M of Muniyappa

T L M of Muniyappa

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Government of Karnataka

Registration and Stamps Department

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Date of execution

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a. That the said property is free from [illegible] mortgages, charges and encumbrances and lis-pend[illegible] there is no notices of attachments, acquisition or regis[illegible] otices thereto, relating to the property.

b. That the **VENDORS** have goo[illegible] marketable title to the said property and none other than [illegible] AS have any interest, right, title thereto.

c That there are no [illegible], government dues of whatsoever nature including [illegible] nment by the Income Tax Authorities or under any l[illegible] in respect of the aforesaid property.

8. That the **VENDORS** as[illegible] **RCHASER** that the said property is free from all kinds of enc[illegible] such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Le[illegible] laws, claims, prior Agreement to Sell, Loan, Surety, Security, [illegible] junction, litigation, stay order, notices, charges, family or reli[illegible] e, acquisition, attachment in the decree

contd...10

T L M of Lakshmma

T L M of Muniyappa

T L M of Muniyappa

T L M of Muniyappa

T L M of Muniyappa

Justice (Retd.) R.M. Lodha Committee In the matter of PACL Ltd. New Delhi

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Date of Execution

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Total stamp duty paid Rs.

of any court, hypothecation, Income Tax or Wealth [illegible]ment or any other registered or unregistered encumbrance [illegible]er, and if it is ever proved otherwise, or if the whole or any pc [illegible] property is ever taken away or goes out from the possession [illegible] **JRCHASER** on account of any legal defect in the ownership [illegible] of the **VENDORS** then the **VENDORS** shall be liable and resp[illegible] indemnify and to make good the loss suffered by the **PURCH**[illegible] keep the **PURCHASER** saved, harmless and indemnified again[illegible] losses and damages suffered by the **PURCHASER** for t[illegible] statements and mis-representation of the facts and mat[illegible] spect to the **SCHEDULE PROPERTY** and the transfer of the [illegible] avour of the **PURCHASER** herein.

9. That the **VENDORS** heret[illegible] specifically covenants, warrants, indemnifies and shall keep t[illegible]**HASER** fully indemnified against all actions, third party claims [illegible] ss, costs, charges and expenses suffered and /or incurred [illegible]**HASER** due to the fault or defect in title of the **VENDORS** to t[illegible] **PROPERTY** or due to the invalidity of competence of the **VE**[illegible] execute this Absolute Sale Deed and the **VENDORS** or persons [illegible] nder, through them shall be liable and responsible and r[illegible] for all the losses, damages, costs and expenses sustained [illegible]**RCHASER.**

contd....11

T L M of Muniyappa

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಕಾಗದವನ್ನು ಯಾವ ದಸ್ತಾವೆಜಿಗಾದರೂ ಉಪಯೋಗಿಸಬಹುದು
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Total stamp duty paid Rs.

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10. That the **PURCHASER** shall be at liberty to get the said property entered and mutated in his own name in the [illegible] of revenue department, BBMP/KEB and other concerned au[illegible]

11. That the sale consideration shall includ[illegible] [illegible]nts and deposits if any paid by the **VENDORS** for electricity c[illegible] connection and the security deposits made with the said de[illegible] the **PURCHASER** shall be entitled to get the existing ele[illegible] water connections transferred in his favour along with th[illegible] deposit with KEB, water Department etc.

12. That the **VENDORS** and a[illegible]s claiming though, under the **VENDORS** agrees and under[illegible]n and execute any required applications, instruments and [illegible]ments etc as and when required by the **PURCHASER** for the effe[illegible]er of ownership, title and interest in the **SCHEDULE PROPERTY** [illegible] of the **PURCHASER** in the records of BBMP and any other [illegible]thorities, electricity company, Revenue Records or any other [illegible] authorities.

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T L M of Muniyappa

T L M of Muniyappa

T L M of Lakshmma

T L M of Muniyappa

T L M of Muniyappa

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Registration and Stamps Department

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13. That the property tax, water and electricity ch[illegible] and other dues and demands of whatsoever nature if any pay[illegible] pect of the **SCHEDULE PROPERTY** shall be borne and paid by [illegible] **ORS** upto the date of handing over the possession to the **PUR**[illegible] thereafter the **PURCHASER** will be responsible for the payme[illegible] me as and when the same falls due.

14. That all the relevant documents [illegible] and Xerox copies in respect of the aforesaid property has be[illegible] d over by the **VENDORS** to the **PURCHASER**. The **VENDORS** ass[illegible] venants that they left with no other documents, deeds and in[illegible] c relating to the Schedule property.

15. That all the expenses of [illegible] e Sale Deed viz. stamp duty and registration charges etc. ha[illegible] me and paid by the **PURCHASER**. The **PURCHASER** shall have [illegible] collect the original Absolute Sale Deed from the office of t[illegible] strar, Yelahanka Bangalore.

contd..13

T L M of Muniyappa

T L M of Muniyappa

T L M of Lakshmma

T L M of Muniyappa

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೆಜು ಹಾಳೆ
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16. The courts in Bangalore shall alone have j[illegible] trying the disputes and differences which may not be reso[illegible] conciliation between the **VENDORS** and **PURCHASER.**

17. That the actual peaceful, physical vac[illegible]on of the property mentioned in the schedule, has been de[illegible] the **VENDORS** to the **PURCHASER**, immediately after registrati[illegible] **bsolute Sale Deed** to the **PURCHASER** to deploy his own [illegible]ards at the **SCHEDULE PROPERTY**.

18. The **VENDORS** hereby declar[illegible] **SCHEDULE PROPERTY** is a free grant of the SC and ST com[illegible] does not violate any of the provisions of the KSC/ST (PTCL)[illegible]

19. The **VENDORS** dec[illegible] there is no proceedings has been initiated or pending at [illegible] Land Tribunal under Form 7 under section 48 A read wit[illegible] of the Karnataka Land Reforms Rules 1961 . The **VENDORS** [illegible]ares that there is no pending proceedings or any proceedin[illegible]n initiated before the Land Tribunal under Form 7A under s[illegible] the Rule 26 C read alongwith Section 77A of the Karnataka [illegible]s Act, 1961.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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Total stamp duty paid Rs.

20. The **VENDORS** hereby declares and affirm[illegible] have not violated any of the provisions of the Land Refor[illegible] there is no proceedings against the property mentioned in [illegible]ule under the sections 63, 79A and 79B of the Karnataka L[illegible] Act, 1961 and any other laws for the time being in force.

21. That the sale transaction herein me[illegible] s not opposed to the public policy as mentioned under S[illegible].(1) of the Karnataka Registration Rules Amendment Act 19[illegible] other provisions of the law for the time being in force.

22. The **VENDORS** in order to [illegible]e acquit financial and family necessity had entered into [illegible]ement of Sale in favour of M. Muniyappa S/o. late. Mun[illegible], aged about 50 years, residing at, No. 10/11, 85ft. Doub[illegible] RMV 2nd Stage, Dollars Colony, Bangalore – 560 094 in [illegible]e **SCHEDULE PROPERTY** and he has affixed his signature as [illegible] **WITNESS** to this Absolute Sale Deed in order to safeguard th[illegible]e **PURCHASER.**

contd....15

T L M of Lakshmma

T L M of Muniyappa

T L M of Muniyappa

T L M of Muniyappa

T L M of Muniyappa

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Government of Karnataka

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23. The value of the **SCHEDULE PROPERTY** set forth [illegible] ocument is Rs. 80,00,000/- (Rupees Eighty Lakhs Only) but the [illegible] is paid in accordance with guidance value.

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of t[illegible] ultural land bearing Sy. No. 35, measuring A1-20 guntas, situ[illegible] nchenahalli Village, Yelahanka Hobli, Bangalore North Talu[illegible] e Urban District and bounded on the :

East by	:	Sy. No. 46 o[illegible] ahalli Village.
West by	:	Vasud[illegible] age boundary.
North by	:	Sy. [illegible] nchenahalli village.
South by	:	[illegible] Manchenahalli village.

contd...16

L T M of Lakshmana

L T M of Muniyappa

L T M of Muniyappa

L T M of Muniyappa

L T M of Muniyappa

Justice (Retd.) R.M. Lodha Commission of Inquiry (PACL) New Delhi

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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Registration and Stamps Department

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

IN WITNESS WHEREOF, both the **VENDORS** and the **PURCHASER** have signed this ABSOLUTE SALE DEED at BANGALORE on the day, month and year first mentioned hereinabove in the presence of the following witnesses:

CONSENTING WITNESS:

(M. MUNIYAPPA)

WITNESSES:

1. A.V. Tata
A VIJAY TATA
37/12, Sankalpa
B'lr - 560...

2. B.S. Mary
(B.S. MARY)
NO 1/6
R.M. Naga
B-36.

1. T L M of Muniyappa

2. T L M of Lakshmamma

3. T L M of Muniyappa

NOT FOR SALE

contd...17

Justice (Retd.) R.M. Lodha Commission
In the matter of PACL Ltd.
New Delhi

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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Registration and Stamps Department

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Total stamp duty paid Rs.

RTM of Muniyappa

STM of Muniyappa

Drafted by

K.A. Appanna, B.Sc., B.A.L.L.B.,
ADVOCATE
HIGH COURT OF KARNATAKA
Off 39, Sai Dhamlian, 1st Floor, Opp. Corporation
New Town Yelahanka, Bangalore - 560064

VENDORS

PURCHASER

Sy. No. 36 SR Annexure-D3

RE Filed No. 34 Sale deed No 00766/10 45015 Karnataka

P. 766/10-11

Government of Karnataka

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ABSOLUTE SALE DEED

THIS ABSOLUTE SALE DEED is made and executed on this day of 14th day of May 2010 at Bangalore :

BY AND BETWEEN :

1. **Mr. MUNIPUJAPPA**
   S/o. late. Sanjee
   Aged about 60
   For self and on behalf of H.U.F.

2. **Mr. NAGARAJ**
   S/o. Mu
   Age years.

3. **Mr. N ATH**
   N jappa
   bout 32 years

contd..2

NOT FOR SALE

CBI-23/B-11

Sy. No. 36

LTM/L muthyalamma

LTM/L Hanumappa

LTM/L Sakkamma

LTM/L Thimappa

Lakshmi

LTM/L Ananda

LTM/L Motamma

LTM/L Hanumappa

LTM/L Munesh

LTM/L Muttamma

LTM/L Hanumakka

LTM/L Anjeenamma

Life Insurance (Rajbir) R.M. Lodha Commission of Inquiry PACL New Delhi

104

(181)

(2)

Print Date & Time : 02-06-2010 05:32:44 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-766

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಯಲಹಂಕ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 02-06-2010 ರಂದು 04:58:40 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಬಿಲ್ಲುದೊಂದಿಗೆ

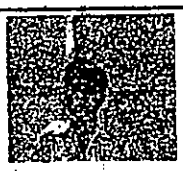
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಬಿಲ್ಲು	112500.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	1050.00
3	ಪರಿವರ್ತನಾ ಬಿಲ್ಲು	35.00
4	ಇತರೆ	80.00
5	ಪ್ರೊಸೆಸಿಂಗ್ ಫೀ	100.00
	ಒಟ್ಟು :	113765.00

ಶ್ರೀ Mr. Prateek Kumar, S/o. Praful Kumar Rep by his GPA Ho[illegible] .resh Mutta, S/o. Krishna Rao Mutta ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Mr. Prateek Kumar, S/o. Praful Kumar Rep by his GPA Holder Mr. Venkatesh Mutta, S/o. Krishna Rao Mutta			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

ಬರೆದುಕೊಟ್ಟದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆ[illegible]	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mr. Prate[illegible] [illegible]ful Kumar [illegible] Holder Mr [illegible] S/o. [illegible]tta . [illegible]ಂಡವರು)			
2	Mr. Munipujappa, S/o. Late. Sanjeevnappa . (ಬರೆದುಕೊಡುವವರು)			

103

182

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
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ದಿನಾಂಕ / Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ವೆಚ್ಚ / Total stamp duty paid

4 **Mr. RAMESH**
S/o. Munipujappa
Aged about 26 years.

5 **Mr. THIMAPPA**
S/o. late. Sanjeevar
Aged about 55 ye

6 **Mrs. MUTHAMM**
W/o. Thimap
Aged about 45 years.

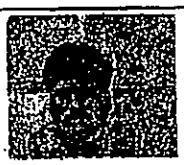
7. **Mr. AN**
S/o. Thi
Age years.

contd....3

LTM of Munipu
LTM of Munimappa
LTM of Muttyalamma
LTM of Sakkamma
LTM of Thimappa
LTM of Nagr
LTM of Anamda
LTM of motagnma
LTM of Ramappa
LTM of Hanumappa
LTM of Eraiyanath
LTM of Munniyamma
LTM of Muthamma
LTM of Hanumakka
LTM of Anjeenamma

102

183

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Mr. Nagaraj. S/o. Munipujappa . (ಬರೆದುಕೊಡುವವರು)			—
4	Mr. Ranganath. S/o. Munipujappa . (ಬರೆದುಕೊಡುವವರು)			ರಂಗನಾಥ
5	Mr. Ramesh. S/o. Munipujappa . (ಬರೆದುಕೊಡುವವರು)			ರಮೇಶ
6	Mr. Thimappa. S/o. Late. Sanjeevappa. for Self & Minor Guardian & Father for Devaraj. Manjunath & Shivamma . (ಬರೆದುಕೊಡುವವರು)			—
7	Mrs. Muthamma. W/o. Thimappa . (ಬರೆದುಕೊಡುವವರು)			—
8	Mr. Anjenappa. S/o Thimappa . (ಬರೆದುಕೊಡುವವರು)			ಆಂಜಿ
9	Mr. Hanumappa. S/o Sanjeevappa. for Self & Minor Guardian & Father for Jyothi Manjunath . (ಬರೆದುಕೊಡುವವರು)			—
10	Mrs. Hanumakka. W/o. Hanumappa . (ಬರೆದುಕೊಡುವವರು)			—

184/05

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು
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ದಿನಾಂಕ ಬರೆದಿರುವ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

Document Sheet

8 **Master. DEVARAJ**
S/o. Thimappa
Aged about 16 years.
Minor represented by his (a)
natural guardian Thima

9 **Master. MANJUNAT**
S/o. Thimappa
Aged about 14 y
Minor represent father
natural gua Th ppa

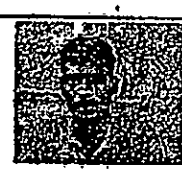
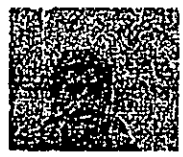
10 **Miss. SH**
D/o. Th
Aged ears
Mino red by her father
n ian Thimappa

contd...4

1) LTM of Munipapr
2) LTM of Nagara
3) LTM of Thimappa
4) LTM of Ananda
5) LTM of Thimappa
6) LTM of Muthamma
7) LTM of Hanumappa
8) LTM of Muthyalamma
9) LTM of Hanumakka
10) LTM of Sakkamma
11) LTM of motamma
12) LTM of Ganesh
13) LTM of Munlyamma
14) LTM of Anjeenam
15) Lakshmi. A
16) Nagaraja
17) Thimappa
18) Munimappa

Justice (Retd) R.M. Lodha Committee in the matter of PACL Ltd. New Delhi

(85) 100 (6)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
11	Mr. Ananda, S/o. Hanumappa . (ಬರೆದುಕೊಡುವವರು)			—
12	Mrs. Muthyalamma @ Akkayamma, D/o. Late. Sanjeevappa . (ಬರೆದುಕೊಡುವವರು)			—
13	Mr. Anjenappa, S/o. Late. Sanjeevappa . (ಬರೆದುಕೊಡುವವರು)			[illegible]
14	Mrs. Muniyamma, W/o. Anjenappa . (ಬರೆದುಕೊಡುವವರು)			—
15	Mr. Manjunath, S/o. Anjenappa . (ಬರೆದುಕೊಡುವವರು)			[illegible]
16	Miss. Lakshmi, D/o. Anjenappa . (ಬರೆದುಕೊಡುವವರು)			Lakshmi. K
17	Mrs. Motamma, D/o Sanjeevappa . (ಬರೆದ[illegible])			—
18	Mr. [illegible] Sanj[illegible] & Minor Gur[illegible] Naveen, [illegible]hravathi & [illegible]ree . (ಬರೆದುಕೊಡುವವರು)			—

99 (126) (7)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

Document Sheet

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Date of execution

Total stamp duty paid Rs.

11 **Mr. HANUMAPPA**
S/o. late. Sanjeevappa
Aged about 50 years

12. **Mrs. HANUMAKKA**
W/o. Hanumapp
Aged about 45

13. **Mr. ANANDA**
S/o. Hanu
Aged ab years

contd..5

LTM of Muni Pujappa

Hanumappa

LTM of Lakkamma

LTM of Nagar

LTM of muthyalamma

Lakshmi.

LTM of Ananda

LTM of Thimappa

LTM of Hanumappa

LTM of Ganesh

LTM of Thimappa

LTM of Hanumakka

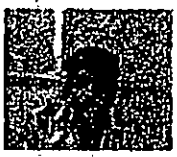
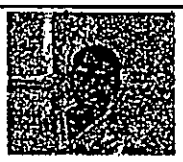
LTM of muthamma

LTM of Anjeenamma

187

98

8

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
19	Mrs. Anjeenamma, W/o. Ganesh . (ಬರೆದುಕೊಳ್ಳುವುದು)			—
20	Mr. Munivenkatappa, S/o. Late. Sanjeevappa for Self & Minor Guardian & Father for Bhavani, Bharath & Bhaskar . (ಬರೆದುಕೊಳ್ಳುವುದು)			
21	Mrs. Sakkamma, W/o. Munivenkatappa . (ಬರೆದುಕೊಳ್ಳುವುದು)			—
22	M. Muniyappa, S/o. Late. Muninarasappa.. (ಒಬ್ಬಿಗೆ ಮಾಟ)			

(188)

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(9)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಕಾಗದವನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು
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ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

14 **Master. JYOTHI PRAKASH**
S/o. Hanumappa
Aged about 14 years
Minor represented by [illegible]
natural guardian H[illegible]

15. **Master. MANJUN[illegible]**
S/o. Hanumap[illegible]
Aged about [illegible]
Minor repre[illegible] his father
natural g[illegible]umappa.

16 **Mrs. M[illegible]AMA @ AKKAYAMMA**
D/o [illegible]nieevappa
A[illegible] years

17 **[illegible]NAPPA**
[illegible] Sanjeevappa
[illegible]bout 45 years

LTM of Munivamma

contd...6

LTM of Munipujappa

LTM of Hanumappa

LTM of Muthyalamma

LTM of Saktamma

LTM of Nagaraj

LTM of Thimappa

Lakshmi

LTM of Motamma

LTM of Aramda

LTM of Thimappa

LTM of Hanumappa

LTM of Gramash

LTM of Hanumakka

LTM of Anjeenamma

LTM of Muthamma

Justice (Retd.) R.M. Lodha Commission
In the matter of PACL Ltd.
New Delhi

(189) 96 (10)

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B. S Manjunath No 116, 3rd Block, Dasappa Layout, R M Nagar, B'lore 36	
2	R. Vijay Tata No.32/17, Sheshadri Road, B'lore 09	

This document is kept pending for want of Governme

Designed and Developed by C-DAC, ACTS, Pune

95 (190) (77)

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
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ದಸ್ತಾವೇಜು ಬರೆದಿರುವ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

18 **Mrs. MUNIYAMMA**
W/o. Anjenappa
Aged about 35 years

19 **Mr. MANJUNATH**
S/o. Anjenappa
Aged about 22 [illegible]

20 **Miss. LAKSH[illegible]**
D/o. Anjen[illegible]
Aged a[illegible] years

21 **Mrs. M[illegible]AMMA**
D/o [illegible] Devappa
[illegible] 40 years

contd...7

LTM of munipyappa
of Hanumappa
LTM of muttyalamma
LTM of Sakkamma
LTM of Nagen[illegible]
LTM of Thimappa
LTM of motamma
LTM of Anjeenamma
LTM of Ananda
LTM of Thimappa
LTM of muniyamma
LTM of Hanumappa
LTM of Ganesh
LTM of Hanumakka
LTM of Muthamma

94

191

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ [illegible] ಪತ್ರ,

ಶ್ರೀ Mr. Prateek Kumar, S/o. Praful Kumar Rep by his GPA Hol[illegible] [illegible]esh Mutta, S/o. Krishna Rao Mutta , ಇವರು 762850.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿ [illegible] ಪಾವತಿಸಿರುವದನ್ನು ದೃಢಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	[illegible] ಯ ವಿವರ
ನಗದು ರೂಪ	100.00	Pa[illegible] [illegible]nsenting Fee)
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	762750.00	[illegible] .5, Dt.05/05/2010, Drawn on [illegible] B'lore.
ಒಟ್ಟು :	76285[illegible]	

ಸ್ಥಳ : ಯಲಹಂಕ

ದಿನಾಂಕ : 02/06/2010

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
(ಯಲಹಂಕ)

Designed and Develo[illegible] .C ACTS Pune.

Justice (Retd.) R.M. Lodha Committee
In the matter of P.A.C.L. (I) Ltd.
New Delhi

93

192

Date: 09-03-2011

Government of Karnataka

Registration and Stamps Department

This sheet can be used for any document

Date of Execution

Total stamp duty paid Rs.

NOT FOR SALE

22 **Mr. GANESH**
S/o. late. Sanjeevappa
Aged about 38 years

23 **Mrs. ANJEENAMMA**
W/o. Ganesh
Aged about 36 yr

24 **Master NAVEEN**
S/o. Ganesh
Aged abo[illegible] years
Minor re[illegible] by his father
natura[illegible] Ganesh

25. **Mas[illegible] HANKAR**
S[illegible]
[illegible] 10 years
[illegible]esented by his father
[illegible]ardian Ganesh

contd..8

LTM of muthamma

LTM of muniputta

LTM of muthyalamma

LTM of Sakkamma

LTM of Hanumappa

LTM of Nagaraj

LTM of Thimappa

Lakshmi. A

LTM of metammma

LTM of Anjeenamma

LTM of Ananda

LTM of Ganesh

LTM of Thimappa

LTM of Hanumappa

LTM of Hanumakka

LTM of muniyamma

Justice (Retd.) R.M. Lodha Commission
In the matter of PACL Ltd.
New Delhi

(193) 92 (14)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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.

26. **Miss. NETHRAVATHI**
D/o. Ganesh ...
Aged about 6 years
Minor represented by [illegible]
natural guardian Gc [illegible]

27 **Miss. JAYASHREE**
D/o. Ganesh [illegible]
Aged about [illegible] years
Minor represented by her father
natural g[illegible] Ganesh

28 **Mr. MU[illegible]APPA**
S/o. [illegible]vappa
Ar[illegible] years

29 **[illegible]MMA**
[illegible]nivenkatappa
[illegible]bout 30 years

LTM of mittamma

contd...9

LTM of Munipyr

LTM of Hanumappa

LTM of muthyalamma

LTM of Nagaraj

LTM of Sakkamma

LTM of Thimappa

LTM of mutamma

LTM of Anjeevamma

LTM of Anandan

LTM of Ganesh

LTM of Thimappa

LTM of Hanumappa

LTM of Munigam[illegible]

LTM of Hanumakka

Judicial (Rcld.) R.M. Lodha Committee in the matter of PACL Ltd. New Delhi

91

194

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Date of execution

Total stamp duty paid Rs.

NOT FOR SALE

30. **Miss. BHAVANI**
D/o. Munivenkatappa.
Aged about 15 years
Minor represented by [illegible]
natural guardian M[illegible]ppa

31. **Master BHARATH**
S/o. Munivenk[illegible]
Aged about [illegible] years
Minor repr[illegible] his father
natural g[illegible]ivenkatappa

32. **Master [illegible]**
S/o [illegible]appa
A[illegible] years
[illegible]ented by his father
[illegible]ardian Munivenkatappa
[illegible]siding at Venkatala Village.
[illegible]nkatahobli, Bangalore North Taluk.

LTM of muthamma

contd..10

LTM of munipura

LTM of Hanumappa

LTM of muthyalamma

LTM of Nagaraj

LTM of Thimappa

LTM of Sakkamma

LTM of motamma

LTM of Anjeevamma

LTM of Ananda

LTM of Thimappa

LTM of Hannumappa

LTM of Ganesh

LTM of Hanumakka

LTM of munniyamma

Justice (Retd.) R.M. Lodha Commission
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Government of Karnataka

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WITNESSETH AS FOLLOWS :

AND WHEREAS the immovable property bearing [illegible] 86, measuring A1-20 guntas , situated at Manchenahalli villa[illegible]nka Hobli, Bangalore North Taluk, having acquired the sa[illegible]ue of inheritance by the **VENDOR** No. 1 as got khatha an[illegible]sferring khatha vide MR No. 31/1998-99 in the revenue re[illegible] he is in peaceful possession and enjoyment of the aforesa[illegible] abundant caution the **VENDOR** No. 2 to 32 are made as par[illegible]osolute Sale Deed. The aforesaid land is described in greate[illegible] the Schedule hereunder and hereinafter referred to as the S[illegible]OPERTY.

AND WHEREAS the **VENDOR No. 1** [illegible]ered his name in the revenue records such as Mutation Regist[illegible] per the provisions of the Karnataka Land Revenue Act 19[illegible]e he is paying all the kandayam and property tax whenev[illegible]

AND WHEREAS the **VENDOR**[illegible]ed of funds for their legal necessities and meet to the edu[illegible]penses of minor children's and to have secured income for th[illegible] they have decided to dispose the property mentioned in th[illegible] and for the above said objective **VENDORS** have offered th[illegible] sale to the **PURCHASER** herein and the **PURCHASER** has acc[illegible]ffer given by the **VENDORS** and the **PURCHASER** agreed an[illegible]d the offer to purchase for total sale consideration of Rs. 80[illegible]upees Eighty Lakhs Only) subject to the terms and conditio[illegible] appearing.

LTM of Hanumakka

Contd.. 12

LTM of Munipurappa

LTM of Muthamma

LTM of Hanumappa

LTM of Motamma

LTM of Sakkamma

LTM of Hanumappa

LTM of Nagaraj

LTM of Gnanath

LTM of Thimappa

LTM of Muthyalamma

LTM of Anjeeramma

LTM of Thimappa

LTM of Anandha

LTM of Munivenkatamma

Justice (Retd.) R.M. Lodha Committee in the matter of PACL Ltd. New Delhi

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS

1. That in pursuance of the aforesaid agreement and in consideration of the full sale price of Rs. Rs.80,00,000/- (Rupees Eighty Lakhs Only) paid in the following manner by the **PURCHASER** to the **VENDORS** :

a.	Paid by Demand Draft bearing No. [illegible] dated : 5/05/2010 drawn on Citi Bank NA Global Consumer Bank Bangalore favouring Mr. Muniyappa V[illegible]	Rs. 10,00,000/-
b.	Paid by cheque bearing [illegible]23 dated : 12/06/2010 [illegible]iti Bank Noida.	Rs. 60,00,000/-
c	Paid by Cash LTM of Muthamma	Rs. 10,00,000/-
	Total	**Rs. 80,00,000/-**

contd....13

LTM of Muniyappa
LTM of Muthyalamma
LTM of Hanumappa
LTM of Nagaraj
LTM of Thimappa
LTM of motamma
LTM of Anjeenamma
LTM of Anandappa
LTM of Ganesh
LTM of Thimappa
LTM of Hanumappa
LTM of Hanumappa
LTM of Munniyamma

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Total stamp duty paid Rs.

2 That in consideration of the sum of Rs. 80,00,[illegible] Rupees Eighty Lakhs Only) which have been received by th[illegible] from the **PURCHASER** and the receipt of which sum the [illegible] hereby jointly admits and acknowledges, in full and final settlem[illegible] consideration herein, the **VENDORS** does hereby GRANT ,CO[illegible] TRANSFER AND ASSIGNS all their rights, titles and interest in t[illegible] property, with all the rights of ownership, possession, easement, [illegible] and appurtenances, with all fittings, fixtures, connections, stru[illegible]ng thereon free from all encumbrances unto the **PURCHASER** [illegible] AND TO HOLD the said property hereby sold to the **PURCHASE**[illegible] and forever.

3. That the **VENDORS** hereby [illegible]mits and acknowledges that they have been left with no righ[illegible]st, claim or lien of any nature whatsoever the property mentio[illegible] schedule, hereby sold, and the same has become the absolu[illegible]lusive property of the **PURCHASER** and **PURCHASER** shall be at [illegible]eal with the same in the manner as the **PURCHASER** deems f[illegible]er and free to use, enjoy, sell, gift, mortgage, lease and tra[illegible]me by whatever mean it likes, without any interference, hindr[illegible]and, objection, claim or interruption by the **VENDORS** or an[illegible] claiming under or through them or in trust for them.

LTM of Muthamma

contd..14

LTM of Munirajappa

LTM of Ananda

LTM of Sakkamma

LTM of Hanumappa

LTM of Ganesh

LTM of Nagaraj

LTM of Thimappa

LTM of Muthyamma

LTM of Muthamma

LTM of Anjeenamma

LTM of Thimappa

LTM of Hanumappa

LTM of Hanumakka of Munirajappa

NOT FOR SALE

Justice (Retd.) R. M. Lodha Committee Member of PACL Ltd. New Delhi

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NOT FOR SALE

4. That the **VENDORS** hereby assures the **PURC** [illegible] they have not entered into any agreement for sale or transfe [illegible] ot done any act whereby their rights, title and interest to the [illegible] mentioned in the schedule property, in any way be impaire[illegible] d and whereby they may be prevented from transferring the [illegible] operty.

5 That the **VENDORS** hereby declar[illegible] esents that the said property acquired through inheritance [illegible] there had been the subject matter of any HUF and that [illegible] e said property owned by any minor and nobody has [illegible] e or interest of any kind whatsoever in the schedule prope[illegible] er none else other than the **VENDORS** have any right, title [illegible] any kind whatsoever in the whole or any part of the a[illegible] operty and further there is no impediment in the **VENDORS** [illegible] cute this Absolute Sale Deed.

6. That both the **VEND** [illegible] e **PURCHASER** are Agriculturalists as mentioned under sectio[illegible] Karnataka Land Reforms Act, 1961 and hailing from agricultu[illegible] nd does not have any impediment in possession, sale, tra[illegible] ange and purchase of the **SCHEDULE PROPERTY** under S[illegible] of the Karnataka Land Reforms Act,1961.

LTM of Muthamma

LTM of Hanumakka

contd..15

LTM of munipujappa

LTM of Muttyalamma

LTM of Anjenappa

LTM of Saklamma

LTM of Ganesh

LTM of Nagaraja

LTM of Ganesh

LTM of Anjenappa

LTM of Hanumappa

LTM of Anjeenamma

Lakshmi. A

LTM of Aravida

LTM of Thimappa

LTM of Mutanima

LTM of Muniyamma

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7. That the **VENDORS** hereby further assu[illegible] [illegible]ents and covenants with the **PURCHASER** as follows:

a. That the said property is free f[illegible]is, mortgages, charges and encumbrances and lis-[illegible] and there is no notices of attachments, acquisition o[illegible] or notices thereto, relating to the property.

b. That the **VENDORS** have [illegible] marketable title to the said property and none other [illegible] **VENDORS** have any interest, right, title thereto.

c That there are [illegible]ding government dues of whatsoever nature incl[illegible] attachment by the Income Tax Authorities or under [illegible] force, in respect of the aforesaid property.

contd...16

LTM of Munipujappa

LTM of Anjenappa

LTM of Anjenappa

LTM of Sankamma

LTM of Nagaraj

LTM of Hanumappa

LTM of Anjeenamma

LTM of Motamma

LTM of Eranesh

LTM of Anandan

LTM of Thimappa

LTM of Muthyalamma

LTM of Muniyamma

LTM of Muthamma

LTM of Hanumakka

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8. That the **VENDORS** assures the **PURCHASER** th[illegible] said property is free from all kinds of encumbrances such as pri[illegible], Mortgage, Will, Trust, Exchange, Lease, legal flaws, claims, [illegible]ement to Sell, Loan, Surety, Security, lien, court injunction, lit[illegible] order, notices, charges, family or religious dispute, acquisitio[illegible]ent in the decree of any court, hypothecation, Income Tax [illegible] Tax attachment or any other registered or unregistered enc[illegible] whatsoever, and if it is ever proved otherwise, or if the whole [illegible] of the property is ever taken away or goes out from the [illegible] of the **PURCHASER** on account of any legal defect in the [illegible] and title of the **VENDORS** then the **VENDORS** shall be liable [illegible]nsible to indemnify and to make good the loss suffered by [illegible]SER and keep the **PURCHASER** saved, harmless and indemni[illegible] all such losses and damages suffered by the **PURCHAS**[illegible] false statements and mis-representation of the fact[illegible]ials with respect to the **SCHEDULE PROPERTY** and the tran[illegible] same in favour of the **PURCHASER** herein.

contd...17

M/s Munipujappa

S/o Anjeenappa

LTM W/o Muttyalamma

LTM W/o Sakkamma

TM W/o Nagaraj

LTM W/o Hanumappa

LTM W/o Lakshmi

LTM W/o Motamma

LTM W/o Anjeenamma

LTM W/o Ananda

LTM W/o Ganesh

TM W/o Thimmappa

LTM W/o Anjeenappa

LTM W/o Muthamma

LTM W/o Hanumakka

LTM W/o Muniyamma

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Total stamp duty paid Rs.

9. That the **VENDORS** hereby further specifically [illegible] warrants, indemnifies and shall keep the **PURCHASER** fully ir[illegible] against all actions, third party claims, demand loss, costs, [illegible] and expenses suffered and /or incurred by the **PURCHASER** du[illegible] lt or defect in title of the **VENDORS** to the **SCHEDULE PROPERT**[illegible] the invalidity of competence of the **VENDORS** to execute thi[illegible] ale Deed and the **VENDORS** or persons claiming under, thro[illegible] shall be liable and responsible and make good for all th[illegible] amages, costs and expenses sustained by the **PURCHASER**.

10. That the **PURCHASER** shall be [illegible] get the aforesaid property entered and mutated in his o[illegible] the records of revenue department, BBMP/KEB and oth[illegible] authorities.

11. That the sale consider[illegible] lude the amounts and deposits if any paid by the **VENDORS** [illegible] ity and water connection and the security deposits made [illegible] departments. The **PURCHASER** shall be entitled to get t[illegible] electricity and water connections transferred in his favo[illegible] th the security deposit with KEB, water Department etc.

contd..18

LTM of Muttamma
LTM of Muthyalamma
LTM of Sakkamma
TM of Munipujappa
TM of Anjenappa
TM of Nagaraj
LTM of Hanumappa
LTM of Mutanma
LTM of Anjeenmma
LTM of Ananda
LTM of Eranesh
LTM of Muniyamma
LTM of Thimappa
LTM of Anjenappa
LTM of Hanumakka

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12. That the **VENDORS** and all the persons claiming [illegible] under the **VENDORS** agrees and undertakes to sign and [illegible] any required applications, instruments and documents etc as [illegible] required by the **PURCHASER** for the effective transfer of own[illegible] and interest in the **SCHEDULE PROPERTY** in favour of the **PU**[illegible] the records of BBMP and any other local authorities, el[illegible]mpany, Revenue Records or any other concerned authoritie[illegible]

13. That the property tax, water and [illegible] charges and other dues and demands of whatsoever natur[illegible] yable in respect of the **SCHEDULE PROPERTY** shall be borne and [illegible] by the **VENDORS** upto the date of handing over the possessio[illegible] **RCHASER** and thereafter the **PURCHASER** will be responsible f[illegible]ent of the same as and when the same falls due.

14. That all the relevan[illegible]s in original and Xerox copies in respect of the aforesaid [illegible] been handed over by the **VENDORS** to the **PURCHASER**. The [illegible]sures and covenants that they left with no other documents, [illegible]nstruments etc relating to the Schedule property.

contd...19

LTM of Muniyappa

LTM of Muthyalamma

LTM of Anjenappa

LTM of Sakkamma

LTM of Nagaraj

LTM of Hanumappa

LTM of Anjeenamma

LTM of Motamma

LTM of Thimappa

LTM of Anandappa

LTM of Gowramma

LTM of Muthamma

LTM of Anjenappa

LTM of Hanumakka

LTM of Muniyappa

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15. That all the expenses of this Absolute Sale Der [illegible] stamp duty and registration charges etc. have been borne and r[illegible] PURCHASER. The **PURCHASER** shall have the right to collect th[illegible] Absolute Sale Deed from the office of the Sub-Registrar, Yela[illegible]alore.

16. The courts in Bangalore shall alone [illegible]iction in trying the disputes and differences which may not be [illegible] through conciliation between the **VENDORS** and **PURCHASER**.

17. That the actual peaceful, phys[illegible] possession of the property mentioned in the schedule, has b[illegible]ed by the **VENDORS** to the **PURCHASER**, immediately after r[illegible] of this **Absolute Sale Deed** to the **PURCHASER** to deploy his [illegible]urity guards at the **SCHEDULE PROPERTY**.

18. The **VENDORS** hereby [illegible] that the **SCHEDULE PROPERTY** is a free grant of the SC and ST [illegible]y and does not violate any of the provisions of the KSC/ST [illegible] 1978.

contd..20

LTM of Munipujappa

LTM of Anjenappa

LTM of Anjenappa

LTM of Sakkamma

LTM of Muttyamma

LTM of Nagaraj

LTM of Hanumappa

LTM of Anjeenamma

LTM of Lakshmamma

LTM of Motamma

LTM of Thimappa

LTM of Muthamma

LTM of Hanumakka

LTM of Ganesh

LTM of Munniyan

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19. The **VENDORS** declares that there is no pr[illegible] has been initiated or pending at any of the Land Tribun[illegible] rm 7 under section 48 A read with Rule 19(1) of the Karnat[illegible] Reforms Rules 1961 . The **VENDORS** further declares that there [illegible]ng proceedings or any proceedings have been initiated be[illegible]nd Tribunal under Form 7A under sub Rule (1) of the Rule 26 C [illegible] with Section 77A of the Karnataka Land Reforms Act, 1961.

20. The **VENDORS** hereby declar[illegible]ns that they have not violated any of the provisions of th[illegible]rms Acts and there is no proceedings against the property [illegible] in the schedule under the sections 63, 79A and 79B of the [illegible] Land Reforms Act, 1961 and any other laws for the time bei[illegible]

21. That the sale transact[illegible]entioned does not opposed to the public policy as mentic[illegible] Section 22 A(1) of the Karnataka Registration Rules Amen[illegible] 1976 and any other provisions of the law for the time being[illegible]

contd....21

LTM of Hanumakka

LTM of Anjenappa

LTM of Sakkamma

LTM of Muniyappa

LTM of Anjenapa

LTM of Muthyalamma

LTM of Nagaraj

LTM of Anjenamma

LTM of Hanumappa

LTM of Muthamma

LTM of motamma

LTM of Thimapa

LTM of Ananda

LTM of Ganesh

LTM of Muniyap[illegible]

NOT FOR SALE

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22. The **VENDORS** in order to overcome the acqui[illegible] and family necessity had entered into the Agreement [illegible] favour of M.-Muniyappa S/o. late. Muninarasappa, aged [illegible] ars, residing at, No. 10/11, 85ft. Double Road, RMV 2nd [illegible] ollars Colony, Bangalore – 560 094 in respect of the **SCHE[illegible]RTY** and he has affixed his signature as **CONSENTING WITNES[illegible]** olute Sale Deed in order to safeguard the interest of the **PURC[illegible]**

23. The value of the **SCHEDULE PRO[illegible]** rth in the document is Rs. 80,00,000/- (Rupees Eighty Lakhs [illegible] e stamp duty is paid in accordance with guidance value [illegible]

SCHE[illegible]ERTY

ALL THAT PIECE AND [illegible] the agricultural land bearing Sy. No. 36, measuring A1-[illegible] ituated at Manchenahalli Village, Yelahanka Hobli, Bango[illegible] aluk, Bangalore Urban District and bounded on the :

contd...22

LTM of muttyalamma

LTM of Sakkamma

LTM of Nagaraj

LTM of Hanumappa

LTM of Lakshmi

LTM of Munijanu

LTM of Hanumakka

LTM of motamma

LTM of Ananda

LTM of Thimpa

LTM of muthamma

LTM of Ganesh

LTM of Anjenappa

LTM of Anjenaram

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East by	:	Sy. No. 46 & 47 of Manchena[illegible]ge.
West by	:	Vasudevapura Village Bo[illegible]
North by	:	Sy. No. 37 of Manchena[illegible]
South by	:	Sy. No. 35 of Manche[illegible]ge.

IN WITNESS WHEREOF, both the **VEN**[illegible]**e PURCHASER** have signed this ABSOLUTE SALE DEED at BA[illegible] the day month and year first mentioned hereinabove i[illegible]ence of the following witnesses:

CONSENTING WITNESS:

(M. MUNIYAPPA)

WITNESSES:

1. B.S. Ma[illegible]
B.S. M[illegible]
NO 116.
Dasapp[illegible]
R.H[illegible]agar B-36

2. R. V. T[illegible]
R. VENKATATA
39/17, SRS HADRI ROAD
03/6-57[illegible]9.

1. LTM of Muniyappa

2. LTM of Nagaraj

3. [illegible]

4. [illegible]

LTM of Thimappa

contd...23

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-23-

LTM of Muthamma

8
Devaraj minor Guardian
LTM of Thimappa

9
Manjunatha minor Guardian
LTM of Thimappa

10
Shivamma minor Guardian
LTM of Thimappa

11
LTM of Hanumappa

12
LTM of Hanumakka

LTM of Ananda

Jyothiprakash minor
Guardian LTM of
contd...24 Hanuma

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Date of Execution

Total stamp duty paid Rs.

Minor Guardian
Hanumappa

LTM of Muthyalamma

17 A. NAGARAJ

18
LTM of Muniyamma

19

20 Lakshmi. A

21
LTM of Motamma

22
LTM of Ganesh

23
LTM of Anjeeramma

24
Naveen minor.

contd...25

Drafted by:

DRAFTED BY M.

K.A. Appanna, B.Sc., M.A. LL.B.
ADVOCATE
HIGH COURT OF KARNATAKA
Off 39, Sai Dharshan, 1st Floor, Opp. Corporation Bank
New Town Yelahanka, Bangalore - 560 106

Justice (Retd.) R.M. Lodha Commission (Inquiry in matter of PACL) New Delhi

209

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜು ಬರೆಯಲು ಬಳಸಬಹುದು
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Date of execution

Total stamp duty paid Rs.

Document Sheet

Isra Shankar minor

NETHRAVATHI minor

27 Jayashree minor

28 ಮುನಿಶಿಕಟ್ಟೆ

29

LTM Sakkamma

30 Bharani minor

31 Bharath minor

32 Bhaskar minor

VENDORS

PURCHASER

DRAFTED BY MF

K.A. Appanna, B.Sc., M.A. LL.B.,
ADVOCATE
HIGH COURT OF KARNATAKA
Off 39, Sai Dharshan, 1st Floor, Opp. Corporation Bank,
New Town Yelahanka, Bangalore - 560 106

Justice (Retd.) R.M. Lodha Committee
In the matter of PACL Ltd.
New Delhi

Sy No. 40 SR Annexure-D4
4504
P-13242/10-11 File No 34 Sale deed No 1342/10 Karnataka

Government of Karnataka
Registration and Stamps Department
Document Sheet
This sheet can be used for any document
Date of execution
Total stamp duty paid

ABSOLUTE SALE DEED

THIS ABSOLUTE SALE DEED is made and executed this day of 8th day of July 2010 at Bangalore :

BY AND BETWEEN :

1 **Mr. DALAPPA**
S/o. Dodda[illegible]ppa
Aged abo[illegible]
For self and [illegible] of H.U.F.

2. Mrs. [illegible] NARAYANAMMA
W/o [illegible] DALAPPA.
A[illegible] 45 years.

3 [illegible]TESH
S/o [illegible]ppa,
[illegible]bout 26 years.

contd..2

LTM of Dalappa

LTM of Narayanamma

Venkatesh.

Sy. No. 40.

NOT TO BE SALE

Justice (Retd.) R.M. Lodha Commission in the matter of PACL Ltd. New Delhi

(211) 74 (2)

Print Date & Time : 08-07-2010 05:22:30 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-1342

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಯಲಹಂಕ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-07-2010 ರಂದು 03:31:22 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

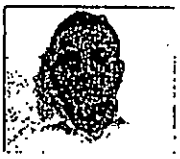
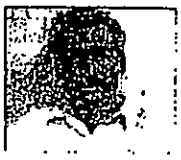
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	112500.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	630.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	35.00
4	ಇತರ	80.00
5	ಕನ್ಸಲ್ಟಿಂಗ್ ಫೀ	100.00
	ಒಟ್ಟು :	113345.00

ಶ್ರೀ Mr. Prateek Kumar S/o. Praful Kumar Rep by his GPA Holder [illegible] Mutta S/o. Krishna Rao Mutta ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Mr. Prateek Kumar S/o. Praful Kumar Rep by his GPA Holder Mr. Venkatesh Mutta S/o. Krishna Rao Mutta			V Mutta

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

ಬರೆದುಕೊಟ್ಟದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mr. Prateek Ku[illegible] Kumar Rep t[illegible] Mr. Venk[illegible] Krh[illegible] (ಬರೆದು[illegible])			V Mutta
2	Mr. Dalappa S/o. Doddamunishamappa For Self and as Kartha of H.U.F. (ಬರೆದುಕೊಡುವವರು)			—

73

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜು ಬರೆಯಲಿಕ್ಕೆಬಳಸಬಹುದು
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ದಸ್ತಾವೇಜು ಬರೆದಿರುವ ದಿನಾಂಕ
Date of execution

ಸಂದಾಯ ಪಡೆದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

NOT FOR SALE

4 Mrs. MUNIRATHNAMM
D/o. Dalappa,
Aged about 23 years

All are residing [illegible] Village.
Yelahanka H[illegible] [illegible]galore North Taluk.

HEREINAFTER REFERRED TO A[illegible]ORS (which expression shall unless repugnant to the context [illegible]g thereof deemed to include their legal heirs, successors, a[illegible]utors, attorneys; administrators, agents, persons claiming unde[illegible]they like) of the ONE PART

IN FAVOUR OF :

M[illegible]JEEV KUMAR
[illegible] Kumar
[illegible]out 40 years

[illegible]esented by his GPA Holder

contd...3

LTM of Dalappa

LTM of Narayanamma

Venkatesh

ಶ್ರೀಕೃಷ್ಣ
ಕೆ ಎ

Justice (Retd.) R.M. Lodha Commission
In the matter of PACL Ltd.
New Delhi

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Smt. Narayanamma W/o Dalappa. (ಬರೆದುಕೊಡುವವರು)			—
4	Mr. Venkatesh S/o. Dalappa. (ಬರೆದುಕೊಡುವವರು)			
5	Mrs. Munirathnamma D/o. Dalappa. (ಬರೆದುಕೊಡುವವರು)			
6	M. Munlyappa, S/o. Late. Muninarasappa. (ಒಬ್ಬಗೆ ಸಾಕ್ಷಿ)			Munlyappa

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

71

(5)

(214)

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
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ದಸ್ತಾವೇಜು ಬರೆದಿರುವ ದಿನಾಂಕ
Date of execution

ಚಾಲಿತ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.

Mr. VENKATESH MUTTA
S/o. Krishna Rao Mu
Aged about 35 ye
Residing at 187,
Dollars Colony stage
Bangalore –

HEREINAFTER REFERRED TO AS RCHASER (which expression unless otherwise repugnant to t and meaning thereof shall deemed to include his al representatives, executors, administrators, nominee/s ar c.) of the OTHER PART:

WITNESSETH AS FOLLOWS

AND WHEREAS ovable property bearing Sy. No. 40, measuring A1-20 g ated at Manchenahalli village, Yelahanka Hobli, Bangalore k, having acquired the same by virtue of inheritance by No. 1 and after transferring khatha vide MR No. 6/2008-09 ue records and he is in peaceful possession and enjoyment o aid land. As abundant caution the **VENDOR** No. 2 to 4 are m es to this Absolute Sale Deed. The aforesaid land is describe r detail in the Schedule hereunder and hereinafter referre **CHEDULE PROPERTY.**

contd...4

LTM of Dalappa

LTM of Narayanamma

Venkatesh

ದ ನ ಬ

(215)

70

(6)

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	R. Vijaya Tata No. 37/2, Sheshadri Road, B'lore -09	
2	B. S. Manjunath No.116, 3rd block, Dasappa Layout, Ramamurthy Nagara, Bangalore-36	

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

This Document is kept pending for Want of Government F

Designed and Developed by C-DAC, ACTS, Pune

69

216

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೆಜು ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೆಜಿಗಾಗಿಯೂ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೆಜು ಬರೆದ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಪಾವತಿಸಿದ ಮೊತ್ತ
Total stamp duty paid Rs.

NOT FOR SALE

--4--

AND WHEREAS the **VENDORS** have er[illegible] their names in the revenue records such as Mutation Register, [illegible] the provisions of the Karnataka Land Revenue Act 1964 and [illegible] they are paying all the kandayam and property tax whenev[illegible]

AND WHEREAS the **VENDORS** c[illegible] of funds for their legal necessities and meet to the educatio[illegible]es of minor children's and to have secured income for the fa[illegible] have decided to dispose the property mentioned in the Sc[illegible] for the above said objective **VENDORS** have offered the sc[illegible] to the **PURCHASER** herein and the **PURCHASER** has accepte[illegible] given by the **VENDORS** and the **PURCHASER** agreed and a[illegible] the offer to purchase for total sale consideration of Rs.80,00,[illegible]ees Eighty Lakhs Only) subject to the terms and conditions here[illegible]pearing

contd..5

LTM of Dalappa

LTM of Narayanamma

Venkatesh

ಶ್ರೀನಿವಾಸ

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 Mr. Prateek Kumar S/o. Praful Kumar Rep by his GPA Holder Mr. [illegible] Mutta S/o. Krishna Rao Mutta , ಇವರು 762850.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ [illegible] ವದನ್ನು ದೃಢಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹ[illegible]
ನಗದು ರೂಪ	100.00	Paid in C[illegible]ng Stam Duty)
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	762750.00	DD [illegible] 05-05-2010, Drawn on [illegible]
ಒಟ್ಟು :	762850.00	

ಸ್ಥಳ : ಯಲಹಂಕ

ದಿನಾಂಕ : 08/07/2010

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ.
(ಯಲಹಂಕ)

Designed and Develop[illegible] CTS Pune.

67

218

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
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದಿರುವ ದಿನಾಂಕ
Date of execution

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

NOW THEREFORE THIS DEED OF [illegible] SALE WITNESSETH AS FOLLO[illegible]

1. That in pursuance of the aforesaid a[illegible] and in consideration of the full sale price of Rs. 80,00,000/- (R[illegible] y Lakhs Only) paid in the following manner by the **PURCHASF[illegible] NDORS** :

a. Paid by Demand Draft bearin[illegible] ,8 Rs. 10,00,000/-
dated : 5/05/2010 drawn on [illegible]
NA Global Consumer Ban[illegible]
favouring Mr. Dalappa V[illegible]

b Paid by cheque bea[illegible] 26.27 Rs. 60,00,000/-
dated : 17/07/20[illegible] on Citi Bank
Noida.

c Paid by Cash Rs. 10,00,000/-

Total Rs. 80,00,000/-

contd...6

LTM of Dalappa

LTM of Dalappa

LTM of Dalappa

LTM of Narayanamma

Venkatesh

NOT FOR SALE

Indica (Regd.) R.M. Lodha Community
In the matter of PACL LTD.
New Delhi

(219) 66 (10)

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
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ದಾನಪತ್ರ ಬರೆದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.

2 That in consideration of the sum of Rs. [illegible] (Rupees Eighty Lakhs Only) which have been received [illegible] DORS from the **PURCHASER** and the receipt of which sum [illegible] ORS hereby jointly admits and acknowledges, in full and final [illegible] of the consideration herein, the **VENDORS** does hereby GRAN[illegible] SELL ,TRANSFER AND ASSIGNS all their rights, titles and intere[illegible] d property, with all the rights of ownership, possession, easem[illegible] ges and appurtenances, with all fittings, fixtures, connections [illegible] tanding thereon free from all encumbrances unto the **PURC**[illegible] AVE AND TO HOLD the said property hereby sold to the **PURC**[illegible] lutely and forever.

3. That the **VENDORS** her[illegible] s admits and acknowledges that they have been left with no [illegible] interest, claim or lien of any nature whatsoever the property [illegible] n the schedule, hereby sold, and the same has become the [illegible] d exclusive property of the **PURCHASER** and **PURCHASER** shall h[illegible] to deal with the same in the manner as the **PURCHASER** deem[illegible] proper and free to use, enjoy, sell, gift, mortgage, lease an[illegible] he same by whatever mean it likes, without any interference. [illegible] demand, objection, claim or interruption by the **VENDORS** o[illegible] n(s) claiming under or through them or in trust for them.

contd...7

LTM of Dalappa

LTM of Narayanamma

Venkatesh
ವೆಂಕಟೇಶ
K.E

65

220

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೆಜು ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ ರೂ. 2/-

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ದಿನಾಂಕ ಅನುಷ್ಠಾನ ದಿನಾಂಕ
Date of execution

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

4. That the **VENDORS** hereby assures the **PURCHASER** [illegible] they have not entered into any agreement for sale or transf[illegible] not done any act whereby their rights, title and interest to th[illegible], mentioned in the schedule property, in any way be impaire[illegible]ed and whereby they may be prevented from transferring the [illegible] property.

5 That the **VENDORS** hereby declar[illegible] resents that the said property acquired through inheritanc[illegible] there had been the subject matter of any HUF and that [illegible] the said property owned by any minor and nobody has [illegible] e or interest of any kind whatsoever in the schedule proper[illegible] ner none else other than the **VENDORS** have any right, title [illegible] any kind whatsoever in the whole or any part of the [illegible] property and further there is no impediment in the **VENDORS** [illegible] execute this Absolute Sale Deed.

contd...8

LTM of Dalappa

LTM of Narayanamma

Venkatesh

Justice (Retd) R.M. Lodha Commission
Member of PACL Ltd
New Delhi

(221) 64 (19)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

Document Sheet

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

6. That both the **VENDORS** and the **PURCH** [illegible] are agriculturalists as mentioned under section 2 of the Karnataka [illegible] ms Act, 1961 and hailing from agricultural family and does [illegible] any impediment in possession, sale, transfer, exchange o[illegible] of the **SCHEDULE PROPERTY** under Section 79 A and 79 [illegible] arnataka Land Reforms Act,1961.

7. That the **VENDORS** here[illegible] assures, represents and covenants with the **PURCHASER** [illegible]

a. That the said p[illegible] free from all liens, mortgages, charges and encum[illegible] d lis-pendency and there is no notices of attachm[illegible] sition or requisition or notices thereto, relating to the prop[illegible]

b. That the [illegible] have good and marketable title to the said property [illegible] other than the **VENDORS** have any interest, right, title the[illegible]

contd...9

LTM of Dodappa

LTM of Narayanamma

Venkatesh

63

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೆಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೆಜಿಗೆ ಬಳಸಬಹುದು
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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.

c That there are no outstanding Government dues of whatsoever nature including the attachment, the Income Tax Authorities or under any law in force in respect of the aforesaid property.

8. That the **VENDORS** assures the **PURCHASER** that the said property is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, legal obligations, prior Agreement to Sell, Loan, Surety, Security, lien, court litigation, stay order, notices, charges, family or religious disputes, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever, and if it is ever proved otherwise, or the whole or any part of the property is ever taken away or goes out of the possession of the **PURCHASER** on account of any legal defect in the ownership and title of the **VENDORS** then the **VENDORS** are liable and responsible to indemnify and to make good the loss suffered by the **PURCHASER** and keep the **PURCHASER** saved, harmless and indemnified against all such losses and damages suffered by the **PURCHASER** for the false statements and misrepresentations of facts and materials with respect to the **SCHEDULE PROPERTY** and transfer of the same in favour of the **PURCHASER** herein.

contd...10

LTM of Dodappa

LTM of Narayanamma

Venkatesh

(228) 62 (14)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
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ಪುಟ ಸಂಖ್ಯೆ 27

ದಾಖಲೆಯನ್ನು ಬರೆದಿರುವ ದಿನಾಂಕ
Date of execution

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

9. That the **VENDORS** hereby further specifi[illegible]ants, warrants, indemnifies and shall keep the **PURCHASER** [illegible]nnified against all actions, third party claims, demand loss, c[illegible]es and expenses suffered and /or incurred by the **PURCHASE**[illegible]e fault or defect in title of the **VENDORS** to the **SCHEDULE PRO**[illegible]e to the invalidity of competence of the **VENDORS** to execu[illegible]lute Sale Deed and the **VENDORS** or persons claiming under [illegible]em shall be liable and responsible and make good for [illegible]es, damages, costs and expenses sustained by the **PURCHA**[illegible]

10. That the **PURCHASER** shal[illegible]y to get the aforesaid property entered and mutated in h[illegible]me in the records of revenue department, BBMP/KEB and [illegible]erned authorities.

11. That the sale consi[illegible]all include the amounts and deposits if any paid by the **VEND**[illegible]ctricity and water connection and the security deposits mo[illegible]said departments. The **PURCHASER** shall be entitled to ge[illegible]ting electricity and water connections transferred in his [illegible]g with the security deposit with KEB, water Department etc

contd...11

LTM of Dalappa

LTM of Narayanamma

Venkatesh

61

(15)

(224)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Date of execution

Total stamp duty paid Rs.

12. That the **VENDORS** and all the persons c[illegible]ugh, under the **VENDORS** agrees and undertakes to sign [illegible]te any required applications, instruments and documents [illegible] when required by the **PURCHASER** for the effective transfer [illegible], title and interest in the **SCHEDULE PROPERTY** in favour of t[illegible]SER in the records of BBMP and any other local authoriti[illegible]icity company, Revenue Records or any other concerned aut[illegible]

13. That the property tax, wate[illegible]icity charges and other dues and demands of whatsoever [illegible]ny payable in respect of the **SCHEDULE PROPERTY** shall be [illegible] paid by the **VENDORS** upto the date of handing over the pr[illegible]he **PURCHASER** and thereafter the **PURCHASER** will be respon[illegible] payment of the same as and when the same falls due.

14. That all the re[illegible]uments in original and Xerox copies in respect of the afore[illegible]ty has been handed over by the **VENDORS** to the **PURCHASER**[illegible]ORS assures and covenants that they left with no other docum[illegible]s and instruments etc relating to the Schedule property.

contd...12

LTM of Dalappa

LTM of Narayanamma

Uchhurtesh

225

60

Government of Karnataka

Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Registration and Stamps Department

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Dated execution

Total stamp duty paid

15. That all the expenses of this Absolute Sale Deed [illegible] duty and registration charges etc. have been borne and paid [illegible] **PURCHASER.** The **PURCHASER** shall have the right to collect the [illegible] Absolute Sale Deed from the office of the Sub-Registrar, Yelahan[illegible]ore.

16. The courts in Bangalore shall alone ha[illegible]ction in trying the disputes and differences which may not be [illegible] through conciliation between the **VENDORS** and **PURCHASER.**

17. That the actual peaceful, physical [illegible]ssession of the property mentioned in the schedule, has bee[illegible] by the **VENDORS** to the **PURCHASER**, immediately after regis[illegible] **Absolute Sale Deed** to the **PURCHASER** to deploy his [illegible] guards at the **SCHEDULE PROPERTY.**

18. The **VENDORS** hereby de[illegible] **SCHEDULE PROPERTY** is a free grant of the SC and ST c[illegible] and does not violate any of the provisions of the KSC/ST (PT[illegible]78.

contd...13

LTM of Dalappa

LTM of Narayanamma

venkatesh

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Total stamp duty paid Rs.

19. The **VENDORS** declares that there is no proceedings has been initiated or pending at any of the Land Tribunal under Form 7 under section 48 A read with Rule 19(1) of the Karnataka Land Reforms Rules 1961 . The **VENDORS** further declares that there is no pending proceedings or any proceedings have been initiated before the Land Tribunal under Form 7A under sub Rule (1) of the Rule [illegible] alongwith Section 77A of the Karnataka Land Reforms Act, 1961.

20. The **VENDORS** hereby declares affirms that they have not violated any of the provisions [illegible] Reforms Acts and there is no proceedings against the property mentioned in the schedule under the sections 63, 79A and 79B of the Karnataka Land Reforms Act, 1961 and any other laws for the time being in force.

21. That the sale transaction mentioned does not opposed to the public policy as mentioned under Section 22 A(1) of the Karnataka Registration Rules and [illegible] Act 1976 and any other provisions of the law for the time being.

contd...14

LTM of Dalappa

LTM of Narayanamma

Uchkutesh

(222) 58 (18)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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ದಸ್ತಾವೇಜು ಬರೆದಿರುವ ದಿನಾಂಕ
Date of execution

ಹಾಕಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೊತ್ತ ರೂ.
Total stamp duty paid Rs.

22. The **VENDORS** in order to overcome the [illegible]ncial and family necessity had entered into the Agreem[illegible]e in favour of M. Muniyappa S/o. late. Muninarasappa, age [illegible] 50 years, residing at, No. 10/11, 85ft. Double Road, RM[illegible]ge, Dollars Colony, Bangalore – 560 094 in respect of the [illegible]ROPERTY and he has affixed his signature as **CONSENTING W**[illegible] this Absolute Sale Deed in order to safeguard the interest of the [illegible]

SCHED[illegible]Y

ALL THAT PIECE AND PA[illegible]e agricultural land bearing Sy. No. 40 measuring A1-20 [illegible]ated at Manchenahalli Village, Yelahanka Hobli, Bangalo[illegible]aluk, Bangalore Urban District and bounded on the :

contd...15

LTM of Dalappa

Venkatesh

LTM of Narayanamma

57

(19)

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Date of Execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ರೂ.
Total stamp duty paid Rs.

East by : Vaderapura Village B[illegible]ary.

West by : Sy. No. 26 & 25 of M[illegible]alli village.

North by : Sy. No. 41 of M[illegible]lli village.

South by : Sy. No. 12 of M[illegible]halli village.

IN WITNESS WHEREOF, both the [illegible]RS and the **PURCHASER** have signed this ABSOLUTE SALE DEE[illegible]ALORE on the day month and year first mentioned herein[illegible] the presence of the following witnesses:

CONSENTING WITNESSES:

1 (M. MUNIYAPPA)

2 LTM of Dalappa

3 LTM of Narayanamma

4 Venkatesh

contd..16

Justice (Retd.) R.M. Lodha Committee
Under the auspices of PACUP
New Delhi

(229) 56 (90)

Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Registration and Stamps Department

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ

Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೊತ್ತ

Total stamp duty paid Rs.

--16--

LTM of Dalappa

LTM of Narayanamma

WITNESSES :

1 B.S. Manjunath
No 116. 8th Blk.
Dasappa Layout
R.M. Nagar
B.36.

2. Ravi TATA
RAVI TATA
37/2, SESHADRI RAM, B'lr

Drafted by :

K.A. Appanna, B.Sc., LL.B.,
ADVOCATE
HIGH COURT OF KARNATAKA
Off 39, Sai Dharshan, 1st Floor, Opp Corporation Bank
New Town Yelahanka, Bangalore - 560 106

VENDORS

PURCHASER

Annexure-D5

P-762/10-11 RE File No 34 Sale deed no 762/10

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Date of execution

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Total stamp duty paid Rs.

ABSOLUTE SALE DEED

THIS ABSOLUTE SALE DEED is made and executed on this 14th day of May 2010 at Bangalore :

BY AND BETWEEN :

1. **Mr. CHIKKAMARIYAPPA**
   S/o. late. Chikka @ Ch
   Aged about 55 yea
   For self and as Kar

2. **Mrs. AKKAYAMMA**
   W/o. Chikkam
   Aged about

3. **Mr. DODDANNA**
   S/o. Chikkamariyappa
   Aged about years

contd...2.

LTM of Manjamma

LTM of Nagesh

LTM of Papanna

Sy. No. 45

NOT FOR SALE

CBT 23/8-10

Justice (Retd.) R.M. Lodha Committee in the matter of PACL Ltd. New Delhi

231

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Print Date & Time : 02-06-2010 04:34:05 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-762

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಯಲಹಂಕ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 02-06-2010 ರಂದು 03:49:32 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

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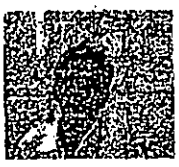
1	ನೋಂದಣಿ ಶುಲ್ಕ	112500.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	780.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	35.00
4	ಇತರೆ	80.00
5	ಪ್ರಿಂಟಿಂಗ್ ಫೀ	100.00
	ಒಟ್ಟು :	113496.00

ಶ್ರೀ Mr. Prateek Kumar, S/o. Praful Kumar Rep by his GPA Holder [illegible] Mutta, S/o. Krishna Rao Mutta ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Mr. Prateek Kumar, S/o. Praful Kumar Rep by his GPA Holder Mr. Venkatesh Mutta, S/o. Krishna Rao Mutta			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

ಬರೆದುಕೊಟ್ಟದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mr. Prateek Ku[illegible] Kumar Rep [illegible] Mr. Ve[illegible] S/o. K[illegible] (ಬರೆಸಿಕೊಂಡವರು)			
2	Mr. Chikkanarayappa, S/o. Late. Chikka @ Chikkanna For Self & as Kartha of HUF . (ಬರೆದುಕೊಡುವವರು)			—

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Government of Karnataka

Registration and Stamps Department

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Date of Execution

Stamp duty paid Rs.

4 **Mrs. NAGAMMA**
D/o. Chikkamariyappa
Aged about 24 years

5 **Miss. SOWMYA**
D/o. Chikkamariyappa
Aged about 19 years

6 **Mr. DODDANNA**
S/o. late. Chikka [illegible] a
Aged about 50 [illegible]
For self and [illegible] H.U.F

7. **Mrs. MANJU** [illegible]
W/o. Do[illegible]
Aged about [illegible] years

8 **Mr.** [illegible]
S/ [illegible] a
A[illegible] 26 years

contd....3

ಚಿಕ್ಕಮರಿಯಪ್ಪ

Kkamariyappa

L T M Z AKbyamma

L T M Z Manjamma

L T M Z Nagesh

L T M Z Doddanna

L T M Z Papanna

ಚಿಕ್ಕಮರಿಯಪ್ಪ

ನಾಗರತ್ನ

ಶೋಭ್ಯ

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Mrs. Akkayamma, W/o. Chikkamariyappa . (ಬರೆದುಕೊಡುವವರು)			—
4	Mr. Doddanna, S/o. Chikkamariyappa for self & minor guardian for Master. Naveen Kumar & Miss. Mamatha. . (ಬರೆದುಕೊಡುವವರು)			—
5	Mrs. Nagamma, D/o. Chikkamariyappa . (ಬರೆದುಕೊಡುವವರು)			ನಾಗಮ್ಮ
6	Miss. Sowmya, D/o. Chikkamariyappa . (ಬರೆದುಕೊಡುವವರು)			ಸೌಮ್ಯ
7	Mr. Doddanna, S/o. Late. Chikka @ Chikkanna For Self & as Kartha of HUF . (ಬರೆದುಕೊಡುವವರು)			—
8	Mrs. Manjumma, W/o. Doddanna . (ಬರೆದುಕೊಡುವ[illegible])			—
9	Mr. Nagesh, S[illegible] (ಬ[illegible])			—
10	Mr. [illegible]ppa, S/o. [illegible]nna . (ಬರೆದುಕೊಡುವವರು)			ಆಂಜಿ

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Date of execution

Total stamp duty paid Rs.

9 **Mr. CHIKKANJANAPPA**
S/o. Doddanna
Aged about 23 years.

10 **Mr. MARUTHI**
S/o. Doddanna
Aged about 20 years.

11 **Miss. MAMATHA**
D/o. Doddanna
Aged about 16 y[illegible]
Minor represen[illegible] by [illegible] father
natural guardian D[illegible]anna

12 **Master. N[illegible]MAR**
S/o. Do[illegible]
Aged [illegible]ears
Min[illegible]ed by his father
n[illegible]an Doddanna

contd..4

L T M Chikkappa

L T M of Manjamma

L T M Kayamma

L T M of Nagesh

L T M of Doddanna

L T M of Papanna

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
11	Mr. Maruthi, S/o. Doddanna . (ಬರೆದುಕೊಂಡವರು)			ಮಾರುತಿ
12	Mr. Papanna, S/o. Late. Chikka @ Chikkanna . (ಬರೆದುಕೊಂಡವರು)			—
13	Sri. M. Muniyappa, S/o. Late. Muninarasappa . (ಒತ್ತಿಗೆ ಸಾಕ್ಷಿ)			Muniyappa

ಅಧಿಕಾರಿ

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಟಣೆಯನ್ವಯ

ದಸ್ತಾವೇಜು ಮುದ್ರೆ
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Date of execution

Total stamp duty paid Rs.

13. Mr. PAPANNA
S/o. late. Chikka @ Chikkanna
Aged about 45 years
For self and as Kartha of H

All are residing at Vent[illegible]e.
Yelahanka Hobli, Ban[illegible]h Taluk.

HEREINAFTER JOINTLY REFFERED AS THE[illegible] (which expression shall unless repugnant to the context an[illegible] thereof deemed to include their legal heirs, successor[illegible] executors, attorneys, administrators, agents, persons claim[illegible]eir and they like) of the ONE PART :

IN FAVOUR OF :

Mr. PRA[illegible]R
S/o. [illegible]
Ag[illegible] years

contd...5

Maiyanna

Nagesh

Doddanna

Papanna

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B S Manjunath No 116, 3rd Block, Dasappa Layout, R M Nagar, B'lore 36	
2	R. Vijay Tata No.32/17, Sheshadri Road, Bangalore 09	

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Designed and Developed by C-DAC, ACTS, Pune

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Government of Karnataka

Registration and Stamps Department

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Date of execution

Total Stamp Duty paid Rs.

Represented by his GPA Holder

Mr. VENKATESH MUTTA
S/o. Krishna Rao Mutta
Aged about 35 years
Residing at 187, 12th Cross
Dollars Colony, RMV 2nd
Bangalore – 560 094

HEREINAFTER REFERRED TO AS THE P (which expression unless otherwise repugnant to the cont aning thereof shall deemed to include his heirs, leg entatives, executors, administrators, nominee/s and assigns OTHER PART:

WITNESSETH AS FOLLOWS :

AND WHEREAS the imm roperty bearing Sy. No. 45, measuring A1-20 guntas , situ nchenahalli village, Yelahanka Hobli, Bangalore North Tal acquired the same by virtue of inheritance by the **VENDO** and 13 have got khatha jointly and after transferring khatha 25/1998-99 in the revenue records

contd....6

NOT FOR SALE

L T M Nagappa

L T M Manjamma

L T M Nayamma

L T M Nagesh

L T M Doddamma

L T M Papanna

Certified to be true copy
Advocate

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿ

ಶ್ರೀ Mr. Prateek Kumar, S/o. Praful Kumar Rep by his GPA H[illegible] [illegible]atesh Mutta, S/o. Krishna Rao Mutta , ಇವರು 762850.00 ರೂಪಾಯಿಗಳನ್ನು ನಿ[illegible] [illegible]ಳ್ಳುವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	[illegible]ತಿಯ ವಿವರ
ನಗದು ರೂಪ	100.00	P[illegible] [illegible]onsenting Fee)
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	762750.00	DD [illegible]/46, Dt.05/05/2010, Drawn on [illegible].Blore.
ಒಟ್ಟು :	762850.00	

ಸ್ಥಳ : ಯಲಹಂಕ

ದಿನಾಂಕ : 02/06/2010

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಯಲಹಂಕ)

Designed and Deve[illegible] [illegible]C ACTS Pune.

Justice (Retd.) R.M. Lodha Committee in the matter of PACL Ltd. New Delhi

(245) 40 (15)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಕಾಗದ ಮುದ್ರೆಗಳು ಇಲಾಖೆ
Registration and Stamps Department

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Date of execution

Total stamp duty paid Rs.

8. That the **VENDORS** assures the **PURCHASER** that the [illegible] property is free from all kinds of encumbrances such as prior S[illegible] Mortgage, Will, Trust, Exchange, Lease, legal flaws, claims, pri[illegible]ent to Sell, Loan, Surety, Security, lien, court injunction, litigation [illegible]der, notices, charges, family or religious dispute, acquisition, c[illegible] in the decree of any court, hypothecation, Income Tax or [illegible] attachment or any other registered or unregistered encumbrance whatsoever, and if it is ever proved otherwise, or if the whole or any [illegible] the property is ever taken away or goes out from the pos[illegible] the **PURCHASER** on account of any legal defect in the ow[illegible] title of the **VENDORS** then the **VENDORS** shall be liable an[illegible] to indemnify and to make good the loss suffered by the P[illegible] and keep the **PURCHASER** saved, harmless and indemnified [illegible] such losses and damages suffered by the **PURCHASER** [illegible] false statements and misrepresentation of the facts and [illegible] with respect to the **SCHEDULE PROPERTY** and the transfer of [illegible] in favour of the **PURCHASER** herein.

contd..12

L T M Chikkamari

L T M Manjamma

L T M Mina

L T M Doddanna

L T M Nagesh

L T M Papanna

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು
This sheet can be used for any document

Date of execution

Total stamp duty paid Rs.

7. That the **VENDORS** hereby further assures, re[illegible] and covenants with the **PURCHASER** as follows:

a. That the said property is free from c[illegible] mortgages, charges and encumbrances and lis-pende[illegible] ere is no notices of attachments, acquisition or requisi[illegible] ces thereto, relating to the property.

b. That the **VENDORS** have good [illegible] able title to the said property and none other than th[illegible] have any interest, right, title thereto.

c That there are no o[illegible] government dues of whatsoever nature including [illegible] ent by the Income Tax Authorities or under any law [illegible] respect of the aforesaid property.

contd....11

L T M Chikkam

L T M Ai

L T M [illegible]

L T M Manjamma

L T M Nagesh

L T M Poonanna

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಕಾಗದ ಯಾವುದೇ ದಸ್ತಾವೇಜು ಬರೆಯಲು ಉಪಯೋಗಿಸಬಹುದು
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Date of execution : ... Total stamp duty paid Rs. : ...

4. That the **VENDORS** hereby assures the **PURCHASER** that [illegible] not entered into any agreement for sale or transfer and has n[illegible] act whereby their rights, title and interest to the property [illegible] in the schedule property, in any way be impaired or dispute[illegible] eby they may be prevented from transferring the aforesaid p[illegible]

5 That the **VENDORS** hereby declares and repr[illegible] that the said property acquired through inheritance and never [illegible] been the subject matter of any HUF and that no part of the [illegible] erty owned by any minor and nobody has any right, title [illegible] of any kind whatsoever in the schedule property and furth[illegible] other than the **VENDORS** have any right, title or interest of [illegible] hatsoever in the whole or any part of the aforesaid pro[illegible] urther there is no impediment in the **VENDORS** right to exec[illegible] olute Sale Deed.

6. That both the **VENDORS** and the [illegible] are Agriculturalists as mentioned under section 2 of the Ka[illegible] d Reforms Act, 1961 and hailing from agricultural family a[illegible] have any impediment in possession, sale, transfer, exch[illegible] purchase of the **SCHEDULE PROPERTY** under Section 79 A [illegible] the Karnataka Land Reforms Act,1961.

Chikk[illegible]

[illegible]amma

Manjamma

Dodabanna

Nagesh

Papanna

contd..10

43

242

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಶೀಟನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

NOT FOR SALE

2 That in consideration of the sum of Rs. 80,00,000/- (Rupees Eighty Lakhs Only) which have been received by the V[illegible] from the **PURCHASER** and the receipt of which sum the **VEN**[illegible] hereby jointly admits and acknowledges, in full and final settlemer[illegible] consideration herein, the **VENDORS** does hereby GRANT ,CONVEY [illegible] TRANSFER AND ASSIGNS all their rights, titles and interest in the [illegible]y, with all the rights of ownership, possession, easement, priv[illegible] appurtenances, with all fittings, fixtures, connections, structur[illegible] thereon free from all encumbrances unto the **PURCHASER**, TO HA[illegible] TO HOLD the said property hereby sold to the **PURCHASER** ab[illegible] forever.

3. That the **VENDORS** hereby confi[illegible] and acknowledges that they have been left with no right, titl[illegible] claim or lien of any nature whatsoever the property mentione[illegible]edule, hereby sold, and the same has become the absolute [illegible]e property of the **PURCHASER** and **PURCHASER** shall be at libe[illegible] with the same in the manner as the **PURCHASER** deems fit ar[illegible] and free to use, enjoy, sell, gift, mortgage, lease and transf[illegible] oy whatever mean it likes, without any interference, hindran[illegible], objection, claim or interruption by the **VENDORS** or any pe[illegible]ing under or through them or in trust for them.

contd....9

Moriyappa

Manjamma

Doddamma

Nagesh

Papamma

Justice (Retd.) R.M. Lodha Committee in the matter of PACL Ltd. New Delhi

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಕಾಗದವನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು
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Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

9. That the **VENDORS** hereby further specifically co[illegible] warrants, indemnifies and shall keep the **PURCHASER** fully in[illegible] against all actions, third party claims, demand loss, costs, [illegible] d expenses suffered and /or incurred by the **PURCHASER** due [illegible] or defect in title of the **VENDORS** to the **SCHEDULE PROPERTY** [illegible] the invalidity of competence of the **VENDORS** to execute this [illegible] le Deed and the **VENDORS** or persons claiming under, throu[illegible] all be liable and responsible and make good for all the [illegible] mages, costs and expenses sustained by the **PURCHASER**.

10. That the **PURCHASER** shall be at liberty to get the aforesaid property entered and mutated in his own [illegible] the records of revenue department, BBMP/KEB and other [illegible] authorities.

11. That the sale consideration [illegible] ude the amounts and deposits if any paid by the **VENDORS** f[illegible] and water connection and the security deposits made wi[illegible] departments. The **PURCHASER** shall be entitled to get the [illegible] electricity and water connections transferred in his favour [illegible] the security deposit with KEB, water Department etc.

contd..13

ಚೊಕ್ಕಪ್ಪ

L T M Z Chi[illegible]ppa

L T M Z A[illegible]ma

L T M Z Manjamma

L T M Z Doddanna

L T M Z Nagesh

L T M Z Papanna

ಶಿವಣ್ಣ

ನಾಗರಾಜ್ ಶೀನಪ್ಪ

Justice (Retd.) R.M. Lodha Committee In the matter of PACL Ltd. New Delhi

(247) 38 (18)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜು ಬರೆಯಲು ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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

12. That the **VENDORS** and all the persons claimir [illegible] under the **VENDORS** agrees and undertakes to sign and [illegible] y required applications, instruments and documents etc as [illegible] required by the **PURCHASER** for the effective transfer of owr [illegible] and interest in the **SCHEDULE PROPERTY** in favour of the PU[illegible] the records of BBMP and any other local authorities, el[illegible] mpany, Revenue Records or any other concerned authorities.

13. That the property tax, water and [illegible] harges and other dues and demands of whatsoever nature [illegible] ayable in respect of the **SCHEDULE PROPERTY** shall be borne [illegible] by the **VENDORS** upto the date of handing over the possessi[illegible] **URCHASER** and thereafter the **PURCHASER** will be responsible fo[illegible] payment of the same as and when the same falls due.

14. That all the relevan[illegible] s in original and Xerox copies in respect of the aforesaid p[illegible] been handed over by the **VENDORS** to the **PURCHASER**. The V[illegible] ures and covenants that they left with no other documents, [illegible] nstruments etc relating to the Schedule property.

contd..14

Manjamma

Akkayamma

Nagesh

Doddamma

Papamma

37

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಅಂಟಿಸಬಹುದು
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ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

15. That all the expenses of this Absolute Sale Dee[illegible] duty and registration charges etc. have been borne and p[illegible] **URCHASER**. The **PURCHASER** shall have the right to collect th[illegible] Absolute Sale Deed from the office of the Sub-Registrar, Yelah[illegible] lore.

16. The courts in Bangalore shall alone [illegible] ction in trying the disputes and differences which may not b[illegible] through conciliation between the **VENDORS** and **PURCHASER**.

17. That the actual peaceful, physi[illegible] possession of the property mentioned in the schedule, has b[illegible] d by the **VENDORS** to the **PURCHASER**, immediately after re[illegible] this **Absolute Sale Deed** to the **PURCHASER** to deploy his [illegible] security guards at the **SCHEDULE PROPERTY**.

18. The **VENDORS** hereby [illegible] t the **SCHEDULE PROPERTY** is a free grant of the SC and ST [illegible] y and does not violate any of the provisions of the KSC/ST [illegible] 1978.

contd....15

Yappa

Manjamma

Yamma

Nagesh

Dodabanna

Papamma

(249) 36

Government of Karnataka

Registration and Stamps Department

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Date of execution

Total stamp duty paid (₹)

19. The **VENDORS** declares that there is no pr[illegible] has been initiated or pending at any of the Land Tribun[illegible] m 7 under section 48 A read with Rule 19(1) of the Karnat[illegible] reforms Rules 1961 . The **VENDORS** further declares that there [illegible] g proceedings or any proceedings have been initiated bef[illegible] d Tribunal under Form 7A under sub Rule (1) of the Rule 26 C [illegible] vith Section 77A of the Karnataka Land Reforms Act, 1961.

20. The **VENDORS** hereby declare[illegible] s that they have not violated any of the provisions of the [illegible] orms Acts and there is no proceedings against the property [illegible] n the schedule under the sections 63, 79A and 79B of the [illegible] and Reforms Act, 1961 and any other laws for the time being [illegible]

21. That the sale transactio[illegible] ntioned does not opposed to the public policy as mention[illegible] ection 22 A(1) of the Karnataka Registration Rules Amen[illegible] 976 and any other provisions of the law for the time being i[illegible]

contd....16

L T m Z Chi[illegible]ppa

L T m Z Manjamma

L T m Z Doddamma

L T m Z Nagath

L T m Z Papamma

35

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಕಾಗದ
Document Sheet

ನೋಂದಣಿ ಕಾಗದ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಕಾಗದವನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು
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Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

22. The **VENDORS** in order to overcome the acqui[illegible] and family necessity had entered into the Agreement [illegible] favour of M. Muniyappa S/o. late. Muninarasappa, aged [illegible] years, residing at, No. 10/11, 85ft. Double Road, RMV 2nd [illegible] Dollars Colony, Bangalore – 560 094 in respect of the SCHE[illegible]ERTY and he has affixed his signature as **CONSENTING WITNES**[illegible] [illegible]olute Sale Deed in order to safeguard the interest of the **PURC**[illegible]

23. The value of the **SCHEDULE PRO**[illegible]rth in the document is Rs. 80,00,000/- (Rupees Eighty Lakhs [illegible] [illegible]me stamp duty is paid in accordance with guidance value.

SCHED[illegible] **PROPERTY**

ALL THAT PIECE AND [illegible] the agricultural land bearing Sy. No. 45, measuring A1-2[illegible] [illegible]uated at Manchenahalli Village, Yelahanka Hobli, Bangalo[illegible] [illegible]aluk, Bangalore Urban District and bounded on the :

contd..17

Chikk[illegible]

Nagesh

Manjunath

ದೊಡ್ಡಣ್ಣ
ನಾಗರಾಜ
ಚಿಕ್ಕಣ್ಣ

ಶ್ರೀನಿವಾಸ

Papanna

Doddanna

(254) 34

Government of Karnataka

Registration and Stamps Department

Document Sheet

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Date of Execution

Total stamp duty paid Rs.

East by	:	Vaderapura Village Boundar
West by	:	Sy. No. 34 of Manchenahalli
North by	:	Sy. No. 46 of Manchenr
South by	:	Sy. No. 44 of Manchr ge.

IN WITNESS WHEREOF, both the **VEND** ne **PURCHASER** have signed this ABSOLUTE SALE DEED at BA the day month and year first mentioned hereinabove in the presence of the following witnesses:

CONSENTING WITNESS:

(M. MUNIYAPPA)

WITNESSES:

1. B.S. Mary
B.S. MARY
NO116.
Dare
R.H
B-36.

2. A.V.
A. VIJAY TATA
32/17
Bln-560009.

1.

2.

3. ಮಂಜುನಾಥ
ನಾಗರಾಜ್

4.

5.

Justice (Retd.) R.M. Lodha Committee in the matter of P.A.C.L. (India) Ltd. New Delhi

contd....18

33

(252)

(83)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಿನಾಂಕ
Date of execution

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

Dodhanna

Manjamma

8 Nagesh

9 [illegible]

10 [illegible]

11 [illegible]

12 [illegible]

Papanna

Drafted by:
DRAFTED BY ME

K.A. Appanna, B.Sc., M.A. LL.B.
ADVOCATE
HIGH COURT OF KARNATAKA
Off 39, Sai Darshan, 1st Floor, Opp. Corporation Bank,
New Town Yelahanka, Bangalore - 560 106

VENDORS

PURCHASER

Justice (Rtd.) R.M. Lodha Committee
In the matter of PACL Ltd.
New Delhi

Sy. No. 47 SR Annexure-D6

1-457/2010-11 RE File no 34 Sale deed No 1457/10 Karnataka 45002-C 32

Government of Karnataka

Registration and Stamps Department

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Unless specified

Initial alongside your text

ABSOLUTE SALE DEED

THIS ABSOLUTE SALE DEED is made and exec[illegible] day of 13th day of May 2010 at Bangalore :

BY AND BETWEEN :

1 **Mrs. HANUMAKK[illegible]**
W/o late Pujap[illegible]
Aged about [illegible]

2 **Mrs. LAK[illegible]**
W/o late [illegible]
Aged [illegible] years.
For self [illegible] Kartha of H.U.F.
co[illegible] herself and her minor daughter
M[illegible]

3 [illegible]
[illegible]e Annaiah,
[illegible] about 20 years.

Miss. JYOTHI
D/o late Annaiah,
Aged about 16 years.
Minor represented by natural guardian
mother Lakshmamma.

LTM of Hanumakka

contd...2

Sy. No. 47

LTM of Lakshmamma

Jyothi minor her Guardian

LTM of Lakshmamma

NOT FOR SALE

CBT-23/B-3

Justice (Retd.) R.M. Lodha Commission in the matter of PACL (I) Ltd. New Delhi

(254) 31 A (9)

Print Date & Time : 13-05-2010 05:12:01 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-457

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಯಲಹಂಕ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 13-05-2010 ರಂದು 03:56:59 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ.
1	ನೋಂದಣಿ ಶುಲ್ಕ	112500.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	570.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	35.00
4	ಇತರೆ	80.00
5	ಕನ್ಸಲ್ಟಿಂಗ್ ಫೀ	100.00
	ಒಟ್ಟು :	113285.00

ಶ್ರೀ Mr. Prateek Kumar S/o. Praful Kumar Rep by his GPA Holder Mr. V [illegible]a S/o. Krishna Rao Mutta ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	[illegible]	ಸಹಿ
ಶ್ರೀ Mr. Prateek Kumar S/o. Praful Kumar Rep by his GPA Holder Mr. Venkatesh Mutta S/o. Krishna Rao Mutta			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

ಬರೆದುಕೊಟ್ಟದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mr. Prateek Kumar S/o [illegible] Kumar Rep by his GP[illegible] Mr. Venkatesh M[illegible] Krishna Ra[illegible] (ಬ[illegible])			
2	Mrs. Hanumakk[illegible] [illegible] Late Pujappa [illegible] (ಬರೆದುಕೊಡುವವರು)			—

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

This Deed can be Registered at any Department

This Deed can be Registered at any Sub-Registrar

5 **Mr. HANUMANTHA**
S/o late Rujappa,
Aged about 36 years,
For self and as Karta of HUF
consisting of him and his minor sons
Master Naveer and Master Praveen Kumar

6 **Mrs. MANJULA**
W/o Hanumantha,
Aged about 30 years.

7 **Master NAVEER KUMAR**
S/o Hanumantha,
Aged about 10 years.
Minor represented by natural guardian
father Hanumanth.

8 **Master PRAVEEN KUMAR**
S/o Hanumantha,
Aged about 6 years.
Minor represented by natural guardian
father Hanumantha.

contd..3

1) ಹನುಮಂತ ಹನುಮಂತ
LTM of Hanumakka ಹನುಮಂತ

2) ಲಕ್ಷ್ಮಿಅಮ್ಮ
LTM of Lakshmamma

3) Jyothi minor
her Guardian
LTM of Lakshmamma

Indian Bonds (Regd.) R.M. Lodha Committee
In the matter of PACL Ltd.
New Delhi

(256) 29 A (4)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Mrs. Lakshmamma W/o. Late. Annaiah For Self and as Kartha of H.U.F.and Minor Guardian for Miss Jyothi . (ಬರೆದುಕೊಡುವವರು)			—
4	Mr. Suresh S/o. Late. Annaiah . (ಬರೆದುಕೊಡುವವರು)			
5	Mr. Hanumantha S/o. Late. Pujappa Self and as Kartha of H.U.F.and Minor Guardian for Master. Naveen Kumar and Master. Praveen Kumar . (ಬರೆದುಕೊಡುವವರು)			
6	Mrs. Manjula W/o Hanumantha . (ಬರೆದುಕೊಡುವವರು)			
7	Mrs. Anneyamma D/o. Late. Pujappa . (ಬರೆದುಕೊಡುವವರು)			
8	M. Muniyappa S/o. Late. Muninarasappa . (ಒಬ್ಬಗ ಸಾಕ್ಷಿ)			

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(6)

(257)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

This e-stamp certificate is valid only if the details hereon are found to be same as the details entered in the e-stamping application.

This e-stamp certificate has been issued in lieu of the following e-stamp(s) and forms part of the document.

NOT FOR SALE

9 **Mrs. ANNEYAMMA**
D/o late Pujappa,
Aged about 26 years.

All are residing at V[illegible] village.
Yelahanka Hobli, [illegible] North Taluk.

HEREINAFTER JOINTLY REFERRE[illegible] THE VENDORS (which expression shall unless repugnant to [illegible]xt and meaning thereof deemed to include their legal [illegible]essors, assigns, executors, attorneys, administrators, agents [illegible]aiming under their and they like) of the ONE PART

IN FAVOUR OF :

M[illegible]EEK KUMAR
S/[illegible] Kumar
[illegible]ut 40 years

[illegible]ented by his GPA Holder

M[illegible] VENKATESH MUTTA
S/o. Krishna Rao Mutta
Aged about 35 years
Residing at 187, 12th Cross,
Dollars Colony , RMV 2nd Stage
Bangalore – 560 094

HEREIN[illegible]ER REFERRED TO AS THE PURCHASER (which expression unless otherwise repugnant to the context and meaning thereof shall deemed to include his heirs, legal representatives, executors, administrators, nominee/s and assigns etc.) of the OTHER PART:

contd...4

1) [illegible]
LTM of Hanumakka

2) [illegible]
LTM of Lakshmamma

4) [illegible]
J. Kotish minor
her Guardian
LTM of Lakshmamma

Judicial (Regd.) R.M. Lodha Commission
Institute of PACL Ltd.
New Delhi

(258) 27 A1 (6)

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B.S.Manjunath No. 116, 3rd Block, Dasappa Layout, Ramamurthy Nagar, Bangalore-36	BS-Manjunath
2	R. Vijay Tata No. 32/17, Sheshadri Road, Bangalore-09	R.V.

ಸಹಿ ಮಾಡುವವರು

This Document is kept pending for Government Permission.

Designed and Developed by C-DAC, ACTS, Pune

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Government of Karnataka

Registration and Stamps Department

WITNESSETH AS FOLLOWS :

AND WHEREAS the immovable pror[illegible] ng Sy. No. 47, measuring A1-20 guntas, situated at Man[illegible] village, Yelahanka Hobli, Bangalore North Taluk, having o[illegible] same by virtue of inheritance by the **VENDOR** No. 5 ar[illegible] nsferring khatha vide MR No. 33/2007-08 in the revenue reco[illegible] s in peaceful possession and enjoyment of the aforesaid lan[illegible] ant caution the **VENDOR** No. 1, 2, 3, 4 and 6, to 9 are mad[illegible] ames to this Absolute Sale Deed. The aforesaid land is describe[illegible] er detail in the Schedule hereunder and hereinafter refer[illegible] the **SCHEUDLE PROPERTY.**

AND WHEREAS the **V**[illegible] 5 has entered his names in the revenue records such as M[illegible] register, R.T.C. as per the provisions of the Karnataka Land Reve[illegible] 64 and since then he is paying all the kandayam and proper[illegible] ever falls due.

AND WHEREAS [illegible] **ORS** are in need of funds for their legal necessities and me[illegible] ducational expenses of minor children's and to have secu[illegible] for the families decided to dispose the property mentioned [illegible] e Schedule and for the above said objective **VENDORS** hr[illegible] the same for sale to the **PURCHASER** herein and the **PURCH**[illegible] cepted the offer given by the **VENDORS** and the **PURCHAS**[illegible] and accepted the offer to purchase for total sale conside[illegible] 80,00,000/- (Rupees Eighty Lakhs Only) subject to the terms and conditions hereinafter appearing.

1) [illegible] ತಿಮ್ಮಯ್ಯ
LTM of Hanumakka

2) [illegible] ಲಕ್ಷ್ಮಮ್ಮ
LTM of Lakshmamma

4) [illegible] contd...5
Jyothi minor
minor Guardian
LTM of Lakshmamma
ತಿಮ್ಮಯ್ಯ
ತಿಮ್ಮಯ್ಯ

(260) 25 (8)

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 Mr. Prateek Kumar S/o. Praful Kumar Rep by his GPA Holder Mr. Ven[illegible] Mutta S/o. Krishna Rao Mutta , ಇವರು 762850.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕ[illegible]ದನ್ನು ಧೃಡೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ [illegible]
ನ೗ದು ರೂಪ	100.00	Paid by Cash [illegible] Scrutiny Fee)
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	762750.00	DD No. [illegible] 01 [illegible] 05/10, Drawn On Citi Pa[illegible]
ಒಟ್ಟು :	762850.00	

ಸ್ಥಳ : ಯಲಹಂಕ

ದಿನಾಂಕ : 13/05/2010

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುಖ್ಯ ಅಧಿಕಾರಿ
(ಯಲಹಂಕ)

Designed and Developed by [illegible] Infosys.

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Government of Karnataka

Registration and Stamps Department

NOW THEREFORE THIS DEED OF [illegible] ALE
WITNESSETH AS FOLLO[illegible]

1. That in pursuance of the aforesaid c[illegible] und in consideration of the full sale price of Rs. 80,00,000/- (R[illegible] ty Lakhs Only) paid in the following manner by the **PURCHASE[illegible] DORS :**

a.	Paid by Demand Draft bearin[illegible] 145724 dated : 5/05/2010 drawn on [illegible] NA Global Consumer Bank [illegible] favouring Mr. Hanumant[illegible] No.5	Rs. 10,00,000/-
b	Paid by cheque bea[illegible] 026.15 dated : 25/05/20[illegible] n Citi Bank Noida.	Rs. 60,00,000/-
c	Paid by Cash	Rs. 10,00,000/-
	Total	**Rs. 80,00,000/-**

2 That ir[illegible] ation of the sum of Rs.80,00,000/- (Rupees Eighty Lakhs Onl[illegible] have been received by the **VENDORS** from the **PURCHAS[illegible]** receipt of which sum the **VENDORS** hereby jointly admits and acknowledges, in full and final settlement of the consideration herein, the [illegible] **ORS** does hereby GRANT ,CONVEY ,SELL ,TRANSFER AND ASSIGNS all their rights, titles and interest in the said property, with all the

1) [illegible] ಹನುಮಂತ
LTM of Hanumakka.

2) [illegible] ಲಕ್ಷ್ಮಮ್ಮ
LTM of Lakshmamma

contd..6

ii) [illegible] Jyothi minor
her Guardian
LTM of Lakshmamma
ಹನುಮಂತ
ಹನುಮಂತ

(262) 23 (10)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

rights of ownership, possession, easement, privi[illegible] appurtenances, with all fittings, fixtures, connections, structure[illegible] thereon free from all encumbrances unto the **PURCHASER**, TO [illegible] TO HOLD the said property hereby sold to the **PURCHASER** a[illegible] forever.

3. That the **VENDORS** hereby confi[illegible] and acknowledges that they have been left with no right, titl[illegible] claim or lien of any nature whatsoever the property mentione[illegible]edule, hereby sold, and the same has become the absolute [illegible] property of the **PURCHASER** and **PURCHASER** shall be at liber[illegible] with the same in the manner as the **PURCHASER** deems fit a[illegible] and free to use, enjoy, sell, gift, mortgage, lease and transf[illegible] by whatever mean it likes, without any interference, hindran[illegible], objection, claim or interruption by the **VENDORS** or any pe[illegible]ing under or through them or in trust for them.

4. That the **VEN**[illegible]y assures the **PURCHASER** that they have not entered into [illegible]ent for sale or transfer and has not done any act whereby th[illegible]e and interest to the property mentioned in the schedule [illegible] any way be impaired or disputed and whereby they may be [illegible] from transferring the aforesaid property.

5 Th[illegible]**ORS** hereby declares and represents that the said prope[illegible] through inheritance and never there had been the subject [illegible]f any HUF and that no part of the said property owned by any min[illegible] and nobody has any right, title or interest of any kind whatsoever in the schedule property and further none else other than the **VENDORS** have any right, title or interest of any kind whatsoever in the whole or any part of the aforesaid property and further there is no impediment in the **VENDORS** right to execute this Absolute Sale Deed.

2) [illegible] 1) [illegible] ತಳವಾರ

contd..7

LTM
Lakshmamma LTM Hanumakka ಮಂಜಪ್ಪ

ಹನುಮಕ್ಕ ತಳವಾರ
ತಳವಾರ

4) [illegible] Jyothi Minor her Guardian
LTM [illegible] Lakshmamma

Justice (Retd.) R.M. Lodha Commission in matter of PACL Ltd. New Delhi

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Government of Karnataka

Registration and Stamps Department

6. That both the **VENDORS** and the **PURCH** [illegible] agriculturalists as mentioned under section 2 of the Karnataka [illegible] ms Act, 1961 and hailing from agricultural family and does [illegible] any impediment in possession, sale, transfer, exchange ar [illegible] e of the **SCHEDULE PROPERTY** under Section 79 A and 79 [illegible] nataka Land Reforms Act,1961.

7. That the **VENDORS** here [illegible] assures, represents and covenants with the **PURCHASER** [illegible]

a. That the said p [illegible] ree from all liens, mortgages, charges and encum [illegible] nd lis-pendency and there is no notices of attachm [illegible] tion or requisition or notices thereto, relating to the pro [illegible]

b. That the [illegible] have good and marketable title to the said property [illegible] other than the **VENDORS** have any interest, right, title th [illegible]

c Th [illegible] are no outstanding government dues of whats [illegible] e including the attachment by the Income Tax Auth [illegible] nder any law in force, in respect of the aforesaid pr [illegible]

8. Th [illegible] **ENDORS** assures the **PURCHASER** that the said property is free from all [illegible] nds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, legal flaws, claims, prior Agreement to Sell, Loan, Surety, Security, lien, court injunction, litigation, stay order, notices,

contd...8

1) LTM of Hanumakka

2) LTM of Lakshmamma

4) Jyothi Min[illegible] Nor Guarch

LTM of Lakshmamma

(264) 21 (62)

Government of Karnataka

Registration and Stamps Department

charges, family or religious dispute, acquisition [illegible] nt in the decree of any court, hypothecation, Income Tax [illegible] ax attachment or any other registered or unregistered encu[illegible] whatsoever, and if it is ever proved otherwise, or if the whole [illegible] of the property is ever taken away or goes out from the [illegible] of the **PURCHASER** on account of any legal defect in the [illegible] and title of the **VENDORS** then the **VENDORS** shall be liable [illegible] sible to indemnify and to make good the loss suffered by th[illegible] ER and keep the **PURCHASER** saved, harmless and indemnifi[illegible] all such losses and damages suffered by the **PURCHASER** [illegible] false statements and mis-representation of the facts [illegible] uls with respect to the **SCHEDULE PROPERTY** and the transfe[illegible] ame in favour of the **PURCHASER** herein.

9. That the **VENDO**[illegible] further specifically covenants, warrants, indemnifies and sha[illegible] **PURCHASER** fully indemnified against all actions, third part[illegible] emand loss, costs, charges and expenses suffered and /or [illegible] the **PURCHASER** due to the fault or defect in title of the **VEND**[illegible] **SCHEDULE PROPERTY** or due to the invalidity of competence [illegible] ORS to execute this Absolute Sale Deed and the **VENDORS** o[illegible] aiming under, through them shall be liable and responsibl[illegible] ke good for all the losses, damages, costs and expense[illegible] by the **PURCHASER.**

10. Tha[illegible] RCHASER shall be at liberty to get the aforesaid property entered and mutated in his own name in the records of revenue department, BBMP/KEB and other concerned authorities.

contd...9

1) [illegible]

LTM of Hanumakka

[illegible]

LTM of Lakshmamma

[illegible]

Jyothi minor

Her Guardian

LTM of Lakshmamma

20

(10)

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Date of issue: [illegible]

NOT FOR SALE

11. That the sale consideration shall include th[illegible] and deposits if any paid by the **VENDORS** for electricity and [illegible] ection and the security deposits made with the said depar[illegible] **PURCHASER** shall be entitled to get the existing electri[illegible] water connections transferred in his favour along with the [illegible] posit with KEB, water Department etc.

12. That the **VENDORS** and all th[illegible] aiming though, under the **VENDORS** agrees and undertake[illegible] nd execute any required applications, instruments and d[illegible] rc as and when required by the **PURCHASER** for the effecti[illegible] ownership, title and interest in the **SCHEDULE PROPERTY** in [illegible] e **PURCHASER** in the records of BBMP and any other loc[illegible] es, electricity company, Revenue Records or any other con[illegible] orities.

13. That the propert[illegible] and electricity charges and other dues and demands of w[illegible] nature if any payable in respect of the **SCHEDULE PROPER**[illegible] borne and paid by the **VENDORS** upto the date of handing [illegible] ssession to the **PURCHASER** and thereafter the **PURCHASER** wil[illegible] ible for the payment of the same as and when the same falls.

14. Tha[illegible] levant documents in original and Xerox copies in respect [illegible] said property has been handed over by the **VENDORS** to the [illegible]. The **VENDORS** assures and covenants that they left with no other [illegible] ents, deeds and instruments etc relating to the Schedule property.

1) [illegible]

LTM of Hanumakka

2) [illegible]

LTM of Lakshmamma

3) [illegible]

Jyothi minor her Guardian
LTM of Lakshmamma

contd..10

(266) 19 (14)

Government of Karnataka

Registration and Stamps Department

15. That all the expenses of this Absolute Sale [illegible] stamp duty and registration charges etc. have been borne [illegible] the **PURCHASER**. The **PURCHASER** shall have the right to collect [illegible] original Absolute Sale Deed from the office of the Sub-Registrar, [illegible] Bangalore.

16. The courts in Bangalore shall [illegible] jurisdiction in trying the disputes and differences which may [illegible] solved through conciliation between the **VENDORS** and **PURCHASER**.

17. That the actual peaceful [illegible] vacant possession of the property mentioned in the schedule, [illegible] delivered by the **VENDORS** to the **PURCHASER**, immediately [illegible] tion of this **Absolute Sale Deed** to the **PURCHASER** to deplo[illegible] own security guards at the **SCHEDULE PROPERTY**.

18. The **VENDORS** h[illegible] clares that the **SCHEDULE PROPERTY** is a free grant of the SC [illegible] immunity and does not violate any of the provisions of the [illegible] Act, 1978.

19. The **VE**[illegible] clares that there is no proceedings has been initiated or [illegible] any of the Land Tribunal under Form 7 under section 48 [illegible] h Rule 19(1) of the Karnataka Land Reforms Rules 1961. Th[illegible] further declares that there is no pending proceedings or any [illegible] gs have been initiated before the Land Tribunal under Form 7A [illegible] b Rule (1) of the Rule 26 C read alongwith Section 77A of the Karnata[illegible] Land Reforms Act, 1961.

ಹೆಬ್ಬೆಟ್ಟು
ಮಂಗಳ
ಅಕ್ಷಯಮ್ಮ

contd....11

2) LTM of Lakshmamma

4) Jyothi minor her Guardian LTM of Lakshmamma
ಹೆಬ್ಬೆಟ್ಟು
ಹೆಬ್ಬೆಟ್ಟು

1) LTM of Hanumakka

26A

Government of Karnataka

Registration and Stamps Department

20. The **VENDORS** hereby declares and [illegible] they have not violated any of the provisions of the Land [illegible]s and there is no proceedings against the property mentio[illegible] schedule under the sections 63, 79A and 79B of the Karnat[illegible]eforms Act, 1961 and any other laws for the time being in forc[illegible]

21. That the sale transaction here[illegible]d does not opposed to the public policy as mentioned un[illegible] 22 A(1) of the Karnataka Registration Rules Amendment [illegible]id any other provisions of the law for the time being in force[illegible]

22. The **VENDORS** in ord[illegible]me the acquit financial and family necessity had entered [illegible] Agreement of Sale in favour of M. Muniyappa S/o. lat[illegible]sappa, aged about 50 years, residing at, No. 10/11, 85ft. [illegible]oad, RMV 2nd Stage, Dollars Colony, Bangalore – 560 09[illegible]t of the **SCHEDULE PROPERTY** and he has affixed his signatu[illegible]**NTING WITNESS** to this Absolute Sale Deed in order to safegu[illegible]est of the **PURCHASER.**

23. The va[illegible]**CHEDULE PROPERTY** set forth in the document is Rs. 80,00,0[illegible] Eighty Lakhs Only). but the stamp duty is paid in accorda[illegible]dance value.

contd..12

LTM of Lakshmamma

Jyothi minor, her Guardian
LTM of Lakshmamma

LTM of Hanumakka

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Government of Karnataka

Registration and Stamps Department

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of the [illegible] land bearing Sy. No. 47, measuring A1-20 guntas, situat[illegible]chenahalli Village, Yelahanka Hobli, Bangalore North Talu[illegible] Urban District and bounded on the :

East by	:	Vaderapura[illegible]undary.
West by	:	Sy. No. [illegible]enahalli Village.
North by	:	Sy. N[illegible]nchenahalli Village.
South by	:	S[illegible] Manchenahalli Village.

IN WITNESS WHE[illegible] [illegible] the **VENDORS** and the **PURCHASER** have signed this ABSOLUT[illegible] at BANGALORE on the day month and year first mentione[illegible] above in the presence of the following witnesses:

CONSENTIN[illegible]

(M. MU[illegible]A)

LTM of Hanumakka

2 LTM of Lakshmamma

Contd..13

Justice (Retd.) R.M. Lodha Commission in the matter of PACL Ltd. New Delhi

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

This sheet is issued for any document

WITNESSES:

1. B.S. Manjunath
B.S. MANJUNATH
No 116. 3rd Block.
Darappa Layout
Lakshmipuramnagar
Bangalore

2. R.V. Vijay
R. VIJAY
22/17, Sec
Bln.

3. [illegible]

[redacted] Jyothi minor Her Guardian
LTM of Lakshmamma

5 [illegible]

6 [illegible]

7 [illegible]

8 [illegible]

9 [illegible]

Drafted By :

K.A. Appanna, B.Sc., M.A. LL.B.
ADVOCATE
HIGH COURT OF KARNATAKA
Off 39, Sai Dharshan, 1st Floor, Opp. Corporation Bank,
New Tippu Nilayaka Bangalore - 560 106

VENDORS

PURCHASER

Justice (Retd.) R.M. Lodha Commission in the matter of PACL Ltd. New Delhi

15 Sy. No. 48 (SR Annexure-D7
RE File No 34 460/10-11) Sale deed No 4,60/10-11 Kasaba

Government of Karnataka

Registration and Stamps Department

ABSOLUTE SALE DEED

THIS ABSOLUTE SALE DEED is made and exec[illegible] this day of 13th day of May 2010 at Bangalore :

BY AND BETWEEN :

1 **Mrs. KEMPAMM/**
W/o late Kadc
Aged about 65
For self and [illegible] of H.U.F.

2 **Mrs. SA[illegible]**
D/o la[illegible]pa,
Age[illegible] years

3. **M[illegible]NI**
D[illegible]evamma
[illegible]out 17 years

[illegible] represented by her natural guardian
[illegible]her Mrs. Sanjeevamma

both are residing at Venkatala Village.
Yelahanka Hobli, Bangalore North Taluk.

H[illegible] JOINTLY REFERRED TO AS THE VENDORS (which expres[illegible] unless repugnant to the context and meaning thereof deemed [illegible]clude their legal heirs, successors, assigns, executors, attorneys, administrators, agents, persons claiming under their and they like) of the ONE PART

contd..2

Sy. NO. 48

NOT FOR SALE

CBI-03/B-4

(221) 14 A (2)

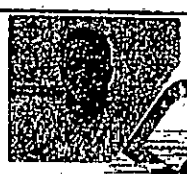
Print Date & Time : 13-05-2010 05:33:41 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-460

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಯಲಹಂಕ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 13-05-2010 ರಂದು 05:11:12 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	112500.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	510.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	35.00
4	ಇತರೆ	80.00
5	ಕಸ್ಟೋಡಿಯನ್ ಫೀ	100.00
	ಒಟ್ಟು :	113225.00

ಶ್ರೀ Mr. Prateek Kumar, S/o. Praful Kumar Rep by his GPA Holder Mr [illegible] Mutta, S/o. Krishna Rao Mutta ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	[illegible]	ಸಹಿ
ಶ್ರೀ Mr. Prateek Kumar, S/o. Praful Kumar Rep by his GPA Holder Mr. Venkatesh Mutta, S/o. Krishna Rao Mutta			

ಸಬ್‌ರಜಿಸ್ಟ್ರಾರ

ಬರೆದುಕೊಟ್ಟದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mr. Prateek Kumar, S[illegible] Kumar Rep by his [illegible] Mr. Venkatesh [illegible] Krishna R[illegible] (ಬರೆದುಕೊಡುವವರು)			
2	Mrs. Kemp[illegible] /o. Late. Kadara[illegible]a . (ಬರೆದುಕೊಡುವವರು)			—

13

(13)

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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IN FAVOUR OF :

Mr. PRATEEK KUMAR
S/o. Praful Kumar
Aged about 40 years

Represented by [illegible] GPA [illegible]lder

Mr. VENKATES[illegible]
S/o. Krishna [illegible]
Aged about [illegible]
Residing [illegible] Cross,
Dollars [illegible] MV 2nd Stage
Bang[illegible] 094

HEREINAFTER REFER[illegible] THE PURCHASER (which expression unless otherwise repug[illegible] context and meaning thereof shall deemed to includ[illegible]rs, legal representatives, executors; administrators, nomin[illegible]ssigns etc.) of the OTHER PART:

WITNESSETH AS FO[illegible]

AND WH[illegible] immovable property bearing Sy. No. 48, measuring A[illegible], situated at Manchenahalli village, Yelahanka Hobli, Bang[illegible]t. Taluk, having acquired the same by virtue of inheritanc[illegible]**ENDOR** No. 1 and after transferring khatha vide MR No. 31/2[illegible]e revenue records and she is in peaceful possession and enjoyment o[illegible] the aforesaid land. As abundant caution the **VENDOR** No. 2 and [illegible] made as parties to this Absolute Sale Deed. The aforesaid land is desc[illegible]ed in greater detail in the Schedule hereunder and hereinafter referred to as the **SCHEUDLE PROPERTY.**

contd..3

T
L[illegible] M
S/o Keripanu

T
L[illegible] M
S/o Sajeevan

T
L[illegible] M
S/o Sajeevan on behalf of [illegible]

Justice (Retd.) R.M. Lodha Commission
Inquiry into matter of P.C.I. (P) Ltd.
New Delhi

(273) 12 (4)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Mrs. Sanjeevamma, D/o. Late. Kadarappa For Self & Minor Guardian for Miss. Nandini. D/o. Sanjeevamma. (ಬರೆದುಕೊಡುವವರು)			—
4	M. Muniyappa. S/o. Late. Muninarasappa. (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			—

Government of Karnataka

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AND WHEREAS the **VENDOR No. 1** has ent[illegible] name in the revenue records such as Mutation Register, R.T.C [illegible] the provisions of the Karnataka Land Revenue Act 1964 and sinc[illegible] [illegible]ers paying all the kandayam and property tax whenever falls d[illegible]

AND WHEREAS the **VENDORS** are i[illegible] funds for their legal necessities and meet to the educationa[illegible] of minor children's and to have secured income for the [illegible] decided to dispose the property mentioned in the Schedule [illegible] the above said objective **VENDORS** have offered the same [illegible] the **PURCHASER** herein and the **PURCHASER** has accepted t[illegible] by the **VENDORS** and the **PURCHASER** agreed and acce[illegible]er to purchase for total sale consideration of Rs. 80,00,000/- [illegible] Eighty Lakhs Only) subject to the terms and conditions herein[illegible]ering.

NOW TH[illegible] THIS DEED OF ABSOLUTE SALE W[illegible] AS FOLLOWS :

1. That in pursua[illegible] aforesaid agreement and in consideration of the full sale pric[illegible],00,000/- (Rupees Eighty Lakhs Only) paid in the following m[illegible] **PURCHASER** to the **VENDORS** :

a.	Paid by [illegible] Draft bearing No. 145725 date[illegible] 0 drawn on Citi Bank NA[illegible] Consumer Bank Bangalore, fr[illegible] Kempamma-Vendor No.1.	Rs. 10,00,000/-
b	Pa[illegible] neque. bearing No. 416616 dated 25-05-2010 drawn on Citi Bank Noida,	Rs. 60,00,000/-
c	Paid by Cash	Rs. 10,00,000/-
	Tota[illegible]	**Rs.80,00,000/-**

contd..4

Kempamma

Sayeeramma

Sayeeramma on behalf minor Nom[illegible]

275 10 A 6

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B. S. Manjunatha No.116, 3rd Block, Dasappa Layout, Ramamurthynagar, Bangalore-36	B.S. Manjunatha
2	R. Vijay Tata No.32/17, Seshadri Road, Bangalore-09	R. Vijay

ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ

This Document is kept pending for want of Government Permi

Designed and Developed by C-DAC, ACTS, Pune

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Registration and Stamps Department

2 That in consideration of the sum of Rs.80 [illegible] (Rupees Eighty Lakhs Only)) which have been received b[illegible] VENDORS from the **PURCHASER** and the receipt of which sum [illegible] RS hereby jointly admits and acknowledges, in full and final se[illegible] the consideration herein, the **VENDORS** does hereby GRAN[illegible] SELL ,TRANSFER AND ASSIGNS all their rights, titles and intere[illegible] property, with all the rights of ownership, possession, easem[illegible]ges and appurtenances, with all fittings, fixtures, connections [illegible] anding thereon free from all encumbrances unto the **PURCHA**[illegible] TO HAVE AND TO HOLD the said property hereby sold to the **PURC**[illegible]SER [illegible]lutely and forever.

3. That the **VENDORS** here[illegible] admits and acknowledges that they have been left with no [illegible] interest, claim or lien of any nature whatsoever the property m[illegible] in the schedule, hereby sold, and the same has become the a[illegible] exclusive property of the **PURCHASER** and **PURCHASER** shall h[illegible] to deal with the same in the manner as the **PURCHASER** dee[illegible] proper and free to use, enjoy, sell, gift, mortgage, lease an[illegible] the same by whatever mean it likes, without any interference, [illegible] demand, objection, claim or interruption by the **VENDORS** o[illegible](s) claiming under or through them or in trust for them.

4. That [illegible]RS hereby assures the **PURCHASER** that they have not enter[illegible] agreement for sale or transfer and has not done any act wh[illegible] rights, title and interest to the property mentioned in the schedule property, in any way be impaired or disputed and whereby they may b[illegible] evented from transferring the aforesaid property.

contd..5.

T L M Kempamma

T L M Sanjeevamma

T L M Sajeevan on behalf of manu Alauda

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 Mr. Prateek Kumar, S/o. Praful Kumar Rep by his GPA Holder Mr. V[illegible]sh Mutta, S/o. Krishna Rao Mutta , ಇವರು 762850.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾ[illegible] ಪಡಿಸಿರುವದನ್ನು ಧೃಢಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹೆಣ[illegible]
ನಗದು ರೂಪ	100.00	Paid by co[illegible]nting Stamp Duty)
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	762750.00	DD N[illegible]/05/2010 drawn on Citi[illegible]al Consumer Bank, [illegible]
ಒಟ್ಟು :	762850.00	

ಸ್ಥಳ : ಯಲಹಂಕ

ದಿನಾಂಕ : 13/05/2010

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ

(ಯಲಹಂಕ)

Designed and Developed [illegible] IS Pune.

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Government of Karnataka

Registration and Stamps Department

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Date of Issue

Date of Expiry

5 That the **VENDORS** hereby declares ar[illegible]s that the said property acquired through inheritance and [illegible]e had been the subject matter of any HUF and that no pr[illegible]id property owned by any minor and nobody has any ri[illegible] interest of any kind whatsoever in the schedule property ar[illegible]one else other than the **VENDORS** have any right, title or inte[illegible] kind whatsoever in the whole or any part of the aforesa[illegible] and further there is no impediment in the **VENDORS** right [illegible]his Absolute Sale Deed.

6. That both the **VENDORS** [illegible]**CHASER** are Agriculturalists as mentioned under section 2 c[illegible]aka Land Reforms Act, 1961 and hailing from agricultural fa[illegible]does not have any impediment in possession, sale, transfe[illegible] and purchase of the **SCHEDULE PROPERTY** under Sectio[illegible]79 B of the Karnataka Land Reforms Act,1961.

7. That the **VE**[illegible]hereby further assures, represents and covenants with t[illegible]**SER** as follows:

a. Th[illegible]d property is free from all liens, mortgages, charg[illegible] cumbrances and lis-pendency and there is no noti[illegible]hments, acquisition or requisition or notices thereto, rel[illegible] property.

b. [illegible] the **VENDORS** have good and marketable title to the said property and none other than the **VENDORS** have any interest, right, title thereto.

c That there are no outstanding government dues of whatsoever nature including the attachment by the Income Tax Authorities or under any law in force, in respect of the aforesaid property.

contd..6

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Government of Karnataka

Registration and Stamps Department

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8. That the **VENDORS** assures the **PURCHAS** said property is free from all kinds of encumbrances such as , Gift, Mortgage, Will, Trust, Exchange, Lease, legal flaws, c Agreement to Sell, Loan, Surety, Security, lien, court injuncti , stay order, notices, charges, family or religious dispute, acc attachment in the decree of any court, hypothecation, Income alth Tax attachment or any other registered or unregistered nces whatsoever, and if it is ever proved otherwise, or if the part of the property is ever taken away or goes out from ssion of the **PURCHASER** on account of any legal defect i ership and title of the **VENDORS** then the **VENDORS** shall be responsible to indemnify and to make good the loss suffere **RCHASER** and keep the **PURCHASER** saved, harmless and inde gainst all such losses and damages suffered by the **PUR** r the false statements and mis-representation of the materials with respect to the **SCHEDULE PROPERTY** and the the same in favour of the **PURCHASER** herein.

9. That the ereby further specifically covenants, warrants, indemnifies a ep the **PURCHASER** fully indemnified against all actions, thir ims, demand loss, costs, charges and expenses suffered a red by the **PURCHASER** due to the fault or defect in title of th , to the **SCHEDULE PROPERTY** or due to the invalidity of competence of the **VENDORS** to execute this Absolute Sale Deed and the **VENDORS** sons claiming under, through them shall be liable and responsible and make good for all the losses, damages, costs and expenses sustained by the **PURCHASER**.

contd....7

T L M

T L M

T L M

T L M

Justice (Retd.) R.M. Lodha Commission in the matter of PACL Ltd. New Delhi

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Government of Karnataka

Registration and Stamps Department

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10. That the **PURCHASER** shall be at liberty to [illegible] aforesaid property entered and mutated in his own name [illegible] records of revenue department, BBMP/KEB and other concerned [illegible]ities.

11. That the sale consideration shall i[illegible] amounts and deposits if any paid by the **VENDORS** for electricity [illegible] water connection and the security deposits made with the sa[illegible]ents. The **PURCHASER** shall be entitled to get the existing [illegible] and water connections transferred in his favour along [illegible] security deposit with KEB, water Department etc.

12. That the **VENDORS** a[illegible] persons claiming though, under the **VENDORS** agrees and [illegible] to sign and execute any required applications, instrumen[illegible]uments etc as and when required by the **PURCHASER** for th[illegible] transfer of ownership, title and interest in the **SCHEDULE PROP**[illegible]our of the **PURCHASER** in the records of BBMP and any o[illegible] authorities, electricity company, Revenue Records or any o[illegible]ned authorities.

13. That the [illegible]ax, water and electricity charges and other dues and demo[illegible]tsoever nature if any payable in respect of the **SCHEDULE** [illegible] shall be borne and paid by the **VENDORS** upto the date of [illegible]er the possession to the **PURCHASER** and thereafter the **PURCHASER** will be responsible for the payment of the same as and when the same [illegible]e.

contd...8

T L M

Kempamma

T L M

Sanjeevamma on behalf of Malur Nandini

T L M

Sanjeevamma

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Government of Karnataka

Registration and Stamps Department

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Date of issue

Total stamp duty paid

14. That all the relevant documents in orig[illegible] rox copies in respect of the aforesaid property has been ha[illegible] y the **VENDORS** to the **PURCHASER.** The **VENDORS** assures and [illegible] that they left with no other documents, deeds and instrumer[illegible] ng to the Schedule property.

15. That all the expenses of this Abs[illegible] eed viz. stamp duty and registration charges etc. have bee[illegible] paid by the **PURCHASER.** The **PURCHASER** shall have the ri[illegible] t the original Absolute Sale Deed from the office of the Sub [illegible] lahanka Bangalore.

16. The courts in Bangalo[illegible] ne have jurisdiction in trying the disputes and differences w[illegible] ot be resolved through conciliation between the **VENDORS** a[illegible] ER.

17. That the actual [illegible] ysical vacant possession of the property mentioned in the s[illegible] as been delivered by the **VENDORS** to the **PURCHASER,** imme[illegible] r registration of this **Absolute Sale Deed** to the **PURCHASER** [illegible] his own security guards at the **SCHEDULE PROPERTY.**

18. The V[illegible] eby declares that the **SCHEDULE PROPERTY** is a free grant of [illegible] ST community and does not violate any of the provisi[illegible] C/ST (PTCL) Act, 1978.

19. The [illegible] DORS declares that there is no proceedings has been initiated or pending at any of the Land Tribunal under Form 7 under section 48 A read with Rule 19(1) of the Karnataka Land Reforms Rules 1961 . The **VENDORS** further declares that there is no pending proceedings or any proceedings have been initiated before the Land Tribunal under Form 7A under sub Rule (1) of the Rule 26 C read alongwith Section 77A of the Karnataka Land Reforms Act, 1961.

contd..8

g Kempamma

Sanjeevamma

g Sanjeevamma m/s

Manoor Nandini

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Date of execution

Total stamp duty paid

20. The **VENDORS** hereby declares and affirm[illegible] they have not violated any of the provisions of the Land Refo[illegible] and there is no proceedings against the property mentioned [illegible] schedule under the sections 63, 79A and 79B of the Karnataka Land [illegible]ns Act, 1961 and any other laws for the time being in force.

21. That the sale transaction herein m[illegible] not opposed to the public policy as mentioned under [illegible] A(1) of the Karnataka Registration Rules Amendment Act [illegible]ny other provisions of the law for the time being in force.

22. The **VENDORS** in order to [illegible] the acquit financial and family necessity had entered int[illegible]eement of Sale in favour of M. Muniyappa S/o. late. M[illegible]pa, aged about 50 years, residing at, No. 10/11, 85ft. Do[illegible] RMV 2nd Stage, Dollars Colony, Bangalore – 560 094 in [illegible] the **SCHEDULE PROPERTY** and he has affixed his signature a[illegible]G WITNESS to this Absolute Sale Deed in order to safeguard th[illegible] the **PURCHASER.**

23. The value [illegible]DULE PROPERTY set forth in the document is Rs. 80,00,000/- [illegible]nty Lakhs Only) but the stamp duty is paid in accordance [illegible]ce value.

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of the agricultural land bearing Sy. No. 48 [illegible]ng A1-20 guntas, situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District and bounded on the :

contd....10

T L M Kempanna

T L M

T L M Sanjeevanna on behalf of ma[illegible] Nandini

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(14)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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East by	:	Vaderapura Village Bo[illegible]
West by	:	Sy. No. 39 of Manche[illegible]ge.
North by	:	Sy. No. 49 of Ma[illegible] Village.
South by	:	Sy. No. 47 of [illegible]alli Village.

IN WITNESS WHEREOF, both [illegible]S and the **PURCHASER** have signed this ABSOLUTE SALE DEED [illegible]LORE on the day month and year first mentioned herein[illegible]e presence of the following witnesses:

CONSENTING WITNESS:

(M. MUNIYAPPA)

1 L T

2 Kampamma

WITNESSES:

1. B.S. Manjunath
B.S. MANJUNATH
NO 116. 3rd Block.
Dasappa Lay out
Ramamurthynagar - 36

2
R. Visantha
R. VISANTHA
34/17, Sethuram [illegible]

L T

3. Sanjeevamma

L T

Sanjeevamma on behalf of
Manu Mondal

VENDORS

PURCHASER

DRAFTED BY ME
R.A. Appanna, B.Sc., M.A. LL.B.
ADVOCATE
HIGH COURT OF KARNATAKA
39, Sai Dharshan, 1st Floor, Opp. Corporation Bank,
Town Yelahanka, Bangalore - 560 106

Drafted by : B'[illegible]

NOT FOR SALE

Justice (Retd.) R.M. Lodha Commission
In the matter of PACL Ltd.
New Delhi

ADVOCATES WELFARE FUND DELHI 10 Rs.10 TEN RUPEES

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BEFORE HON'BLE MR. JUSTICE R. M. LODHA (RETD.,) CHAIRMAN, EMPOWERING COMMITTEE AND OTHER HON'BLE MEMBERS APPOINTED BY THE HON'BLE SUPREME COURT OF INDIA AT NEW DELHI

IN

CIVIL APPEAL No. 13394/2015

IN THE MATTER OF PACL Limited versus Securities Exchange Board of India

I **Mr.H.S Sridhara Rao,** son of H.S.M Rao, aged about 60 years, residing at No.64, Railway Parallel Road, Kumara Park, Bangalore- 560 020 the Objector in the above matter hereby appoint and retain **Mr. Manjunath Meled, Sudheer HM, Advocates having office at 194-G, Garud Apartments Pocket -4, Mayur Vihar -1, New Delhi – 110091**, to appear act and plead for me / us in the above matter and to conduct / prosecute and defend the same in all interlocutory or miscellaneous proceedings connected with the same or with any decree or orders passed therein appeals and or other proceedings arising there from and also in proceedings for review of judgment and for leave to appeal to Supreme Court to obtain return of any documents filed therein or receive any money which may be payable to me/us.

2. I /We hereby authorize him/her / them on my/our behalf to enter into a compromise in the above matter, to execute any decree /order therein to appeal from any decree /order therein to appeal from any decree/order /therein and to appeal to act to plead in such appeal in any preferred by any other party from any decree/order/therein.

I/We further agree that, if I/We fail to pay the fees agreed upon or to give due instructions at all stages he/she/they is /are at liberty to retire from the case and recover all amounts due to him/her/them and retain all my/our monies till such dues are paid.

Executed by me/us this 2nd day of February 2017 at Bangalore

Signature/s

Executant /s is/are personally known to me/us and he/ she / has / they have signed before me/us.

Satisfied as to the identity of Executant /s Signature/s
(Where the executant/s are illiterate, blind or unacquainted with the language of vakalath)

Certified, that the contents were explained to the executant/s in my/our presence in _____ language known to him/her/them who appear/s perfectly to understand the same and has/have signed in the presence.

Accepted

Name: Manjunath Meled Roll No. Kar/4833/99

Name: Sudheer HM Roll No. KAR/428/2005

Advocate for: Objector Place: New Delhi Date: 3/2/2017	Address or service: MANJUNATH MELED ADVOCATE – SUPREME COURT OF INDIA 194-G, GARUD APPARTMENTS POCKET -4, MAYUR VIHAR-1 NEW DELHI- 110091. Ph- 011- 22712307, Cell: 08800557275 manju.meled@gmail.com sudheerhm@gmail.com

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