



SALE DEED

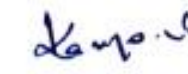
This deed of sale executed on this 10th day of **AUGUST**, Two Thousand Twenty Three [10-08-2023] by

Smt.Chaitra Abhimanyu, [Aadhar No.9475 8818 0122 & Pan No.APIPC0833L] aged about 32 years W/o Sri. Manjeeth Mysore Vidyananad residing at #78, 3rd Cross, MMG Gardenia, Aditya Circle, Somanatha nagara, Mysore-570023 & **Smt.Swarna V Anand**, [Aadhar No.3003 0394 9943] aged about 66 years W/o Sri. Mysore Dakshinamurthy Vidyanand residing at #1510, 5th Cross, Irwin Road, Mysore-570001 Hereinafter referred to as the **VENDORS** [which expression shall unless repugnant to the context mean and include their heirs, successors, executors, assigns, administrators and representatives-in-interest] of the **First part**.

IN FAVOUR OF

Smt.Kavya.V, [Aadhar No.9647 1846 8252 & Pan No.DERPK2305L] aged about 30 years, W/o K.Prakash Narayanan & **Mr.K.Prakash Narayanan**, [Aadhar No.5029 2410 4712 & Pan No.AZLPP4935D] aged about 37 years, S/o Mr.Kanagasabai, both are Residing at # 163, First Floor, R.S.Naidu Nagar, Mysuru-570007 Hereinafter referred to as the **PURCHASERS** [which expression shall unless repugnant to the context mean and include his successors, executors, assigns, administrators and representative-in-interest] of the **Second part**.


Swarna V Anand


K. Prakash



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Smt .Kavya.V W/o K.Prakash Narayanan ಇವರು ₹95,749.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	85,490.00	Online Challan Reference Number RG0823000002123913DK Dated:11/08/2023
E-Payment	1,710.00	Online Challan Reference Number RG0823000002123913DK Dated:11/08/2023
E-Payment	8,549.00	Online Challan Reference Number RG0823000002123913DK Dated:11/08/2023
Total:	95,749.00	

ಸ್ಥಳ :ಶ್ರೀರಂಗಪಟ್ಟಣ

ದಿನಾಂಕ: 14/08/2023



[Signature]
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶ್ರೀರಂಗಪಟ್ಟಣ

ದಸ್ತಾವೇಜು ಪಾಲೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ದಸ್ತಾವೇಜು ಪಾಲೆ
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ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ
The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಪಾಲೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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(ಪವರ್ಬೆಲೆ ಸೇರಿ)



THE TITLES TO THE SCHEDULE PROPERTY IS AS FOLLOWS :-

Whereas the Vendors are, now the Absolute Owners in possession and enjoyment of the schedule property, whereas the said property has been purchased by the Vendors from M/s MMG Constructions LLP, represented its Managing Partner Mr. Jayaramu under a registered Sale Deed, on 03-08-2017 and the same has been duly registered in the office of Sub-registrar Office Srirangapatna, Registered as Document No. SRP-1-02541-2017-18, Stored at C.D.No.SRPD-128, of Book-1, on 03-08-2017. Whereas the Vendors transferred the Khatha from Mysuru Urban Development Authority (MUDA), Mysuru of schedule property to their names. Later on the Vendors taken building completion report on 24-07-2023 from Mysuru Urban Development Authority (MUDA), Mysuru of schedule property to their names and paid the upto date tax to the concerned authority.


The Vendors are in peaceful possession and enjoyment of the property thus having a good and marketable title over the schedule property.

Whereas, the Vendors for meeting some of their legal necessities to have offered the schedule property for sale to the Purchasers and the Purchasers who was also looking for similar property has accepted the offer made by the Vendors and has agreed to purchase the schedule property for a valuable consideration of **Rs.17,09,800/- (Rupees Seventeen Lakh nine Thousand Eight Hundred Rupees only)** from the Vendors.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1) ABSOLUTE SALE :-

That the Vendors assures the Purchasers that the Vendors have got the absolute right to sell the schedule property to the Purchasers and the Vendors hereby grants, transfers, assigns and conveys the schedule property to the Purchasers by way of 'ABSOLUTE SALE' together with all


Swarna & Anand


T. Prakash

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- SRP-1-02743-2023-24

ಶ್ರೀರಂಗಪಟ್ಟಣ ಉಪ ನೋಂದಣಿ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 14/08/2023 ರಂದು 03:12:28 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ




ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	17,098.00
2	ಸೇವಾ ಶುಲ್ಕ	280.00
3	ಪ್ರಮಾಣ ಪತ್ರ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು	17,418.00

Smt .Kavya.V W/o K.Prakash Narayanan ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆತ್ತಿನ ಗುರುತು	ಸಹಿ
1	Smt .Kavya.V W/o, K.Prakash Narayanan 30, Resident of: No.163, 1st Floor., 3rd Stage, R S Naidu Nagar, Mysuru, MYSURU, KARNATAKA - 570007 (Presenter)		 Left Thumb	Kavya

Gandashini
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶ್ರೀರಂಗಪಟ್ಟಣ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆತ್ತಿನ ಗುರುತು	ಸಹಿ
1	Smt .Kavya.V W/o K.Prakash Narayanan, 30, Resident of: No.163, 1st Floor., 3rd Stage, R S Naidu Nagar, Mysuru, MYSURU, KARNATAKA - 570007 (Claimant)		 Left Thumb	Kavya
2	Sri .K.Prakash Narayanan S/o Kanagasabai, 37, Resident of: No.163, 1st Floor, 3rd Stage, R S Naidu Nagar, Mysuru, MYSURU, KARNATAKA - 570007 (Claimant)		 Left Thumb	K. Prakash

ದಸ್ತಾವೇಜು ಪಾಳೆಯನ್ನು ಸಂಪರ್ಕಿಸಿ ಉಪಯೋಗಿಸಬಹುದು
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಬಹುದು.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ
The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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(ಮೂರು ರೂಪಾಯಿ)

things permanently attached there to or standing thereon along with all privileges, easements, profits, advantages, rights and appurtenances what so ever to the schedule property.

2) **CONSIDERATION :-**

Now in consideration of payment of the sale price of **Rs.17,09,800/- (Rupees Seventeen Lakh nine Thousand Eight Hundred Rupees only)** through consideration amount of **Rs.1,00,000/- (Rupees One Lakh only)** by the way of RTGS On Dated:18-05-2023 from purchasers to Vendors and **Rs.16,09,800/- (Rupees Sixteen Lakh Nine Thousand Eight Hundred only)** by way of purchasing loan sanctioned to the purchasers from V.M.Double Road, Saraswathipuram, Kuvempunagar Branch Mysore and paid by the D.D. from IDBI Bank, V.M.Double Road, Saraswathipuram, Kuvempunagar Branch, Mysore bearing **D.D. NO.008863**, on **DATE:-30-05-2023** in favour of the vendors before undersigned witnesses at the time of registration of this Sale Deed.

In the above said manner the vendor received entire sale consideration of **Rs.17,09,800/- (Rupees Seventeen Lakh nine Thousand Eight Hundred Rupees only)** from the Purchaser in full and final settlement.

3) **MARKETABLE TITLE :-**







That the Vendors assures the Purchaser that the Vendors have got a good, subsisting and marketable title in the schedule property and thereby have the right to transfer the same and to give possession. Further the Vendors assures the Purchaser that the schedule property is absolutely free from all encumbrances, lispendens, court attachments, notice of acquisitions, fraudulent transfer, minor claims etc.,


Signature

Swarna Reddy



Kanyan

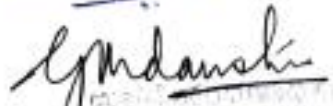
Te. Prakash

3	Smt .Chaitra Abhimanyu W/o Manjeeth.M.V, 32, Resident of: NO.78, 3RD CROSS, MMG GARDENIA, ADITYA CIRCLE, SOMANATHA NAGARA, Mysuru, MYSURU, KARNATAKA - 570023 (Executant)		 Left Thumb	
4	Smt .Swarna V Anand W/o M.D.Vidyanand, 66, Resident of: NO.1510, 5TH CROSS, IRWIN ROAD, Mysuru, MYSURU, KARNATAKA - 570001 (Executant)		 Left Thumb	


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶ್ರೀರಂಗಪಟ್ಟಣ

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Manjeeth M.V S/o M.D.Vidyanand (Identifier)	#Somanath Nagara , Mysuru, MYSURU, KARNATAKA - 570028	
2	M.D. Vidyanand, S/o M.D.Dakshinamurthy (Identifier)	#Somanath Nagara , Mysuru, MYSURU, KARNATAKA - 570028	


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶ್ರೀರಂಗಪಟ್ಟಣ



1 ನೇ ಪ್ರಸ್ತುತದ ದಸ್ತಾವೇಜು
ನಂಬರ್ SRP-1-02743-2023-24 ಆಗಿ
ದಿನಾಂಕ 14/08/2023 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ
ಕೇಂದ್ರೀಕೃತವಾಗಿ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶ್ರೀರಂಗಪಟ್ಟಣ

14/8/23



ಈ ದಸ್ತಾವೇಜು ಪಾಲೆಯನ್ನು ಸಂಪಾದಕ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ
The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಪಾಲೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

4) **TITLE FOREVER :-**

That the Vendors grants to the Purchaser 'To have and to hold' the schedule property for the use of the Purchaser absolutely and forever together with writings and other evidences of title.

5) **OUTGOING :-**

That the Vendors assures the Purchaser that the all amount due to any Government or Semi Government or other statutory bodies in the form of taxes, rates, cess etc., in respect of the schedule property have been duly paid till this date by over sight, if any of the dues payable to any of the bodies are not paid till this date, the Vendors assures to the Purchaser that the Vendors would be liable for this payment(s).

6) **DELIVERY OF DOCUMENTS :-**

That the Vendors on the date of registration of this sale deed have delivered all the available original documents to the Purchaser and the Purchaser hereby acknowledges the receipt of the same.

7) **VACANT POSSESSION :-**

That the Vendors on the date of registration of this sale deed have delivered actual physical, peaceful, vacant possession of the schedule property to the Purchaser.

8) **INDEMNITY :-**

That further more Vendors assures to indemnify and keep indemnified the Purchaser against all losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in the title of the Vendors or by any breach of covenants hereunder contained.

[Signature] A

[Signature]
T. Prakash

[Signature]



9) **LAWFUL ACTS :-**

That the Vendors shall at the request and cost of the Purchaser so or create or cause to be done or execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the schedule property in the manner aforesaid according to the true intent and meaning of this deed.

10) **KHATHA TRANSFER :-**

That the Vendors have no objection for the Khatha of the schedule property/and also electricity and water Khatha with initial deposits) being transferred/registered in favour of the Purchaser in the records of the concerned authority. Further the Vendors have no other objections for any other transfer(s) to be made in favour of the Purchaser in the records of any other Competent Authority(s), if required.

11) **STAMP DUTY AND REGISTRATION EXPENSES :-**

That the Stamp duty and Registration expenses for the registration of this sale deed is fully borne by the Purchaser.

12) **MARKET VALUE :-**

That the total consideration mentioned above according to the parties here to, is the market value of the schedule property.

[Signature] A

[Signature]
T. Prakash

[Signature] Swarna V. And

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಸಂಪೂರ್ಣ ಉಪಯೋಗಿಸಿದ
ನಂತರ ೨೪ ಗಂಟೆಗಳಲ್ಲಿ ಮರುಪಡಿಸಬೇಕು.

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(ಮೂರು ರೂಪಾಯಿ)

SCHEDULE PROPERTY

1 2743

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All that piece and parcel of residential **Property bearing No.209**, Sy Nos.75,70/1A bearing No.ALN(2) CR-56/2012-13, dated 05.08.2012 & Sy Nos.74 pi, 71 pi p1, Sy No.120 pi p1 bearing No. ALN(2) CR-89/2010-11, dated 08.08.2012 & Sy Nos.71,120 bearing No.ALN(2) CR-53/2012-13, dated 05.08.2012 & Sy Nos.71 pi p2, 120 pi p2, bearing No.ALN(2) CR-55/2012-13, dated 05.8.2012 & Sy No.72/2 bearing No.ALN(2) CR-54/2012-13 dated 05.08.2012 Converted for Non-agricultural Residential purpose Vide orders issued by Deputy Commissioner Mandya District, Situated at **Avverahalli Village, Belagola Hobli, Srirangapatna taluk, Mandya District** and bounded on

EAST BY :: Road,

WEST BY :: Site No.220,

NORTH BY :: Site No.210,

SOUTH BY :: Site No.208.

and Measuring **East - West : 12.00 Meters & North - South : 9.00 Meters** Total **108.00 Square Meters** with constructed plinth area **54.63 Square Meters** of R.C.C. Building with Vetrified Flooring with electricity, water and sanitary fittings.

[Signature]

Swarna Chandra

[Signature]

T. Prakash

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪಯೋಗ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಮೂರು ರೂಪಾಯಿ)

IN WITNESS WHEREOF the VENDORS and the PURCHASERS have
signed this Deed of Absolute Sale on the day month and year herein
above mentioned in the presence of the following witnesses at Mysore.

WITNESSES :-

1.

Manjeeth M.V. S/o M.D. Vidyanand
Somanath Nagar, Mysore

2.

M.O. Vidyanand S/o M.O. Dakshinamurthy
Somanath Nagar
Mysore

Swarna Sundar

VENDORS

T. Prakash

PURCHASERS

N. DINESH

Document Writer

Licence No.: 22/09-10

S.R. PATNA No: 9845429598