

CERTIFICATE OF LAND

Date: 30/01/2017

File No: BNS-1-14268-2016-17 CD No. BNSD6547

Certified that the land measuring **4046.8 Sq Mts** owned by the MR PRAKASHA is by way of **SALE DEED**. It is further certified that owner of the land has leased the said land to **GLOBAL EDUCATION AND CHARITABLE TRUST (R)** fully described in the schedule mentioned hereinafter with the following details for a period of **30 YEARS** from **30/01/2017 to 30/01/2047**.

SI No	Particulars	Details
01.	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	KHATA No. 60/2, Old KHATA No. 60
02.	Name of street/village, Sub Division, District and State	Bendaganahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that **STAR PUBLIC SCHOOL, Bendaganahalli, Huskur to Bomenahalli Road, Mandur Post, Bangalore - 560 049** run by name of **Global Education and Charitable Trust (R)** is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO:

All that piece and parcel of land measuring **4046.86 Sq Mts** situated in **Survey No. 60/2**, at **Bendaganahalli, Huskur to Bomenahalli Road, Mandur Post, Bangalore - 560 049, KARNATAKA** and bounded as follows:

North : Property bearing No. 58
 East : Property bearing No. 61
 West : Property bearing No. 59
 South : Road and remaining portion of same property



DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB- REGISTRAR/EQUIVALENT LAND AUTHORITY

SWORN TO BEFORE ME

Nagalambika M. BA., LLB. 24/7/2017
NAGALAMBIKA M. BA., LLB. (Stamp and Signature of the land authority)
ADVOCATE & NOTARY, GOVT. OF INDIA (Name of Officer)
 No.5/7, College Road, Bangalore-560036 (Name of District)

* The filled up certificate should be either in Hindi or English. If it is issued in vernacular language, translated notarized version in English be uploaded along with the original vernacular certificate as a single pdf.

BID/1522090/15-07-2025

CERTIFICATE OF LAND

Crtify that the land measuring 43560.58 Squire Feet (4046.86 Sq Mtrs) is owned by Sri . Prakasha way of lease deed, and registered deed No. BNSD 14268/2016-17. in book no.1, stored in CD No.BNSD547 dated 30/01/2017, duly registered in the office of the SUB REGESTAR, Shivaji Nagar (Banasavadi) Bangalore.

It is further certified that owner of the land has leased the said land to Star Public School under Global Education and Charitable Trust fully described in schedule mentioned hereinafter the following details for a period of 30 years from 30/01/2017 to 30/01/2047.

Sl.No	Particulars	Details
1	Plot No. (s) / Suryues No. (s)/ Khasra No. (s)/ Khata No.(s)/ Khatauni No (s).	60/2
2	Name of street/village, Sub Division. District and State	No.60/2. Bendiganahalli, Huskur to Bomeenahalli road, Mandur post, Bangalore-560049

It is certified that the said entire land comprises of single contiguous plot of land. It is further certified that . Star Public School, Sy. No.60/2. Bendiganahalli, Huskur to Bomeenahalli road, Mandur post, Bangalore-560049. Run by name Global Education and Charitable Trust. Company under is located on the said plot of land.

THE SCHEDULED OF THE LAND ABOVE REFERED TO

All that piece and parcel of land measuring 43560.58 Squire Feet (4046.86 Sq Mtrs) situated in Sy. No.60/2. Bendiganahalli, Huskur to Bomeenahalli road, Mandur post, Bangalore-560049 and bounded as follows:

East: Property bearing No. 61

West: Property bearing No. 59

North: Property bearing No. 58

South: Road and remaining portion of the property

(SUB REGISTRAR / EQUIVA IT IS CERTIFY THAT AN INSPECTOR TEAM HEDLENT LAND AUTHORITY)



[Signature]
SENIOR SUB REGISTRAR
(Stamp and Signature of the land authority)
Bendiganahalli, Bangalore-49.
(Name of the officer)
(Name of District)

2 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 14268
2016-2017



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 GLOBAL EDUCATION AND CHARITABLE TRUST, Rep by its Secretary Mrs. Roopa
S.Prakash , ಇವರು 12420.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನೆಗೆದು ರೂಪ	12420.00	Paid in cash
ಒಟ್ಟು :	12420.00	

ಸ್ಥಳ : ಬಾಣಸವಾಡಿ
ದಿನಾಂಕ : 30/01/2017

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಬಾಣಸವಾಡಿ (ಬಾಣಸವಾಡಿ)
ಬೆಂಗಳೂರು - 560 043



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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಕ್ರ. ಸಂ. 006200

ಬೆಲೆ: ರೂ. 2/-

2-3 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 14268

2016-2017

WITNESSETH:

WHEREAS, the Lessor is the owner in possession and enjoyment of the **Property bearing Khatha No. 60/2, Old Khatha No. 60, Property No. 60/2, Old No. 60, situated at: Bendiganahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.** Which property is more fully described in the schedule hereunder and hereinafter called schedule property.

WHEREAS, the second party herein is a Charitable Trust which has been established through a registered trust Deed dated 20/02/2009, by two of the members, with an intention to establish an Educational Institution to promote educational activities, to establish Educational Institutions/School, to impart education etc. For the said purposes, the schedule property has been given to the Lessee Trust for running the pre-primary, middle and secondary high schools, and pre-university colleges, degree colleges, and post graduation and information technology, Health Science courses and post-graduate diploma courses and technical institutions and correspondence courses/Distance education degree courses institutions. Subsequent to which, the Lessee Trust has been running the Educational Institutions in the Schedule property and the Lease deed has been executed in favour of Lessee Trust. However, to fulfill the requirements, as prescribed by the Education Department, and the Government the parties herein are entering into this Lease Deed.

NOW THIS DEED OF LEASE WITNESSETH :

1. The Lease of the schedule property shall be for a period of 30 Years from the date of this Lease Deed. However the parties shall be at liberty to extend the lease for further period on mutual understanding on fresh terms and conditions. The lease shall be month to month tenancy, commencing on the 10th day of every month.

Roopa.s





4ನೇ ಪುಟದ ಭಾಗವೇಬ ಸಂಖ್ಯೆ 14268

Print Date & Time : 30-01-2017 01:51:39 PM

2016-2017

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 14268

ಬಾಣಸವಾಡಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 30-01-2017 ರಂದು 01:33:58 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	2070.00
2	ಸೇವಾ ಶುಲ್ಕ	280.00
	ಒಟ್ಟು :	2350.00

ಶ್ರೀ GLOBAL EDUCATION AND CHARITABLE TRUST, Rep by its Secretary Mrs. Roopa S.Prakasha ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ GLOBAL EDUCATION AND CHARITABLE TRUST, Rep by its Secretary Mrs. Roopa S.Prakasha			Roopa S

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	GLOBAL EDUCATION AND CHARITABLE TRUST, Rep by its Secretary Mrs. Roopa S.Prakasha (ಬರೆದುಕೊಂಡವರು)			Roopa. S
2	Prakasha S/o Late Basappa (ಬರೆದುಕೊಡುವವರು)			

Subhanna

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ)
ಬೆಂಗಳೂರು - 560 043

THE SEAL OF THE SUB-REGISTRAR
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ)

Subhanna

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ)
ಬೆಂಗಳೂರು - 560 043

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಕ್ರ. ಸಂ. 006198

ಬೆಲೆ : ರೂ. 2/-

3 ಸೀ ಪ್ರತಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 44268
2016-2017

2. As the Lessee is a Charitable Trust, established by the few of the members with an intention to serve the Society and the schedule property belongs to the Lessor herein, However, considering the present status of the Trust, its Educational Institution and also the Lessor in need of amount for utilizing the same for similar purposes, the rent has been fixed at **Rs.8,000/- (Rupees Eight Thousand Only)** per month, and **Rs. 3,00,000/- (Rupees Three Lakhs Only)** as a Advance, which is also meagre when compared to present prevalent rate of rents in the vicinity. The Rent shall be enhance-able at the rate of 3% for every Four years.

3. The Schedule property shall be utilised by the Lessee Trust only for the purposes of running Educational Institution and incidental activities.

4. The Lessee shall pay rents regularly and shall not commit any default in payment of rent. In the event of Lessee fails to pay the rent for a period of six consecutive months, the Lessor shall be at liberty to terminate the lease and to take over possession of the property. Similarly, in the event of breach of any terms and conditions, the Lessor shall be at liberty to terminate the lease under this lease deed and to take over possession of the property.

5. In the event of any of the parties herein intend to terminate the lease, the intended party shall issue a three months prior notice to the other party, informing his intention of termination.

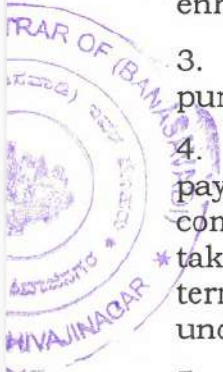
6. Subject to payment of rents regularly and also subject to the terms and conditions enumerated hereunder, the Lessee shall be at liberty to quietly enjoy the schedule property without interruption either from the Lessor or from any other person/s.

7. The property tax payable to concerned local body shall be payable by the Lessor. However, the other taxes that would be imposed by the local body and other authorities, in view of the property utilized for running Educational Institution, same shall be payable by the Lessee Trust.

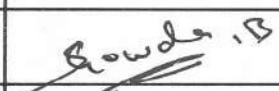

8. The Electricity and Water charges in respect of the schedule property shall be payable by the Lessee Trust.

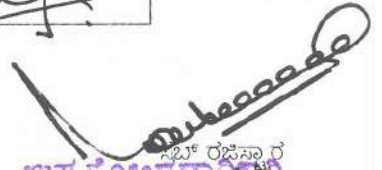
9. The Lessee shall maintain the schedule property in a good and tenable condition as a prudent person.

Roopa.s



6 ನೇ ಪ್ರವೇಶ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 44268
2016-2017

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Santhosh Banaswadi, Bengaluru-43	
2	Pradeep Banaswadi, Bengaluru-43	


ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ)
ಬೆಂಗಳೂರು - 560 043


1 ನೇ ಪ್ರವೇಶ ದಸ್ತಾವೇಜು
ನಂಬರ BNS-1-14268-2016-17 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ BNSD547 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 30-01-2017 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ)

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ), ಬೆಂಗಳೂರು - 43



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

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಕ್ರ. ಸಂ. 006201

ಬೆಲೆ : ರೂ. 2/-

4 7 ನೇ ವುಬದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 14268

10. The Lessee shall be at liberty to make requisite alterations, so as to suit its purposes, however same shall be with the prior permission of the Lessor.
11. The Lessee shall obtain requisite permission, sanction, etc., from the concerned authorities for running the Educational Institution.
12. On completion of the lease period, the Lessee shall handover the vacant possession of the schedule property as it is on the said day, to the Lessor without any interest for the advance amount given to the Lessee.
13. The Lessee shall be at liberty to obtain additional electricity supply and other civic amenities if need be, at its costs and expenses.
14. The Lessor or his attorney or authorised agents are at liberty to inspect the schedule property at reasonable times subject to prior intimation.
15. The Lessee shall not make permanent structural alterations or additions to the schedule property, without the written permission from the Lessor.

SCHEDULE PROPERTY

All that piece and parcel of the **Property bearing Khatha No. 60/2, Old Khatha No. 60, Property No. 60/2, Old No. 60, situated at: Bendiganahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore. Totally Measuring 43560 Square Feet, and other civic amenities and bounded on:**

East by : Property bearing No. 61,
West by : Property bearing No. 59,
North by : Property bearing No. 58,
South by : Road and Remaining portion of same property.

Roopas

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
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The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

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ಕ್ರ. ಸಂ. 006003

ಚೆಲೆ : ರೂ. 2/-

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ಶ್ರೀ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 14288

2016-2017

IN WITNESS WHEREOF the Parties hereto have set their hands and affixed their respective signatures executing this Lease Deed at Bangalore on the day month and year first above written.

WITNESSES:

1. Gowda. B
(Santhosh Gowda. B)
Banerwadi
Bangalore - 43

[Signature]
LESSOR

2. Pradeep
(Pradeep)
Banerwadi
Bangalore - 43

Roopa. S
LESSEE

GLOBAL EDUCATION AND CHARITABLE TRUST
Represented by its Secretary

DRAFTED BY ME

[Signature]
G. KRISHNA REDDY, B.A., LL.B.
No. 244, 7th 'B' Main,
BR 1st Block, Kalyan Nagar,
Bangalore - 550 043.
Roll No. KAR 676/84

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

9415 - 10
13-14
ನೋಂದಣಿ ಮತ್ತು ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

2013-2014 ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ವೇದ್ಯ ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತೆ.
ಪಾಪಟಸದ ಬಟ್ಟೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
www.nfe.pu... Total stamp duty paid Rs. 9415

2013-2014

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 22nd day of October, Two Thousand and Thirteen year (22-10-2013) at Bangalore by:

SRI.GHISULAL, Aged about 50 years,
S/o Late.Sri.Ganeshramji,
Residing at: No.36, N.R.Layout,
M.E.S.Colony, Ist Cross,
Konena Agrahara, HAL Post,
Bangalore-560 017.
PAN NO. ADXPG7309Q

Hereinafter referred to as the '**VENDOR**' (which term wherever the context so requires shall mean and include himself and his Legal Heirs, Successors, Executors, Administrators, Representatives and Assigns etc.,) of the ONE PART AND

IN FAVOUR OF:

SRI.PRAKASHA, Aged about 42 years,
S/o Late Sri.Basappa,
Residing at No.24/13, Budigere Cross,
Konadasapura Village, VirgoNagar Post,
Bidarahalli Hobli,
Bangalore-560049.
PAN NO. AMSPP5854B

Hereinafter referred to as the '**PURCHASER**' (which term wherever the context so requires shall mean and include himself and his Legal Heirs, Successors, Executors, Administrators, Representatives and Assigns etc.,) of the OTHER PART,

ನೀನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....9415...
2013-2014



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 ಪ್ರಕಾಶ್ , ಇವರು 324875.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	169500.00	ಡಿಡಿ ನಂಬರು 890922 ದಿನಾಂಕ 07/08/2013 ಕೆನರಾ ಬ್ಯಾಂಕ್ ಬೆಂಗಳೂರು
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	30000.00	ಡಿಡಿ ನಂಬರು 377737 ದಿನಾಂಕ 07/08/2013 ಕೆನರಾ ಬ್ಯಾಂಕ್ ಬೆಂಗಳೂರು
ನೆಗೆದು ರೂಪ	125375.00	ನೆಗೆದು ರೂಪ
ಒಟ್ಟು :	324875.00	

ಸ್ಥಳ : ಬಾಣಸವಾಡಿ

ದಿನಾಂಕ : 22/10/2013

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
(ಬಾಣಸವಾಡಿ)
ಬಾಣಸವಾಡಿ (ಬಾಣಸವಾಡಿ), ಬೆಂಗಳೂರು.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕಾರ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.

3 Total stamp duty paid Rs.

9415

2013-2014

WITNESSES AS FOLLOWS:

WHEREAS the Vendor is the sole and absolute owner of all that piece and parcel of Property bearing **Sy.No.60**, measuring 2 Acre 10 Guntas, situated at: **Bendiganahalli Village**, Bidarahalli Hobli, Bangalore East Taluk.

WHEREAS the vendor has acquired the Schedule Property, through vide registered Sale deed dated 28/06/2006, registered as document No.10421/2006-07, stored in CD.No KRID228, registered in the Office of the Sub-Registrar, K.R.Puram, Bangalore.

AND WHEREAS the Vendor herein since the date of acquisition of the Schedule Property in the manner referred to above has been in peaceful possession and enjoyment of the same without any let or hindrance from any one and has been exercising acts of ownership and possession over the Schedule Property. Whereas, the Mutation of the property stands in the name of the vendor vide M.R.No.1/2006-2007, dated 11/10/2006 and the vendor is the owner and in possession of the property as evidenced from the RTC/ 11E Sketch and tax paid.

WHEREAS the Vendor has offered to sell Northern portion of the aforesaid Property bearing **Sy.No.60**, measuring **1 Acre 06 Guntas**, out of the total measuring 2 Acre 10 Guntas situated at: **Bendiganahalli Village**, Bidarahalli Hobli, Bangalore East Taluk, in favour of the Purchaser herein, which Property is morefully detailed in the as Schedule, hereunder and hereinafter referred to as the **Schedule Property**, (as per the 11E sketch annexed to this deed) and the Purchaser herein has agreed and has come forward to purchase the Schedule Property. Hence, this Sale Deed.

4.ನೀ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....9415.....

2013-2014



Print Date & Time : 22-10-2013 01:42:33 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 9415

ಬಾಣಸವಾಡಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 22-10-2013 ರಂದು 01:16:24 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	57500.00
2	ಸೇವಾ ಶುಲ್ಕ	350.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	150.00
	ಒಟ್ಟು:	58000.00

ಶ್ರೀ ಪ್ರಕಾಶ್ ಬಿನ್ ಲೇಟ್ ಬಸಪ್ಪ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಪ್ರಕಾಶ್ ಬಿನ್ ಲೇಟ್ ಬಸಪ್ಪ			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ), ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	ಪ್ರಕಾಶ್ ಬಿನ್ ಲೇಟ್ ಬಸಪ್ಪ (ಬರೆಸಿಕೊಂಡವರು)			
2	ಫೀಸುಲಾಲ್ ಬಿನ್ ಲೇ. ಗಣೇಶ್ ರಾಮ್‌ಜೀ (ಬರೆದುಕೊಡುವವರು)			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ), ಬೆಂಗಳೂರು

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

5. ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಶುಲ್ಕಯಾ: 9415
Total stamp duty paid Rs. 2013-2014

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

WHEREAS in pursuance of the said agreement the purchaser has this day paid before the witness to the vendor in full and final settlement of sale amount of **Rs.49,00,000/- (Rupees Forty Nine Lakhs Only)** in the following manner as below and the vendor do hereby acknowledges and admits the receipt of the same.


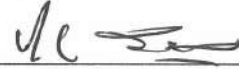
- A sum of **Rs.20,00,000/-**(Rupees Twenty Lakh Only) By a way of cheque bearing No.272476 , drawn on SBM Bank, K.R. Puram Branch, Bangalore.
- A sum of **Rs.20,00,000/-**(Rupees Twenty Lakh Only) By a way of cheque bearing No.272477 , drawn on SBM Bank, K.R. Puram Branch, Bangalore
- A sum of **Rs.9,00,000/-**(Rupees Nine Lakhs Only) by a way of cheque bearing No.272478, drawn on SBM Bank, K.R. Puram Branch, Bangalore


The Vendor as the absolute owner of all that piece and parcel of the Schedule Property do hereby sells, conveys, transfers, alienates UNTO the Purchaser all that piece and parcel of the Schedule Property TO HAVE AND TO HOLD the same as its absolute owner with all rights, liberties, privileges, easements, hereditaments, ways, water courses and free from all encumbrances, affirms and assures that,

- The Vendor has this day put the Purchaser in vacant possession of the Schedule Property and the Purchaser acknowledges having taken delivery of the same.
- The Vendor assures the Purchaser that the Schedule Property is his absolute self acquired property, having acquired the same out of his own funds and that no other member of his family have any manner of claim, right, title or interest over the same.

6ನೇ ಪ್ರಕಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 09415.....
2013-2014

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಎಂ ಎಂ ಹೆಗ್ಡೆ ಬೆನ್ನಿಗಾನಹಳ್ಳಿ ಬೆಂಗಳೂರು	
2	ವಿನೋದ್ ತಿವಾರಿ ಎ.ನಾರಾಯಣಪುರ ಬೆಂಗಳೂರು	


ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ), ಬೆಂಗಳೂರು.



1 ನೇ ಪ್ರಕಟದ ದಸ್ತಾವೇಜು
ನಂಬರ BNS-1-09415-2013-14 ಆಗಿ
ಪಿ.ಡಿ. ನಂಬರ BNSD288 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 22-10-2013 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ)


Sub-Registrar of Shivajinagar
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ), ಬೆಂಗಳೂರು.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

9.4.15
Total stamp duty paid Rs. 2013-2014

3. The Vendor assures the Purchaser that he has a clear, valid, subsisting and marketable title in relation to the Schedule Property and that there is no legal impediment for the absolute sale of the Schedule Property in favour of the Purchaser herein.
4. The Vendor assures the Purchaser that the Schedule Property is free from encumbrances of whatsoever nature such as court attachments, minor claims, maintenance claims, charges, lien, lispendens, bank debts, acquisitions, mortgages, etc.,
5. The Vendor assures the Purchaser that he has paid upto date taxes in relation to the Schedule Property to the concerned authorities and undertakes to indemnify the Purchaser against any such payment/expense.
6. The Vendor has this day handed over all the Photostat documents of title in relation to the Schedule Property to the Purchaser and the Purchaser acknowledges having received the same.
7. The Purchaser shall henceforth be entitled to peacefully and quietly hold, possess, enjoy and exploit the Schedule Property as his absolute Property with all benefits accruing thereto, without any let or hindrance either by the Vendor or any one claiming through or under them.
8. The Vendor has no objection for the Purchaser to get the Katha of the Schedule Property transferred into his name.
9. The expenses of Stamp duty and registration are borne by the Purchaser.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕಾರ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

..... ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....

9418

SCHEDULE PROPERTY

2013-2014


All that piece and parcel of immovable Property bearing Northern portion of **Sy.No.60, measuring 1 Acre 06 Guntas**, out of total measuring 2 Acre 10 Guntas situated at: Bendiganahalli Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded on:

East by : Property bearing No. 61;
West by : Property bearing No. 59;
North by : Property bearing No. 58;
South by : Road,

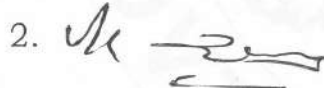
The market value of the Schedule Property is **Rs.49,00,000/- (Rupees Forty Nine Lakhs Only)**.


IN WITNESS WHEREOF the parties have set their respective hands to this deed in the presence of the Witnesses attesting hereunder,

WITNESSES:


1. 
103, 91V
Benniganahalli
B'lore - 16


VENDOR
(Sri. GHISULAL)

2. 
28, A-Narayana Puram,
B'lore - 16


PURCHASER
(Sri. PRAKASHA)

Drafted by:


Sunil Kumar (Advocate)
K.R. Puram
Bangalore