

3K-I 543

CA. NO / 10-10

A204

5-43-7

GIFT DEEDTHIS GIFT IS MADE ON THE 30TH DAY OF MAY 2014 BY:

Mr. M. Ananda Alva,
Aged about 95 years,
S/o. Late Doomantha Alva,
Residing at 'Mijaruguthu House',
Thenka Mijar Village, Mangalore Taluk

Hereinafter called the 'DONOR' of one part:

IN FAVOUR OF

Alva's Education Foundation (Regd.) Moodbidri,
(PAN-AAATAS260G), Represented by it's Chairman,
Dr. M. Mohan Alva, S/o. Mr. M. Ananda Alva, residing at
'Mijaruguthu House', Thenka Mijar Village, Mangalore Taluk

Hereinafter called the 'DONEE' of the other part:

The expressions 'DONOR' and 'DONEE' shall where ever the
context permits or so requires, mean and include their respective
legal representatives, executors, successors, officer-in-
charge administrators and assigns.

M. Ananda Alva



ATTESTED
TRUE XEROX COPY

Document No. 0016/15 of Book 1
Of 0016/15 of Book 1
Containing 1 Sheet

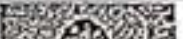

Sub-Registrar
Moodbidri

Print Date & Time : 30-05-2014 12:54:16 PM

ಜ್ಞಾ ರಾಜ್ಯಪತ್ರ ಮೂರನೆಯ ರವರ ಟೀಕೆಯಲ್ಲಿ ರೀಷನ್ 30-05-2014 ರಂದು 12:41:17 PM ಗಳಿಗೆ ಈ ಟೀಕೆ ವಿವರಿಸಿದ ಕುಳ್ಳಿರೂವಾಗಿ





క్రమ సంఖ్య	వివర	రూ. పృ
1	మొలకల పేర్లు	97740.00
2	మ్యూనిసిపల్ ట్యాక్	595.00
3	పరివర్తనా పేర్లు	385.00
4	పరిశీలనా పేర్లు	30.00
	ఒత్తి :	98750.00

ಶ್ರೀ ಆಳ್ವಾಸ್ ಎಜ್ಯುಕೇಶನ್ಸ್, ಫೌಂಡೇಶನ್ ರಿ. ಮೂಡದಿರಿ, ಇದರ ಟೆರ್‌ಮ್‌ಸ್ ಡಾ.ಎಂ.ಮೋಹನ್ ಆಲ್ಪ ರಿಸ್ ಎಂ.ಆನಂದ್ ಆಲ್ಪ ಇವರಿಂದ ಹಾಜರಾದವರು.

ಕ್ರಮ	ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಾಕ್ಷರಗಳು	ಹುದ್ದೆ
1	ಶ್ರೀ. ಅಣ್ಣಾಪ್ಪ ಎಮ್ಮೇನಹಳ್ಳಿ, ಪೊಂಬೇಡೆಹಳ್ಳಿ ರಿ. ಮ್ಯೂ. ದಿವ್ಯ, ಇದರ ಕೆಳಗೆ ಮೊಬ್ಬರಾ. ಎಂ. ಮೋಹನ್ ಅಪ್ಪ ದಿವ್ಯ ಎಂ. ಅನೇಂದ ಅಪ್ಪ			M. Mohan Chairman ALVA'S EDUCATION FOUNDATION. Moodbiri - 574 227 D.K.

Given
SUB REGISTRAR
MOODERI - D.K.

ಬರೆಯುವುದಕ್ಕಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

క్రమ సంఖ్య	వివరము	ఫోటో	మట్టిపైడి గురుతు	నామ
1	అల్వాస్ ఎడ్యుకేషన్ ఫౌండేషన్ రి. మొదటిదిర్తి ఇంటర్ లీజర్ మీసా డా.ఎం.మోహన్ లాక్ష్మి. చిహ్నం ఎం.అనంద్ లాక్ష్మి (హరదేవరాయపేట)			M. Mohan Chairman ALVA'S EDUCATION FOUNDATION Moodbidri - 574 227-D.K.
2	ఎమ్.అశ్వత్థ లాక్ష్మి చిహ్నం, రి.మొదటిదిర్తి ఫోటో (హరదేవరాయపేట)			all. Anand

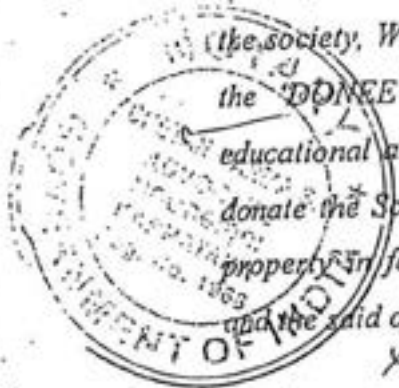
SUB SUB MOODBIORI - D.K.

WHEREAS the immovable property more fully described in the schedule here below (hereinafter referred to as schedule property) belongs to the 'DONOR', he having acquired the same by means of Registered Sale Deed dated 25-05-2013, standing registered as document No.MDB-1-00644/13-14, in Book I, entered in CD No.MDBD 123 on 25-05-2013 on the file of Moodbidri Sub-Registration Office, WHEREAS the 'DONOR' has obtained mutation of all the revenue records including RTC and other property registers in his name, WHEREAS the 'DONOR' has been in actual and physical possession of the schedule property and he has been paying the requisite cess, tax, assessment etc. to the concerned public authorities from time to time, WHEREAS the 'DONOR' has acquired clear marketable title to the schedule property and enjoying the same with full, absolute and exclusive rights of disposition.

WHEREAS the 'DONOR' is desirous of making a Gift of the schedule property for the purpose of fulfillment of the objects of the 'DONEE', WHEREAS the 'DONEE' is having various objects of advancement of sports and cultural activities, educational and charitable activities in the society and 'DONEE' has been successfully carrying out such beneficial activities for the welfare of the society, WHEREAS in order to support the 'DONEE' and help the 'DONEE' to carry out it's sports and cultural activities, educational and charitable activities the 'DONOR' has decided to donate the Schedule property and offered to transfer the schedule property in favour of 'DONEE' without monetary consideration and the said offer of the 'DONOR' is accepted by the 'DONEE'.

& etc. Sunda AK

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Of 14/15 of Book
Containing 14 sheets
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


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గురుకావచపత్రం

క్రమ సంఖ్య	జేరితు ముచ్చ వివరణ	పేరు
1	రాజేష్ మహారా ఎం. పోలవర, మూలదర్శి,	Rajesh Kumar
2	అనితా బిశ్వా దివా. పోలవర బిశ్వా, అనితా, చార్మిని కృష్ణ, మోగిలంతు అనితా	అనితా

Gan
SUB REGISTRAR
WOODBORO - D.K.



1 వే పుష్పక రత్నావళి
సంఖ్య MDB-1-00543-2014-15 లకు
పి.డి. సంఖ్య MD80164 వే పుష్పక
ది. 30-05-2014 తరువాత ముద్రాపాతం



Gan
SUB REGISTRAR
WOODBORO - D.K.

Designed and Developed By G.O.A.C. AGPS, Pune
GOVERNMENT OF INDIA
REG. No. 1969

-3-

NOW THIS DEED WITNESSETH AS FOLLOWS:

In consideration of esteem and regard the 'DONOR' has with the 'DONEE', the 'DONOR' does hereby convey, transfer and assign by way of gift the property morefully described in schedule herebelow unto the 'DONEE' to be held and enjoyed by the 'DONEE' absolutely forever without any let, claim or hindrance by or on behalf of the 'DONOR'.

The 'DONEE' hereby accepts the GIFT.

The 'DONEE' having accepted this Gift, has this day been put in actual and physical possession of the schedule property and the 'DONEE' hereinafter shall hold the schedule property, possessing the right, title and interest of the 'DONOR' as full and absolute owner thereof and shall be entitled to enjoy the same by getting the patta and record of rights changed and mutated in it's name as the absolute owner of the said property.

The 'DONOR' assures the 'DONEE' that he has got good, subsisting, clear marketable and absolute right, title and interest in the schedule property and the same is free from all encumbrances, liabilities, court attachments, mortgage, lien, injunction etc.



cc. Ananda AC

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Of 19/12/19
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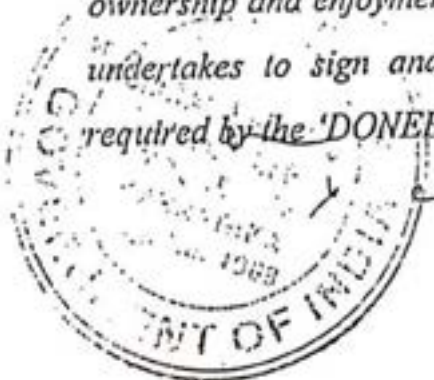
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The 'DONOR' shall at all times be ready, willing and prepared to do and do all acts, deeds and things and execute any document or instrument at the request and cost of the 'DONEE', which may reasonably be necessary or required for more fully and completely confirming and perfecting the title of the 'DONEE' in respect of the schedule property hereby sold and conveyed to it.

On the strength of this Deed, the 'DONEE' may obtain mutation of it's name in the Record of Rights in respect of the schedule property and continue to enjoy the schedule property as it's own absolutely and by paying the requisite tax to the local authorities under law.

If for any reason, the 'DONEE' needs 'DONOR' to sign any other deeds or letters or forms so as to more effectively confirm the ownership and enjoyment of the schedule properties, the 'DONOR' undertakes to sign and execute all such documents as may be required by the 'DONEE' at it's cost and expenses.

cell. piramidale PK



SCHEDULE
DESCRIPTION OF THE PROPERTY

Non-agricultural immovable property situated in Puthige Village of Mangalore Taluk, D. K. District and comprised in:

Item No.	S.No.	S.D. No.	Kissam	Extent A - C.	As per plan
1	219	6 Part	Non-agrl.	0 - 33 .	219/6P2 ✓
2	219	6 Part	Non-agrl.	0 - 84 .	219/6P2 ✓
3	219	7	Non-agrl.	0 - 06 .	219/7 ✓
4	219	5	Non-agrl.	0 - 92 .	219/5 ✓
5	219	2	Non-agrl.	0 - 32 .	219/2 ✓
6	219	3	Non-agrl.	0 - 40 .	219/3 ✓
7	219	4 Part	Non-agrl.	0 - 22 .	219/4P2 ✓
8	219	4 Part	Non-agrl.	0 - 90 .	219/4P2 ✓
9	292	1 Part	Non-agrl.	0 - 57 .	292/1P2 ✓
10	292	1 part	Non-agrl.	0 - 71 .	292/1P2 ✓
11	292	2	Non-agrl.	0 - 16 .	292/2 ✓

The above property with right over the reserved road, easementary and customary rights and all appurtenances attached thereto. (250 feet away from the main road).

Vendor has obtained Form 9 & 11 in respect of the schedule mentioned property from Puthige Grama Panchayath as per following Katha numbers -

- Katha No. 151100301400120129 (Item No.1),
Katha No. 151100301400120138 (Item No.2),
Katha No. 151100301400120128 (Item No.3)
Katha No. 151100301400120125 (Item No.4),
Katha No. 151100301400120131 (Item No.5),
Katha No. 151100301400120130 (Item No.6),
Katha No. 151100301400120132 (Item No.7).

to be signed by



16
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9

Katha No.151100301400120127 (Item No.10),
Katha No.151100301400120126 (Item No.11)
Katha No.151100301400120139 (Item No.8)
Katha No.151100301400120137 (Item No.9)

The Item No.1 of the above property is converted in to non-agricultural use as per the Orders of the Deputy Commissioner, D.K. District, Mangalore in proceedings No. DKDC/1099/LNA (4) 2013-14 dated 26-02-2014.

The Item No.2 of the above property is converted in to non-agricultural use as per the Orders of the Deputy Commissioner, D.K. District, Mangalore in proceedings No. DKDC/1097/LNA (4) 2013-14 dated 26-02-2014.

The Item No.3 of the above property is converted in to non-agricultural use as per the Orders of the Deputy Commissioner, D.K. District, Mangalore in proceedings No. DKDC/1099/LNA (4) 2013-14 dated 26-02-2014.

The Item No.4 of the above property is converted in to non-agricultural use as per the Orders of the Deputy Commissioner, D.K. District, Mangalore in proceedings No. DKDC/1096/LNA (4) 2013-14 dated 26-02-2014.

The Item No.5,6,7 of the above property is converted in to non-agricultural use as per the Orders of the Deputy Commissioner, D.K. District, Mangalore in proceedings No. DKDC/865/LNA (4) 2013-14 dated 28-02-2014.

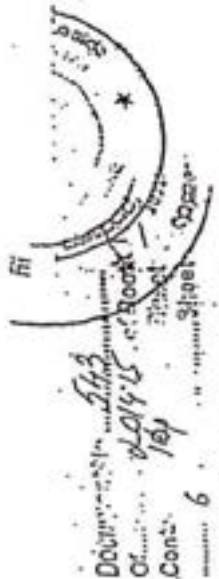
The Item No.8 of the above property is converted in to non-agricultural use as per the Orders of the Deputy Commissioner, D.K. District, Mangalore in proceedings No. DKDC/1044/LNA (4) 2013-14 dated 26-02-2014.

The Item No.9 of the above property is converted in to non-agricultural use as per the Orders of the Deputy Commissioner, D.K. District, Mangalore in proceedings No. DKDC/1098/LNA (4) 2013-14 dated 26-02-2014.

The Item No.10 &11 of the above property is converted in to non-agricultural use as per the Orders of the Deputy Commissioner, D.K. District, Mangalore in proceedings No. DKDC/1100/LNA (4) 2013-14 dated 26-02-2014.

market value of the above property is Rs.97,74,000/-

cel. Ananda



IN WITNESS WHEREOF THE 'DONOR' AS WELL AS THE
'DONEE' (BY WAY OF ACCEPTANCE OF THE GIFT) HAVE
PUT THEIR RESPECTIVE HANDS ON THIS 30TH DAY OF MAY
2014 AT MOODBIDRI.

AY M. S. Nanda. S.

'DONOR'

M. Mohan A.R.
Chairman
ALVA'S EDUCATION FOUNDATION,
Moodbidri - 574 227 D.K.

WITNESSES:

1. 4092P

Adhiraja Jain.
A.O. Namiraja Jain.
Pannidhi Garden.
Aliyoor, Valpady Village
Mangalore Taluk

2. Rajesh Puvane. N

Rajesh Puvane. N

* Advocate,
Moodbidri



Drafted by me:

Chetan
Chetan Varma. S., B.A., LL.B.,
Advocate & Notary Public (Govt. of India),
Moodbidri.

Document No. 543
of 00/4/15
Contd. 14
Sub-Registrar
Moodbidri

CA-N084/15-16

890

92



DEED OF SALE OF IMMOVABLE PROPERTY FOR
Rs. 75,000.00 (RUPEES SEVENTY FIVE THOUSAND) ONLY

THIS DEED OF SALE IS EXECUTED ON THIS 14th DAY OF
SEPTEMBER 2006 BY:

Mr. Praveen Kumar Indra,
Aged about 42 years,
S/o Gummappa Indra,
Residing at Parshwanatha Nilaya,
Venur Post, Belthangady Taluq.

(Hereinafter called the 'VENDOR' of the one part)

IN FAVOUR OF

Alva's Education Foundation (Regd.) Moodbidri,
Represented by it's Chairman,
Dr. M. Mohan Alva,
Alva's Health Centre, Moodbidri.

(Hereinafter called the 'VENDEE' of the other part)

The expressions 'VENDOR' and 'VENDEE' shall mean and
include their respective heirs, legal representatives, executors,
administrators and successors in office and assigns.



0-10

Praveen

92


Print Date & Time : 14-09-2006 10:57:44 AM

ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ



ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ 2006 ರಂದು 10:46:45 AM
ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ.
1	ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ	750.00
2	ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ	270.00
3	ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ	35.00
	ಒಟ್ಟು :	1055.00

ಶ್ರೀ ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ, ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ, ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ (D). ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ
ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ

ವಿವರ	ಫೋಟೋ	ಮುದ್ರಿತ ಸಂಖ್ಯೆ	ಹೆಸರು
ಶ್ರೀ ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ, ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ, ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ (D). ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ			M. Manjunath Reddy

ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಫೋಟೋ	ಮುದ್ರಿತ ಸಂಖ್ಯೆ	ಹೆಸರು
1	ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ (ಮಾನ್ಯತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ)			P. K. K.

Ch

Srb - Registrar
Lisochidri (D. K.)

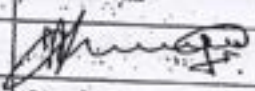
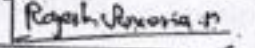
CA-NO 84/15-16
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WHEREAS the immovable property more fully described in the schedule here below (hereinafter referred to as schedule property) belongs to the 'VENDOR' exclusively and absolutely, he having acquired the same by means of Registered Sale Deed dated 24-12-2003 standing registered as document no. MDB-I-01080/03-04 in Book I, and entered in CD No. MDBD 1 on 24-12-2003 on the file of Moodbidri Sub-Registration Office, WHEREAS the 'VENDOR' has obtained mutation of all the revenue records including RTC and other property registers in his name and he has been in actual and physical possession of the schedule property, WHEREAS the 'VENDOR' has been paying the requisite cess, tax, assessment etc. to the concerned public authorities from time to time, WHEREAS the 'VENDOR' has acquired clear marketable title to the schedule property and enjoying the same with full, absolute and exclusive rights of disposition.

WHEREAS the 'VENDOR' is now desirous of making an outright sale of the schedule property and offered the same for sale, WHEREAS the 'VENDEE' having come to know the intention of the 'VENDOR', has come forward to purchase the schedule property for a very good market price of Rs.75,000.00 (Rupees Seventy Five Thousand) only free from all encumbrances, AND WHEREAS the various terms and conditions in this regard have been mutually discussed and are agreed to between the 'VENDOR' and 'VENDEE' as set out here below.

Pu w
Ch

ರೂಪಾಯಿ ಸಹಸ್ರಕೋಟಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರಣೆ	ಹಸ್ತಾಕ್ಷರ
1	ಕರ್ನಾಟಕ ರಾಜ್ಯ ದೇಶೀಯ ಉತ್ಪಾದನೆ	
2	ಕರ್ನಾಟಕ ರಾಜ್ಯ ವಿದ್ಯುತ್ ಸಂಪನ್ಮೂಲ	

V. MAMMALA
Sub-Registrar
Moodbidri (D. K.)



1 ರ ಸ್ಥಳೀಯ ಉತ್ಪಾದನೆ
ಸಂಖ್ಯೆ MDB-1-00890-2006-07 ಎಂ
ಸಂಖ್ಯೆ MDB-10 ರ ಸ್ಥಳೀಯ
ದಿನಾಂಕ 14-09-2006 ರಲ್ಲಿ ಸಂಪನ್ಮೂಲ


V. MAMMALA
Sub-Registrar
Moodbidri (D. K.)



Designed and Developed by C-GAC, ACTS, Pune

62

CA NO 84/15-16 *42*

NOW, THEREFORE, THIS DEED OF SALE IS EXECUTED AND WITNESSETH AS FOLLOWS:

Abdullah
In consideration of the 'VENDEE' paying to the 'VENDOR' a total consideration of Rs. 75,000.00 (Rupees Seventy Five Thousand), the 'VENDOR' do hereby convey, transfer, sell, alienate and assign all his right, title and interest in the schedule property, namely, the warg right unto the 'VENDEE' exclusively and absolutely for ever without any let, claim or hindrance by or on behalf of the 'VENDOR'.

Abdullah
The aforesaid sale consideration of Rs. 75,000.00 (Rupees Seventy Five Thousand) has already been paid by the 'VENDEE' to the 'VENDOR' and the 'VENDOR' hereby admits the receipt of the aforesaid amount and acknowledges that the entire sale consideration is discharged in full quitance.

The 'VENDOR' has already put the 'VENDEE' in actual and physical possession of the schedule property and the 'VENDEE' hereinafter shall hold and enjoy the schedule property, possessing the right, title and interest of the 'VENDOR' as full and absolute owner thereof and shall be entitled to enjoy the same by getting the patta and record of rights changed and mutated in it's name as the absolute owner of the said property.

Pur
Q

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕೋಟಕ ಮಾರ್ಚ್ 10 ರ ಅಧಿನಿಯಮ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಕಾ.ಎಂ. ದೊಡವಾಳ್ ಅಲ್ಪ ಕಾಲ ಮೇವ, ಕಾಲ್ವಾ ಎಂಬಕೆಡಾ ಫೌಂಡೇಶನ್ (೧), ಮೂಲಕದ್ರಿ, ಇವರು 6375.00 ರೂಪಾಯಿಗಳನ್ನು ಪಾಠಕ ಮುದ್ರಾಂತ ಕಲ್ಯಾಣಕ ವಾಚನಿಕರುಗಳಿಗೆ ಲಭಿಸಬೇಕಾಗಿದೆ

ಕ್ರಮ	ವಿವರ (ರೂ.)	ತೆರಿಕೆ ಮಾಹಿತಿ ಮತ್ತು ಪಾವತಿ ವಿವರ
೧	6375.00	ಶ್ರೀ.ಎಸ್.ಎಸ್.ಎಸ್.ಎಸ್.ಎಸ್.ಎಸ್. ಮುಖ್ಯಾಧಿಕಾರಿ-14-09-06
ಒಟ್ಟು :	6375.00	

ಸ್ಥಳ : ಮಂಡವಿರೈ
ದಿನಾಂಕ : 14/09/2006

V. MANJAPPA
Sub - Registrar,
Moodbidri (D. K.)

Designed and Developed by C- DAC ,ACTS Pune.



CA-ND 84/15-16 *ck*

The 'VENDOR' assures the 'VENDEE' that he has got good, subsisting, clear marketable and absolute right, title and interest in the schedule property and the same is free from all encumbrances, liabilities, court attachments, mortgage, lien, lis-pendens, injunction etc.

Handwritten: The Vendor further assures and declares that he shall indemnify and keep harmless the VENDEE against any loss, damage, costs or expenses, which the VENDEE may incur, suffer or sustain in case the title to the schedule property is questioned or on account of any encumbrance, charge, claim or demand in respect of the schedule property, or on account of any breach by the VENDOR of the several covenants contained herein.

The 'VENDOR' shall at all times be ready, willing and prepared to do and do all acts, deeds and things and execute any document or instrument at the request and cost of the 'VENDEE', which may reasonably be necessary or required for more fully and completely confirming and perfecting the title of the 'VENDEE' in respect of the schedule property hereby sold and conveyed to it.

2

P. W.

SCHEDULE

DESCRIPTION OF THE PROPERTY SOLD

Non-Agricultural immovable property situated in **Puthige Village**,
Mangalore Taluq, D.K. District and comprised in:

S.No.	S.D.No.	KISSAM	EXTENT.
341	P2 P1	Non-agri	A - C 0 - 10

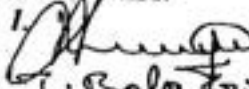
The above property with easementory and customary rights and all appurtenances thereto. (200 feet away from road)

The above property is converted in to non-agricultural use as per the Orders of the Tahsildar of Karkala Tq in proceedings number C Dis ALN CR 95/98-99 dated 06-07-1998.


The boundaries of the above property is as described in the Sale Deed dated 24-12-2003 referred to supra, which has already been delivered to the Vendee.

IN WITNESS WHEREOF THE 'VENDOR' HAS SET HIS HAND
TO THIS DEED OF SALE ON THE DAY AND YEAR FIRST
ABOVE WRITTEN AT MOOBBIDRI.

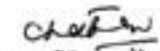
WITNESSES:

1. 
G. Balakrishna
Amaral H3 Rd
Chadar rajan Post
Mangalore Tq.

2.

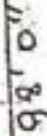

'VENDOR'
Ragh Juvarna M
RAJESH JUVARNA M
ADVOCATE,
MOOBBIDRI.

Drafted by:


Chetan Varma S., B.A., LL. B.
Advocate & Notary Public (Govt. of India)

92

92

[illegible]

ಉಪ ನಿರ್ದೇಶನಾಧಿಕಾರಿ
ಮೊದಲಿದೆ, ಪ.3.

Q.



0-09.75



IN FAVOUR OF

✓

H. Jensen

92

Print Date & Time: 07-08-2006 12:21:56 PM

ಪ್ರತಿಭಟನೆ ಸಂಖ್ಯೆ: 24

ಇದು ಸಾರ್ವಜನಿಕ ಮುದ್ರಣದ ದಾಖಲೆಯಾಗಿದೆ. ದಿನಾಂಕ: 07-08-2006 ರಂದು 12:05:37 PM
ಇದರಲ್ಲಿ ಯಾವುದೇ ಬದಲಾವಣೆ ಇಲ್ಲವೆಂದು ಘೋಷಿಸಿದೆ.



ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಪ್ರತಿಭಟನೆ ಸಂಖ್ಯೆ	1000.00
2	ಪ್ರತಿಭಟನೆ ಶುಲ್ಕ	270.00
3	ಪ್ರತಿಭಟನೆ ಸಂಖ್ಯೆ	35.00
	ಒಟ್ಟು:	1305.00

ಕ್ರ. ಸಂ. 1000-ಮೊಹನರಾಜ್, ಬೆಂಗಳೂರು, ಅಪರಾಧ ವಿಭಾಗದ ಪೊಲೀಸ್ ಠಾಣೆ (D.) ಮೊಹನರಾಜ್, ಇವರಿಂದ
ಪ್ರತಿಭಟನೆ ಸಂಖ್ಯೆ

ವಿವರ	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ	ಹೆಸರು
ಕ್ರ. ಸಂ. 1000-ಮೊಹನರಾಜ್, ಬೆಂಗಳೂರು, ಅಪರಾಧ ವಿಭಾಗದ ಪೊಲೀಸ್ ಠಾಣೆ (D.) ಮೊಹನರಾಜ್			M-mohan Raj

V. MANJAPPA
Sub-Registrar
Moodbidri (D. K.)

ಪ್ರತಿಭಟನೆ ಸಂಖ್ಯೆ: 24

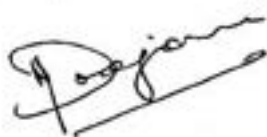
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ	ಹೆಸರು
1	ಕ್ರ. ಸಂ. 1000-ಮೊಹನರಾಜ್, ಬೆಂಗಳೂರು, ಅಪರಾಧ ವಿಭಾಗದ ಪೊಲೀಸ್ ಠಾಣೆ (D.) ಮೊಹನರಾಜ್			M-mohan Raj

V. MANJAPPA
Sub-Registrar
Moodbidri (D. K.)

2

WHEREAS the immovable property more fully described in the schedule here below (hereinafter referred to as schedule property) belongs to the 'VENDOR' exclusively and absolutely, he having acquired the same by means of Registered Sale Deed dated 08-08-2005 standing registered as document no. I-MDB-I-00367/05-06 in Book I, and entered in CD No. MDBD 6 on 08-08-2005 on the file of Moodbidri Sub-Registration Office, WHEREAS the 'VENDOR' has obtained mutation of all the revenue records including RTC and other property registers in his name and he has been in actual and physical possession of the schedule property, WHEREAS the 'VENDOR' has been paying the requisite cess, tax, assessment etc. to the concerned public authorities from time to time, WHEREAS the 'VENDOR' has acquired clear marketable title to the schedule property and enjoying the same with full, absolute and exclusive rights of disposition.


WHEREAS the 'VENDOR' is now desirous of making an outright sale of the schedule property and offered the same for sale, WHEREAS the 'VENDEE' having come to know the intention of the 'VENDOR', has come forward to purchase the schedule property for a very good market price of Rs.1,00,000.00 (Rupees One Lakh) only free from all encumbrances, AND WHEREAS the various terms and conditions in this regard have been mutually discussed and are agreed to between the 'VENDOR' and 'VENDEE' as set out here below.



ಮಹಾಸಚಿವರು


ಕ್ರಮ ಸಂಖ್ಯೆ	ಮಹಾಸಚಿವರ ಕಛೇರಿ	ತಾ.
1	ಕಾರ್ಯದರ್ಶಿ ಕಛೇರಿ ಕರ್ನಾಟಕ ರಾಜ್ಯ, ಕರ್ನಾಟಕ ರಾಜ್ಯ, ಕರ್ನಾಟಕ ರಾಜ್ಯ	<i>[Signature]</i>
2	ಕರ್ನಾಟಕ ರಾಜ್ಯ ಕರ್ನಾಟಕ ರಾಜ್ಯ, ಕರ್ನಾಟಕ ರಾಜ್ಯ	<i>[Signature]</i>

V. MANJAPPA
Sub-Registrar
Moodbidri (D. K.)



1 & 2 ಸಂಖ್ಯೆ ಕರ್ನಾಟಕ
ಕರ್ನಾಟಕ ರಾಜ್ಯ-1-00724-2006-07
ಕರ್ನಾಟಕ ರಾಜ್ಯ-1-00724-2006-07
ಕರ್ನಾಟಕ ರಾಜ್ಯ-1-00724-2006-07

V. MANJAPPA
Sub-Registrar
Moodbidri (D. K.)



Designed and Developed by C-DAC, ACIS, Pune

Gh

NOW, THEREFORE, THIS DEED OF SALE IS EXECUTED AND
WITNESSETH AS FOLLOWS:

★
In consideration of the 'VENDEE' paying to the 'VENDOR' a total consideration of Rs.1,00,000-00 (Rupees One Lakh), the 'VENDOR' do hereby convey, transfer, sell, alienate and assign all his right, title and interest in the schedule property, namely, the warg right unto the 'VENDEE' exclusively and absolutely for ever without any let, claim or hindrance by or on behalf of the 'VENDOR'.

The aforesaid sale consideration of Rs. 1,00,000.00 (Rupees One Lakh) has already been paid by the 'VENDEE' to the 'VENDOR' and the 'VENDOR' hereby admits the receipt of the aforesaid amount and acknowledges that the entire sale consideration is discharged in full quitance.

The 'VENDOR' has already put the 'VENDEE' in actual and physical possession of the schedule property and the 'VENDEE' hereinafter shall hold and enjoy the schedule property, possessing the right, title and interest of the 'VENDOR' as full and absolute owner thereof and shall be entitled to enjoy the same by getting the patta and record of rights changed and mutated in it's name as the absolute owner of the said property.





ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡವಿ ಜಿಲ್ಲಾ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಸ 10 ಎ ಅಡಿಯಲ್ಲಿನ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಡಾ.ಎಂ. ಮೋಹನ್ ಅಶ್ವ, ಬೆಂಗಳೂರು, ಅಶ್ವಾನ್ ಎಜುಕೇಶನ್ ಫೌಂಡೇಶನ್ (ಒ.) ಮಂಡರಿಂಗ್, ಇವರು 8475.00 ರೂಪಾಯಿಗಳನ್ನು ಹೊರತು ಮುದ್ರಾಂಕ ಕುಲ್ಯವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಕಡತ ಪಾವತಿಯ ವಿವರ
ಪೈಲ್ ಟ್ಯಾಂಕ್ ಅಥವಾ ರಶೀದಿ	8475.00	ರ.ಮಂ.656922, ಎಸ್.ಡಿ.ಎಮ್, ಮಂಡರಿಂಗ್, 0-7-08-06
ಒಟ್ಟು :	8475.00	

ಸ್ಥಳ : ಮಂಡರಿಂಗ್

ದಿನಾಂಕ : 07/08/2006


V. MANJAPPA, ಅಧೀಶ
Sub-Registrar
Moodbidri (D. K.)

Designed and Developed by C-DAC ACTS Pune.

92



The 'VENDOR' assures the 'VENDEE' that he has got good, subsisting, clear marketable and absolute right, title and interest in the schedule property and the same is free from all encumbrances, liabilities, court attachments, mortgage, lien, lis-pendense, injunction etc.

The 'VENDOR' further assures and declares that he shall indemnify and keep harmless the 'VENDEE' against any loss, damage, costs or expenses, which the 'VENDEE' may incur, suffer or sustain in case the title to the schedule property is questioned or on account of any encumbrance, charge, claim or demand in respect of the schedule property, or on account of any breach by the 'VENDOR' of the several covenants contained herein.

The 'VENDOR' shall at all times be ready, willing and prepared to do and do all acts, deeds and things and execute any document or instrument at the request and cost of the 'VENDEE', which may reasonably be necessary or required for more fully and completely confirming and perfecting the title of the 'VENDEE' in respect of the schedule property hereby sold and conveyed to it.



SCHEDULE

DESCRIPTION OF THE PROPERTY SOLD

Immovable property situated in **Puthige Village, Mangalore Taluq, D.K. District** and comprised in:

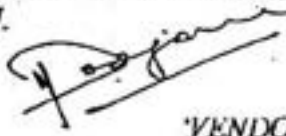
S.No.	S.D.No.	KISSAM	EXTENT.
			A - C
341	P2 P3	Non-agri	0 - 09.75

The above property with easementory and customary rights and all appurtenances thereto. (200 feet away from road)

The above property is converted in to non-agricultural use as per the Orders of the Tahsildar of Karkala Tq in proceedings number C Dis ALN CR 95/98-99 dated 06-07-1998.

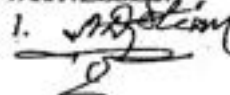
The boundaries of the above property is as described in the Sale Deed dated 08-08-2005 referred to supra, which has already been delivered to the Vendee.

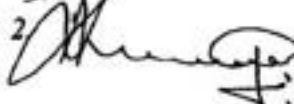
IN WITNESS WHEREOF THE 'VENDOR' HAS SET HIS HAND TO THIS DEED OF SALE ON THE DAY AND YEAR FIRST ABOVE WRITTEN AT MOODBIDRI.




'VENDOR'

WITNESSES:

1.  Mahabala. B. Kotian, s/o Dadasu Porjany, Chaya Kripa, Vantikkath Road, Puthige Village.

2.  Balakrishna Shetty, s/o Kunga Shetty, Thodar Village.

Drafted by:


Chetan Varma. S., B.A., LL. B.
Advocate & Notary Public (Govt. of India)



True copy no of pages 5 (five) only.

True copy no of corrections nil

copy prepared by. ✓

S.R.O. Moodbidri

Date 13/6/15



Gau
ಮುಖ್ಯಮಂತ್ರಿಗಳ ಕಛೇರಿ
ಬೆಂಗಳೂರು, ಕೆ.ಆರ್.

(Appendix - BA)

(Sec. Rule 13A)

Certificate Under Section 14 of the Stamp Act 195-

Certified that a sum of Rupees 10/- in words

Rupees Ten only. being the

proper / correct stamp duty has been paid to the / SDM

Under Chaitan No. / Bill / Order

No. Dated 13/6/15 Stamp

By Sd/Snl. S. R. O. Moodbidri No.

Residing at Moodbidri.

Gau
ಮುಖ್ಯಮಂತ್ರಿಗಳ ಕಛೇರಿ
ಬೆಂಗಳೂರು, ಕೆ.ಆರ್.

S67/ph-05

CA-NO 85/15-16

92

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ರೇಕಾರ್ಡ್ ಮತ್ತು ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department

ದಿನಾಂಕ: 2/-

ಈ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು.
This sheet can be used for any document.

ಮುದ್ರಾಂಶ ದರ: 2/-
Toll stamp duty paid Rs.



DEED OF SALE OF IMMOVABLE PROPERTY FOR
Rs. 78,000.00 (RUPEES SEVENTY EIGHT THOUSAND) ONLY

THIS DEED OF SALE IS EXECUTED ON THIS 13th DAY OF
SEPTEMBER 2004 BY:



Mr. Sunil Kumar,
Aged about 33 years,
S/o late Ramesh Devadiga,
Residing at Nagarakatte Road,
Marpady Village, Mangalore Tq.
(Hereinafter called the 'VENDOR' of the one part)

IN FAVOUR OF

Alva's Education Foundation (Regd.) Moodbidri,
Represented by it's Chairman,
Dr. M. Mohan Alva,
Alva's Health Centre, Moodbidri.

(Hereinafter called the 'VENDEE' of the other part)

The expressions 'VENDOR' and 'VENDEE' shall mean and
include their respective heirs, legal representatives, executors,
administrators and successors in office and assigns.

Sunil Kumar

92



Print Date & Time : 13-09-2004 10:35:44 AM

ಮುಖಾಂತರ ಸಂಖ್ಯೆ : 567

ಮಾ' ರಾಷ್ಟ್ರೀಯ ಮೂಲದಿಂದ ರವರ ಕೆಲಸವನ್ನು ನಿರ್ವಹಿಸಿ 13-09-2004 ರಂದು 10:22:38 AM
ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಘಟನೆಯಾಗಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ.
1	ಮೂಲದಿಂದ ಕಟ್ಟು	750.00
2	ಮಾ' ಮೂಲದಿಂದ	240.00
	ಒಟ್ಟು :	1020.00

ಶ್ರೀ 10.00 ಮೂಲದಿಂದ ಕಟ್ಟು ಮೂಲದಿಂದ ಕಟ್ಟು ಮೂಲದಿಂದ ಕಟ್ಟು ಮೂಲದಿಂದ ಕಟ್ಟು (1) ಮೂಲದಿಂದ ಕಟ್ಟು ಮೂಲದಿಂದ ಕಟ್ಟು

ವಿವರ	ಫೋಟೋ	ಹೆಚ್ಚುವರಿ ವಿವರ	ಮಾ.
ಶ್ರೀ 10.00 ಮೂಲದಿಂದ ಕಟ್ಟು ಮೂಲದಿಂದ ಕಟ್ಟು ಮೂಲದಿಂದ ಕಟ್ಟು ಮೂಲದಿಂದ ಕಟ್ಟು (1) ಮೂಲದಿಂದ ಕಟ್ಟು			m-mohan

SUB REGISTRAR
MOODSIBIDRI D.K.

ಮೂಲದಿಂದ ಕಟ್ಟು ಮೂಲದಿಂದ ಕಟ್ಟು

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಫೋಟೋ	ಹೆಚ್ಚುವರಿ ವಿವರ	ಮಾ.
1	ಮೂಲದಿಂದ ಕಟ್ಟು (ಮೂಲದಿಂದ ಕಟ್ಟು)			SubKumar

SUB REGISTRAR
MOODSIBIDRI D.K.



WHEREAS the immovable property more fully described in the schedule here below (hereinafter referred to as schedule property) belongs to the 'VENDOR' exclusively and absolutely, he having acquired the same by means of Registered Sale Deed dated 17-06-1999 standing registered as document no. 271/99-2000 in Book I, Volume 584 at pages 157-172 on the file of Moodbidri Sub-Registrar's office, WHEREAS the 'VENDOR' has obtained mutation of all the revenue records including RTC and other property registers in his name and he has been in actual and physical possession of the schedule property, WHEREAS the 'VENDOR' has been paying the requisite cess, tax, assessment etc. to the concerned public authorities from time to time, WHEREAS the 'VENDOR' has acquired clear marketable title to the schedule property and enjoying the same with full, absolute and exclusive rights of disposition.

WHEREAS the 'VENDOR' is now desirous of making an outright sale of the schedule property and offered the same for sale, WHEREAS the 'VENDEE' having come to know the intention of the 'VENDOR', has come forward to purchase the schedule property for a very good market price of Rs.78,000.00 (Rupees Seventy Eight Thousand) only free from all encumbrances, AND WHEREAS the various terms and conditions in this regard have been mutually discussed and are agreed to between the 'VENDOR' and 'VENDEE' as set out here below.

Sankar

ಮುಖಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರಣೆ	ಹೆಸರು
1	ಮಾನ್ಯತೆ ಪಡೆದ ಶ್ರೀ ಶ್ರೀಮತಿ ಶ್ರೀಮತಿ	
2	ವಿವರಣೆ	ಚಾರ್ಜ್

SUB REGISTRAR
MOOGBIDRI - D.K.





1 ನೇ ಮಹಡಿ ಶಾಖೆಯಲ್ಲಿ
ಸಂಖ್ಯೆ MDB-1-00667-2004-05 ನಲ್ಲಿ
ಹ.ಆ. ಸಂಖ್ಯೆ MBDOS 13-09-2004 ರಲ್ಲಿ
ವಿವರಣೆ 13-09-2004 ರಲ್ಲಿ ದಾಖಲಾಗಿದೆ



SUB REGISTRAR
MOOGBIDRI - D.K.

Designed and Developed by C.D.C., ACS, Pune



CA NO 85/15-16

NOW, THEREFORE, THIS DEED OF SALE IS EXECUTED AND
WITNESSETH AS FOLLOWS:

In consideration of the 'VENDEE' paying to the 'VENDOR' a total consideration of Rs. 78,000-00 (Rupees Seventy Eight Thousand), the 'VENDOR' do hereby convey, transfer, sell, alienate and assign all his right, title and interest in the schedule property, namely, the warg right unto the 'VENDEE' exclusively and absolutely for ever without any let, claim or hindrance by or on behalf of the 'VENDOR'.

The aforesaid sale consideration of Rs. 78,000.00 (Rupees Seventy Eight Thousand) has already been paid by the 'VENDEE' to the 'VENDOR' and the 'VENDOR' hereby admits the receipt of the aforesaid amount and acknowledges that the entire sale consideration is discharged in full quitance.

The 'VENDOR' has already put the 'VENDEE' in actual and physical possession of the schedule property and the 'VENDEE' hereinafter shall hold and enjoy the schedule property, possessing the right, title and interest of the 'VENDOR' as full and absolute owner thereof and shall be entitled to enjoy the same by getting the patta and record of rights changed and mutated in it's name as the absolute owner of the said property.

Sundaram



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡೇರಿ ಸ್ಟಾಂಪ್ ಮತ್ತು ನೋಂದಣಿ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಸ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಹಾ.ಎಂ.ಮೋಹನ್ ಅಕ್ಕ, ಶೇಂಗಾ ಮೀನ್ ಅಕ್ಕಾಡ್ ಎಂಬಿಕೆ ಹೊಂದಿಕೆ (ಬಿ) ಮೊಂಡೇರಿ, ಇವರು 7052.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಕಲ್ಪಿಸಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ನೋಂದಣಿ ಪಾವತಿಯ ದಿನ
ಶ್ರೀಮತಿ ಅಕ್ಕಾಡ್ ಅಕ್ಕಾಡ್ ರವರಿಗೆ	7052.00	ರ.ನಂ.366722 ಮ್.ಬಿ.ಎಚ್. ಮೊಂಡೇರಿ, ದಿ.10-9-04
ಒಟ್ಟು :	7052.00	



ಸ್ಥಳ : ಮೊಂಡೇರಿ

ದಿನಾಂಕ : 13/09/2004


SUB REGISTRAR
MOONDERRY - S.R.

Designed and Developed by C-DAC, ACTS Pune.



The 'VENDOR' assures the 'VENDEE' that he has got good, subsisting, clear marketable and absolute right, title and interest in the schedule property and the same is free from all encumbrances, liabilities, court attachments, mortgage, lien, lis-pendense, injunction etc.

The 'VENDOR' further assures and declares that he shall indemnify and keep harmless the 'VENDEE' against any loss, damage, costs or expenses, which the 'VENDEE' may incur, suffer or sustain in case the title to the schedule property is questioned or on account of any encumbrance, charge, claim or demand in respect of the schedule property, or on account of any breach by the 'VENDOR' of the several covenants contained herein.

The 'VENDOR' shall at all times be ready, willing and prepared to do and do all acts, deeds and things and execute any document or instrument at the request and cost of the 'VENDEE', which may reasonably be necessary or required for more fully and completely confirming and perfecting the title of the 'VENDEE' in respect of the schedule property hereby sold and conveyed to it.

Sunil Kumar

SCHEDULE

DESCRIPTION OF THE PROPERTY SOLD

Immovable property situated in **Puthige Village, Mangalore Taluq, D.K. District** and comprised in:

S.No.	S.D.No.	KISSAM	EXTENT.
			A - C
341	P2 P4	Non-agri	0 - 09.75

The above property with easementory and customary rights and all appurtenances thereto. (200 feet away from road)

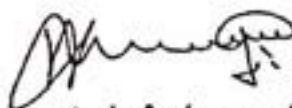
The above property is converted in to non-agricultural use as per the Orders of the Tahsildar of Karkala Tq in proceedings number C Dis ALN CR 95/98-99 dated 06-07-1998.

The boundaries of the above property is as described in the Sale Deed dated 17-06-1999 referred to supra, which is already delivered to the Vendee.

IN WITNESS WHEREOF THE 'VENDOR' HAS SET HIS HAND TO THIS DEED OF SALE ON THE DAY AND YEAR FIRST ABOVE WRITTEN AT MOOBBIDRI.

WITNESSES:

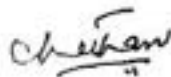
1.



Balakrishna Shetty
S/o T. Kuvaga Shetty, Thodur.

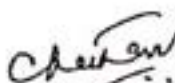

'VENDOR'

2.



CHETAN VARMA. S. Advocate, M'dri.

Drafted by:


Chetan Varma. S., B.A., LL.B.
Advocate & Notary Public (Govt. of India)

True copy no of pages 5 (five) only.

True copy no of corrections null

Copy prepared by ✓

S.R.O. Moodbidri

Date: 12/5/15



Given
ಎಂ. ಮೂಲಕಾಧಿಕಾರಿಗಳ
ಕಛೇರಿ, ಮ.ಬಿ.

Appendix - 5A
(See Rule 10-A)

Certificate Under Section 10A of the Karnataka Stamp Act 1957

Certified that a sum of Rupees 10/- (in words) being the proper / deficit stamp duty has been remitted in the SBI / SBM

Under Challan No. 13/5/15 paid wide Demand Draft / Order

Dated 13/5/15 Drawn on ... Bank

By Smt. ... D/o ...

Residing at Moodbidri

Given
ಎಂ. ಮೂಲಕಾಧಿಕಾರಿಗಳ
ಕಛೇರಿ, ಮ.ಬಿ.

168/04-05

CANO 165722

ಈ ದಾಖಲೆಯು ಸಾರ್ವಜನಿಕ ಕಾರ್ಯದ
ಸಂಕೇತ ಸಂಖ್ಯೆ 152 ಮುಂಬರುವ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
This sheet can be used for any document

ಮುದ್ರಾಂಕದ ಒಟ್ಟು ಮೊತ್ತ ರೂ. 2/-
Total stamp duty paid Rs.

Sub-Registrar
Mangalore
Date of Execution

DEED OF SALE OF IMMOVABLE PROPERTY FOR A
CONSIDERATION OF Rs.6,00,000.00(RUPEES SIX LAKHS)
ONLY

THIS DEED OF SALE IS EXECUTED ON THIS 1st DAY OF
JUNE 2004 BY:



168
of 10-06-2004
Mangalore

- (1) **B. Keerthivarma Shetty,**
Aged about 37 years,
S/o B. Naga Kumar Shetty,
Residing at Betkeri, Moodbidri,
Pranthya Village, Mangalore Tq.
 - (2) **Thimothi D'Souza,**
Aged about 39 years,
S/o Victor D'Souza,
Ambika Road, Kotekar Someshwara Post,
Mangalore Thaluq.
 - (3) **Mohammed Sharief,**
Aged about 43 years,
Vishal Nagar, Moodbidri,
Pranthya Village, Mangalore Tq.
 - (4) **K. Usman,**
Aged about 45 years,
S/o Haji Soofi Kunha,
Vidya Nagar, Moodbidri,
Pranthya Village, Mangalore Tq.
- (Hereinafter collectively called the 'VENDORS' of the one part)

Signature
Mangalore

Signature
2



Print Date & Time : 02-06-2004 03:51:50 PM

ಕೃಷಿ ಸಂಖ್ಯೆ : 168

ಸಹಿ ಕೃಷಿ ಸಂಖ್ಯೆ ಮೂಡಬಿದ್ರೆ ರವರ ಹೆಸರಿನಲ್ಲಿ ದಿನಾಂಕ 02-06-2004 ರಂದು 03:37:19 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀರಿಯೋಂದಿಗೆ





ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊಂಡದ ಕುರು	6000.00
2	ಸುಸ್ತಿಯೋಂದಿಗೆ	330.00
	ಒಟ್ಟು :	6330.00

ಶ್ರೀ ಡಾ.ಎಂ.ಮೋಹನ್ ಅಶ್ವಿನೀಮನ್ ಅಶ್ವಾನ್ ಎಂಬಕೆರನ್ ಫೋರೇಕನ್(ರಿ).ಮೂಡಬಿದ್ರೆ, ಇವರಿಂದ ಹಾಜರ ಮೂಡಬಿದ್ರೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುವರ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಡಾ.ಎಂ.ಮೋಹನ್ ಅಶ್ವಿನೀಮನ್ ಅಶ್ವಾನ್ ಎಂಬಕೆರನ್ ಫೋರೇಕನ್(ರಿ).ಮೂಡಬಿದ್ರೆ			<i>m-mohan</i>

SUB-REGISTRAR
MOODABIDRI - D.K.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುವರ ಗುರುತು	ಸಹಿ
1	ವಿ.ಕೆ.ಎಂ.ಎಂ. ಶೆಟ್ಟಿ (ಬರೆದುಕೊಂಡವರು)			<i>V.K.M.M. Shetty</i>
2	ವಿ.ಕೆ.ಎಂ.ಎಂ. ಶೆಟ್ಟಿ (ಬರೆದುಕೊಂಡವರು)			<i>V.K.M.M. Shetty</i>

Ch



IN FAVOUR OF

Alva's Education Foundation (Regd.) Moodbidri,
Represented by it's Chairman,
Dr. M. Mohan Alva,
Alva's Health Centre, Moodbidri.

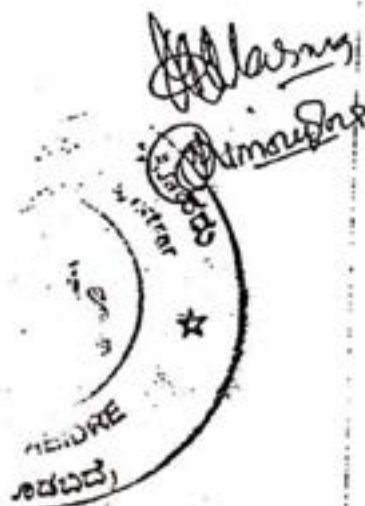
(Hereinafter called the "VENDEE" of the other part)

The expressions "VENDORS" and "VENDEE" shall mean and include their respective heirs, legal representatives, executors, administrators, successors in office and assigns.

WHEREAS the immovable property more fully described in the schedule here below (hereinafter referred to as schedule property) belongs to the "VENDORS" exclusively and absolutely, they having jointly acquired the same by means of Registered Sale Deed dated 04-06-1998 standing registered as document no. 184/98-99 in Book I, Volume 553 at pages 61 to 76 on the file of Moodbidri Sub-Registrar's office, WHEREAS the "VENDORS" have obtained mutation of all the revenue records including RTC and other property registers in their joint name and they have been in actual and physical possession of the schedule property, WHEREAS the "VENDORS" have been paying the requisite cess, tax, assessment etc. to the concerned public authorities from time to time, WHEREAS the "VENDORS" have acquired clear marketable title



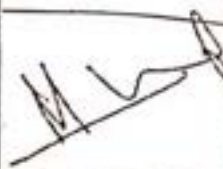


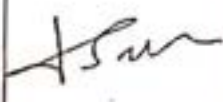


Sub-Registrar
Moodbidri
18/06/1998
184/98-99
Book I, Volume 553
Pages 61 to 76



Handwritten signature and initials.

Handwritten initials 'Ch'.

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಚಿತ್ರಣ	ಮುದ್ರಿತ ಗುರುತಿ	ಹಸ್ತ
3	ಮಂಡ್ಯಾಲ್ ಶರಣ್ . (ಅಧಿಕಾರವಹಾರ)			
4	ಕೆ.ಎಸ್.ಎಲ್ . (ಅಧಿಕಾರವಹಾರ)			

SUB REGISTRAR
MOODBIDRI - D.K.



to the schedule
and excise

CANVO 88/15-16
92

to the schedule property and enjoying the same with full, absolute and exclusive rights of disposition.

WHEREAS the "VENDORS" are now desirous of making an outright sale of the schedule property and offered the same for sale WHEREAS the "VENDEE" having come to know the intention of the "VENDORS", has come forward to purchase the schedule property for a very good market price of Rs.6,00,000.00 (Rupees Six Lakhs) only free from all encumbrances, AND WHEREAS the various terms and conditions in this regard have been mutually discussed and are agreed to between the "VENDORS" and "VENDEE" as set out here below.

NOW, THEREFORE, THIS DEED OF SALE IS EXECUTED AND WITNESSETH AS FOLLOWS:

In consideration of the "VENDEE" paying to the "VENDORS" a total consideration of Rs.6,00,000-00 (Rupees Six Lakhs), the "VENDORS" hereby convey, transfer, sell, alienate and assign all their right, title and interest in the schedule property, namely, the warg right unto the "VENDEE" exclusively and absolutely for ever without any let, claim or hindrance by or on behalf of the "VENDORS".


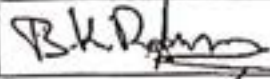
Almas
Almas

[Signature]
[Signature]

Government of Karnataka
Registrar
of 1920042-05
Solely
of 1920042-05
Solely

1920042-05
Solely
of 1920042-05
Solely

ಗರಿಷ್ಠವೆತ್ತುವುದು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿವರ	ಸಹಿ
1	ಎಂ.ಗಿರುದರಾಜ್ ಲಾಕಾಯರ್ ದಿ. ೨೫.೦೬.೨೦೦೪ ರಲ್ಲಿ ಕೆ.ಎಂ.ಎಸ್. ಪಾಠಶಾಲೆಯಲ್ಲಿ	
2	ದಿ. ೨೫.೦೬.೨೦೦೪ ರಲ್ಲಿ ದಿ. ೨೫.೦೬.೨೦೦೪ ರಲ್ಲಿ	

SUB REGISTRAR
MUDABIRE - D.K.

<p style="text-align: center;">  1 ನೇ ವ್ಯವಸ್ಥಿತ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ MDB-1-00168-2004-05 ಅಗಿ ಸಿ.ಡಿ. ಸಂಖ್ಯೆ MDBD2 ನೇ ಪಟ್ಟಿ ದಿನಾಂಕ 02-06-2004 ರಂದು ಮೊದಲನೆಯವರು  SUB REGISTRAR MUDABIRE - D.K. </p>	
--	---

Designed and Developed by C-DAC, ACTS, Pune

92

questioned or on account of any encumbrance, charge, claim or demand in respect of the schedule property, or on account of any breach by the "VENIDORS" of the several covenants contained herein.

The "VENIDORS" shall at all times be ready, willing and prepared to do and do all acts, deeds and things and execute any document or instrument at the request and cost of the "VENDEE", which may reasonably be necessary or required for more fully and completely confirming and perfecting the title of the "VENDEE" in respect of the schedule property hereby sold and conveyed to it.

**SCHEDULE
DESCRIPTION OF THE PROPERTY SOLD**

Immovable property situated in **Puthige Village, Mangalore Taluq, D.K. District** and comprised in:

S.No.	S.D.No.	KISSAM	EXTENT.
			A - C
341	P2 p1 part	Dry	0 - 68

(Sixty eight cents only)

Boundaries:- North - Remaining portion of the same sub division held by the Vendee, South - remaining portion of the same sub division, East - Kadadabettu road, West - Remaining portion of the same sub division held by the Vendee. (200 feet away from road)

M. Dasgupta
Chinnappa

M. V. J.
ASud

Cp

CA NO 88/18-16

The aforesaid sale consideration of Rs. 6,00,000.00 (Rupees Six Lakhs) has already been paid by the "VENDEE" to the "VENDORS" and the VENDORS hereby admit the receipt of the aforesaid amount and acknowledge that the entire sale consideration is discharged in full quitance.



The "VENDORS" have already put the "VENDEE" in actual and physical possession of the schedule property and the "VENDEE" hereinafter shall hold and enjoy the schedule property, possessing the right, title and interest of the "VENDORS" as full and absolute owner thereof and shall be entitled to enjoy the same by getting the patta and record of rights changed and mutated in it's name as the absolute owner of the said property.

The "VENDORS" assure the "VENDEE" that they have got good, subsisting, clear marketable and absolute right, title and interest in the schedule property and the same is free from all encumbrances, liabilities, court attachments, mortgage, lien, lis-pendence, injunction etc.

The "VENDORS" further assure and declare that they shall indemnify and keep harmless the "VENDEE" against any loss, damage, costs or expenses, which the "VENDEE" may incur, suffer or sustain in case the title to the schedule property is

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡೇರಿ ಪಾಳೆ ಮುದ್ರಾಂತ್ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಚಾರ ಮತ್ತು

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಡಾ.ಎಂ.ಮೋಹನ್ ಆಲ್ಟರ್ನೇಟಿವ್ ಆಲ್ಯಾನ್ಸ್ ಎಂಬರ್ಸ್ ಫೌಂಡೇಶನ್(೦).ಮೊಬೈಲ್, ಇವರು 54240.00 ರೂಪಾಯಿಗಳನ್ನು ನೀಡಿತು ಮುಕ್ತಾಯ ಶುಲ್ಕವಾಗಿ ವಾಪಸಿಗೊಳಿಸುವುದನ್ನು ಬೈದಿಕಗೊಳಿಸಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಮೊದಲ ಪಾವತಿಯ ವಿವರ
ಪೈಲೆ ಬ್ಯಾಂಕ್ ಆಫ್ ರೋಡಿ	54240.00	ರ.ನಂ.366186 ಮು.ದಿ.ಎಮ್ ಮೊದಲದ್ದಿ. 0.2-6-04
ಒಟ್ಟು:	54240.00	

ಸ್ಥಳ : ಮೈಸೂರಿನಲ್ಲಿ
ದಿನಾಂಕ : 02/06/2004

SUB REGISTRAR
MOODSIDRA - D.K.
(ಮುಖವಿನ್ದ್ರ)

Designed and Developed by C- DAC ACTS Pune.

ср

RECEIVED
JUN 10 1964

92

"VENDORS"

9

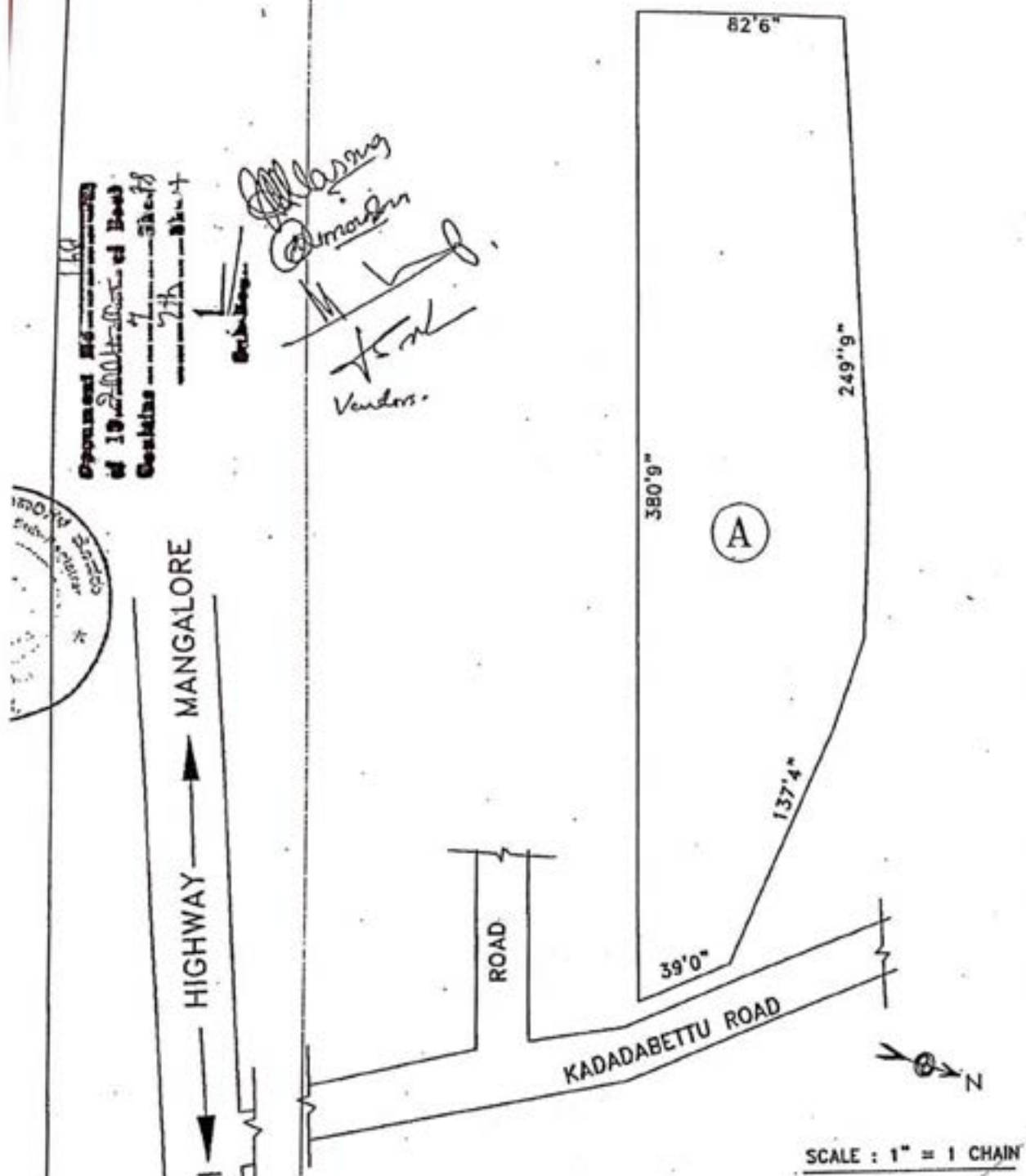
VILLAGE	}	No	:	50
FIELD NO		Name	:	PUTTIGE
			:	341

Deposited \$14.00 on 10/10/1919
and 10/20/1919 of Bond
Contains 7 Shares
27th Street



 K. S. Srinivasan

 Vendor.



INDEX

DIVISION		SURVEY NO.		EXTENT A - C
<input type="checkbox"/>	A	341	PORTION	0- 68.

92

True copy no of pages 8 (Eight) only.

True copy no of corrections 1 (one) only.

Copy prepared by *[Signature]*

S.R.O: Moodbidri

Date: 15/5/15



True
unclassified
document

(Appendix - 6A)
(See Rule 16-A)

Certificate Under Section 17 of the Stamp Act 1957

Certified that a sum of 10/- (Ten only) Rupees

proper / deficit 15/5/15 Under Chapter

No. 15/5/15 By Smt / Smt [Signature] w/o

Residing at Moodbidri

True
unclassified
document

845 value of Stamp Rs. P: 25,000/- } CA NO 20 / 15
20-01 date of Execution:- 13-10-2000 } LB 3-16

Sl. No: 816 Value Rs 5000/- Sold to: Mr Mohan Alva villagi moodli
dri Karkala date: 13/10/2000. Nagaraja Ingal. K. Nagaraja Ingal

Sl. A' class stamp under. Sl. No: 817 Value Rs 5000/- Sold to Mr.
Mohan Alva villagi moodli dri Karkala date 13/10/2000. Nagaraj

Ingal. K. Nagaraja Ingal. A' class stamp under Sl. No: 818 Val

ue Rs 5000/- Sold to Mr Mohan Alva villagi moodli dri -
Karkala date 13/10/2000. Nagaraj Ingal. K. Nagaraja Ingal.

A' class stamp under. Sl. No: 819 Value Rs 5000/- Sold to Mr -
Mohan Alva villagi moodli dri. Karkala date 13/10/2000. Nagar

aja Ingal K. Nagaraja Ingal. A' class stamp under. Sl. No: 820 -
Value Rs 5000/- Sold to: Mr Mohan Alva villagi moodli dri.

Karkala: Date 13/10/2000. Nagaraja Ingal K. Nagaraja Ingal.

A' class stamp under

Q

CA. NO 85 / 15-16^{cp}
Presented at 11.45 AM on 16-11-2000 in the office of the Sub-
Registrar of Mudalbidri with fee paid as follows Rs. P.
(1) Registration - 4320 - (2) Copying - 40 - (3) Endowment
- 10 - (4) Miscellaneous comp - 80 - (5) Mutation - 20 -
Total - 4480. By Dr. M. Mohan Alva. M. Mohan Alva. B. Krish-
naappa Naik Sub-Registrar Mudalbidri. Execution ad-
mitted by. M. Mohan Alva. (imp). B. Kuttivarma Shetty. (imp)
Thimothi D'Souza. (3) Mohammad Shariq. (4) K. Uthman. B. Krishna-
prasaik Sub-Registrar Mudalbidri. Identified by. Balakrish-
na Shetty. Balakrishna Shetty. S/o. T. N. Nagaraj Shetty. Anan-
da Nivas. Thodan. M. Gururathna Acharya Gururathna-
Acharya. S/o. Ganapathi Acharya. Nagaraj Shetty. Mudalbid-
ri. B. Krishnappa Naik. Sub-Registrar Mudalbidri. Regist-
ration NO: 845 of the year 2000-01 of book volume 632
Pages 41 - 58 date: 16-11-2000. By Krishnappa Naik.

Sub-Registrar ————— (Sd/-) —————

CA. NO 85/15-163
92

Document No 845 of 2000-01 of bookt
contains 9 sheets 1st sheet - B.K.N. Sub-Register.
DEED OF SALE OF AGRICULTURAL IMMOVABLE PROPERTY HELD
ON MOOLI RIGHTS FOR RS.1,60,000-00 (RUPEES ONE LAKH
AND SIXTY THOUSAND ONLY).

THIS DEED OF SALE IS EXECUTED ON THIS 13TH
DAY OF OCTOBER 2000 BY:-

1. MR. B. KEERTHIVARMA SHETTY,
aged about 34 years,
Son of late B. Nagakumar Shetty,
Betkeri, Pranthya Village,
MOODBIDRI, Mangalore Taluk.
2. MR. THIMOTHI D'SOUZA,
aged about 36 years,
S/o. Victor D'Souza,
Ambika Road,
Post: Kotekar Someshwara,
Mangalore Taluk, D.K. District.
3. MR. MOHAMMAD SHERIEF,
aged about 40 years,
Son of M.H. Mamabba,
Vishal Nagar, Pranthya Village,
Mangalore Taluk, D.K. District,
MOODBIDRI.
4. MR. K. USMAN,
aged about 42 years,
Son of Haji Soofi Kunha,
Vidya Nagar, Pranthya Village,
Mangalore Taluk, D.K. District,
MOODBIDRI.

hereinafter collectively called the 'VENDORS' of the
one part;

...2/-

— B. Keertivarma Shetty —

92

1st Sub-
was P.S.D.
document
2000-20-
1. B. Keertivarma
mentioned
att. (W.P.)
3. Keertivarma
3. Keertivarma
att. Aman
datta-
Moobidri
U. R. Raghav
Mr. B. S. Raghav
MUDABIDRI
Pranthya.

CA NO 85 / 15-16
PS 92

Document No 845 of 2000-01 of Book I.
Contains queries and shut-B.K.N. Sub-Registration.

-: 2 :-

IN FAVOUR OF

DR. M. MOHAN ALVA,
aged about 47 years,
Son of M. Ananda Alva,
Mijar Guthu House,
Badaga Mijar Village,
Mangalore Taluk,
P.O. Mijar, D.K. District.

hereinafter called the 'VENDEE' of the other part:

The expressions 'VENDORS' and 'VENDEE' shall mean and include their respective heirs, legal representatives, executors, administrators and assigns.

WHEREAS the immovable property fully described in the schedule herebelow (hereinafter referred to as schedule property) belongs to the 'VENDORS', they having jointly acquired the same as per the terms of Registered Sale Deed dated: 04-06-1998 executed by Smt. Kamalavathi & Laxminathi and 6 others, WHEREAS the said Sale Deed dated: 04-06-1998 was got Registered as Document Number

...3,

— B. K. Kuttivarma Shetty —

92 L



CA NO 856/15-1/92

Document NO 845 of 2000-01 of Book I.
Contains 9 sheets 3rd sheet - B.K.N. Sub-Registrar.
-: 3 :-

184/98-99 in Book No: I, Volume 553 at Pages 61 to 76 in the Office of Sub Registrar, Moodbidri, WHEREAS the 'VENDORS' took actual possession of the schedule property and obtained mutation of all the Revenue Records and property registers in their names, WHEREAS the 'VENDORS' have been paying the periodical cess, tax, assessments etc., to the concerned authorities regularly, WHEREAS the 'VENDORS' have acquired clear marketable title to the schedule property and enjoying the same with full, absolutely and exclusive rights of disposition.

WHEREAS the 'VENDORS' are now desirous of making an outright sale of the schedule property and offered the same for sale, WHEREAS the 'VENDEE' having come to know the intention of the 'VENDORS'

...4/

— B. K. N. Sub-Registrar Shetty —

✓
Gr



CA No 85/15-16
492

Document No 845 of 2000-01 of Book I.
contains 9 sheets. 4th sheet - B.K.H. Sub-Registrar.

-: 4 :-

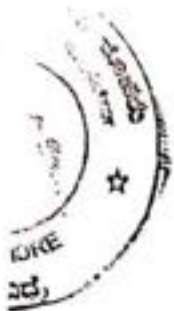
has come forward to purchase the schedule property for a very good market price of Rs.1,60,000-00 (Rupees One Lakh and Sixty Thousand only) free from all encumbrances.

AND WHEREAS the 'VENDORS' and 'VENDEE' having discussed and mutually agreed upon the terms and conditions of the sale as set out herebelow, covenant and bind themselves as follows:-

NOW, THEREFORE THIS DEED OF SALE IS
EXECUTED AND WITNESSETH AS FOLLOWS:

In consideration of the 'VENDEE' paying to the 'VENDORS' the total consideration of Rs.1,60,000-00 (Rupees One Lakh and Sixty Thousand only) payable as set out herebelow, the 'VENDORS'

— B. K. H. Sub-Registrar Shetty —
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92



CA 14085110-2
51-

Document No 845 of 2000-01 of Book I.

Contains 9 sheets 5th sheet - B.N. Sub. Registrar.

-: 3 :-

do hereby convey, transfer, sell, alienate and assign all their right, title and interest in the schedule property, namely, the warg right unto the 'VENDEE' exclusively and absolutely for ever without any let, claim or hindrance by or on behalf of the 'VENDORS'.

The aforesaid sale consideration of Rs. 1,60,000-00 (Rupees One Lakh and Sixty Thousand only) has already been paid by the 'VENDEE' to the 'VENDORS' and the 'VENDORS' do hereby admit the receipt of the same and acknowledge that the entire sale consideration is discharged in full quitance.

The 'VENDORS' do hereby put the 'VENDEE' in actual, exclusive and physical possession of

...6/-

—B. Kulkarni Varma Shetty—

92

C1710^{20/11/13} Document NB 215 of 2000 - 01 of 2000
Containing Shet 6th Sub-Registration.
-: 6 :- 5-3 -

the schedule property and the 'VENDEE' hereinafter shall hold and enjoy the same possessing the right, title and interest of the 'VENDORS' as full and absolute owner thereof and shall be entitled to enjoy the same by getting the Patta and Record of Rights and other Revenue Records changed and mutated in his name as absolute owner of the said property.

The 'VENDORS' have assured the 'VENDEE' that they have got good, subsisting, clear, marketable and absolute right, title and interest in the schedule property and the same is free from all encumbrances, liabilities, court attachments, mortgage, injunction etc.

The 'VENDORS' further assure and declare that they shall indemnify and keep harmless the 'VENDEE' against any loss, damage, costs or expenses which the 'VENDEE' may incur, suffer or sustain in case the title to the schedule property is questioned or on account of any encumbrances, charge, claim or demand in respect of the schedule property, or on account of any breach by the 'VENDORS' of the several covenants contained herein.

...7/-

— B. Kulkarni Varma Shetty —

2

CA Document No. 215 of 2000-01 of court.
contains 9 sheets 7th sheet - B.N. Sub-Registrar.
-: 7 :- S.S.

The 'VENDORS' shall at all times be ready, willing and prepared to do and do all acts, deeds and things and execute any document or instrument at the request and cost of the 'VENDEE', which may reasonably be necessary or required for more fully and completely confirming and perfecting the title of the 'VENDEE' in respect of the schedule property hereby sold and conveyed to him.

SCHEDULE

DESCRIPTION OF THE PROPERTY SOLD.

Immovable property situated in PUTHIGE Village of Mangalore Taluk, D.K. District and comprised in:-

<u>S.NO.</u>	<u>S.D.NO.</u>	<u>KISSAM.</u>	<u>EXTENT.</u> A - C.
341	Northern Portion	Dry	2-16

(Marked GREEN in the annexed plan).

The above property with easementary and customary rights, and all appurtenances attached thereto. The above property is dry uneven land situated far away from main road. ^{xxa} The market value of the property is Rs: 2,16,000/- & Stamp duty is paid on the said sum.

IN WITNESS WHEREOF THE 'VENDORS' HAVE SET

— B. K. K. Varma Shetty — ...8/-

L

9

CA NO 83000000 NO 1
contains 9 sheets 8th sheet - B.K.N. Sub-Registrar.
- 8 -

THEIR HANDS TO THIS DEED OF SALE ON THIS 13TH DAY
OF OCTOBER 2000 AT MOOBSIDRI.

1. B. Kurthivarma Shetty.
2. Thimottu Dasa.
3. Mohammad Shetty.
4. K. Waman.

VENDORS.

WITNESSES:-

1. S. Salian. Shobha Salian c/o Chetan
Varma. S. Advocate. M.D.B.
2. K. Narayana S/o Babu Kana Belvar

DRAFTED BY:-

Chetan.
CHETAN VARMA. S.
B.A., LL.B.
ADVOCATE, MOOBSIDRI.

document NO 845 of 2000-01 of book I contains a sheets.
9th sheet - B.K.N. Sub-Registrar.

In document collection (a) also verified.
"True copy"

In Registrar collection - Nil.

Copied & Read by T. S. S. S. S.

Compared by T. S. S. S. S.

16/11
Sub-Registrar.

Not a Plan accompanying filed at Pages 437-438
in volume 617 of book I. Nil

True copy no of pages 2 (Ten only)
True copy no of corrections 12 (ruined only)

copy prepared by Jan

S.R.O. Moodbidri.

Date: 14/5/15



(Appendix - B/A)
(S.O. 100)

Gram
ಕೂಡ ನೋಂದಣಾಧಿಕಾರಿ
ಮುದಬಿದ್ರೆ, ದ.ಕ.

Certificate Under Section 17 of the Karnataka Stamp Act 195

Certified that a sum of

Rupees

properly paid to

under the name of

No.

By Sri/Smt.

Residing at

10/- (in words)

being the

the SBI / SBM

and Draft / Order

Bank

No.

14/5/15
ಮುದಬಿದ್ರೆ
Moodbidri.

Gram
ಕೂಡ ನೋಂದಣಾಧಿಕಾರಿ
ಮುದಬಿದ್ರೆ, ದ.ಕ.

No 84/15-16

Value of Stamp. Rs. P:- 64,515/-

Date of Execution:- 13-10-2000

27 -

A/P

1-02-①

Sl. No: 8396 Value Rs 1000/- Add to Alva Education found

ation. (Regd) Willage moodbidu, Karkala Date: 13/10/2000 K.D. Hegde

K. Sridharas Hegde 'B' class stamp under certificate under section.

11 of the Karnataka stamp act 1957. certified that a sum of Rs-

63515-00 (Rupees. Sixty three thousand five hundred fifteen only

being the deficit proper Karnataka stamp duty has been.

remitted to Chalam. No-7/dt 16-11-2000. dated. H. Mohan Alva.

residing at moodbidu-B.H.N. Sub-Registrar.



ಪರಿಶೀಲಿಸಿ
ಪ್ರತಿಪತ್ರ

CANVO 84/15-16 G

presented at 11-30 AM on 16-11-2000 in the office of the Sub-Reg

-istrar of mudalidari with fee paid as follows Rs. P. (1) Registration

-on. -11,220/- (2) Copying -40- (3) Endowment -10- (4) Miscellaneous

-comp-80- 1/1-10- (5) Mutation -80- Total -11380 by Dr. Mohan.

Alva. m. Mohan Alva. B. Krishnappa naik Sub-Registrar moodli

-dri. Executions admitted by. m. Mohan Alva. (imp) B. Kuttu

Varma Shetty. (imp) Thimottai D. S. S. (imp) Mohammad Shetty.

(imp) K. Waman. B. Krishnappa naik Sub-Registrar moodli dri.

identified by: T. Balasubrahma Shetty, sp. T. Koraqashetty. Ana

-nd niras Thodari. M. Gurudatha Acharya. Gurudatha Ach

-arya S/o. Ganapathi Acharya Nagarakatti. moodli dri. B. K.

-shnappa naik Sub-Registrar moodli dri. Registrar No.

844 of the year 2000-01 of book I volume 632 pages 27-40

dated 16-11-2000. B. Krishnappa naik Sub-Registrar

(Sua)

Bul. Reg

(A No 84/15-16) 29

Registration

is cellaneous

Dr. Mohan.

transmission

b) B. K. K. K.

mad Shetty

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udas No:-



Document NO 244 of 2000-01 of Book I.
contains 7 sheets 1st sheet - B.K.N. Bul. Registrars.

DEED OF SALE OF NON-AGRICULTURAL IMMOVABLE PROPERTY
HELD ON MOOLI RIGHTS FOR RS. 4,00,000-00 (RUPEES FOUR
LAKHS ONLY).

THIS DEED OF SALE IS EXECUTED ON THIS 13TH
DAY OF OCTOBER 2000 BY:-

1. MR. B. KEERTHIVARMA SHETTY,
aged about 34 years,
Son of late B. Nagakumar Shetty,
Bekkeri, Pranthya Village,
MOODBIDRI.
2. MR. THIMOTHI D'SOUZA,
aged about 36 years,
S/o. Victor D'Souza,
Ambika Road,
Post: Kotekar Someshwara,
Mangalore Taluk.
3. MR. MOHAMMAD SHERIEF,
aged about 40 years,
Son of M.H. Mamabba,
Vishal Nagar, Pranthya Village,
Mangalore Taluk,
MOODBIDRI.
4. MR. K. USMAN,
aged about 42 years,
Son of Haji Soofi Kunha,
Vidhya Nagar, Pranthya Village,
Mangalore Taluk,
MOODBIDRI.

hereinafter collectively called the 'VENDORS' of the
one part;

...2/-

— B. Keerthivarma Shetty —

2 L

GA NO 84/1576 Document NO 844 of 2000 - 3 - - -
contains 7 sheets and sheet-B.K.N. Sub Registrar

-: 2 :-

IN FAVOUR OF

ALVA'S EDUCATION FOUNDATION (REGD.)
MOODBIDRI,
Mangalore Taluk, D.K. District,
Represented by its Chairman
DR. M. MOHAN ALVA,
MOODBIDRI.

hereinafter called the 'VENDEE' of the other part:

The expressions 'VENDORS' and 'VENDEE' shall mean and include their respective heirs, legal representatives, executors, administrators and assigns.

WHEREAS the immovable property fully described in the schedule herebelow (hereinafter referred to as schedule property) belongs to the 'VENDORS', they having jointly acquired the same as per the terms of Registered Sale Deed dated: 04-06-1998 executed by Smt. Kamalavathi @ Laxminathi and 6 others, WHEREAS the said Sale Deed dated: 04-06-1998 was got Registered as Document Number 184/98-99 in Book No:I, Volume 553 at Pages 61 to 76 in the Office of Sub Registrar, Moodbidri, WHEREAS the 'VENDORS' took actual possession of the schedule property and obtained mutation of all the Revenue Records and property registers in their names, WHEREAS the 'VENDORS' have been paying the periodical cess, tax, assessments etc, to the concerned authorities regularly, WHEREAS the 'VENDORS' have acquired clear marketable title

...8/-

— B. K. K. Varma Shetty —

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NO 851/15-16 document NO 244 of 1955-56 of 1955-56.
contains 1 sheet 3rd sheet - B.K.H. Bhat - Registrar.
-: 3 :- 33

to the schedule property and enjoying the same with full, absolute and exclusive rights of disposition.

WHEREAS the 'VENDORS' are now desirous of making an outright sale of the schedule property and offered the same for sale, WHEREAS the 'VENDEE' having come to know the intention of the 'VENDORS' has come forward to purchase the schedule property for a very good market price of Rs.4,00,000-00 (Rupees Four Lakhs only) free from all encumbrances.

AND WHEREAS the 'VENDORS' and 'VENDEE' having discussed and mutually agreed upon the terms and conditions of the sale as set out herebelow, covenant and bind themselves as follows:-

NOW, THEREFORE THIS DEED OF SALE IS EXECUTED AND WITNESSETH AS FOLLOWS:

In consideration of the 'VENDEE' paying to the 'VENDORS' the total consideration of Rs.4,00,000+00 (Rupees Four Lakhs only) payable as set out herebelow, the 'VENDORS' do hereby convey, transfer, sell, alienate and assign all their right, title and interest in the schedule

...4/-

— B. K. V. Varma Shetty —

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92

CA NO 84/15-16

Document NO 2444 of 15-16

Contains 4 sheets 4th sheet - B.K.H. Bhatti Registrar

-: 4 :-

55-

property, namely, the warg right unto the 'VENDEE' exclusively and absolutely for ever without any let, claim or hindrance by or on behalf of the 'VENDORS'.

The aforesaid sale consideration of Rs. 4,00,000-00 (Rupees Four Lakhs only) has already been paid by the 'VENDEE' to the 'VENDORS' and the 'VENDORS' do hereby admit the receipt of the same and acknowledge that the entire sale consideration is discharged in full quittance.

The 'VENDORS' do hereby put the 'VENDEE' in actual, exclusive and physical possession of the schedule property and the 'VENDEE' hereinafter shall hold and enjoy the same possessing the right, title and interest of the 'VENDORS' as full and absolute owner thereof and shall be entitled to enjoy the same by getting the Patta, Record of Rights and other Revenue Records changed and mutated in its name as absolute owner of the said property.

The 'VENDORS' have assured the 'VENDEE' that they have got good, subsisting, clear, marketable and absolute right, title and interest in the schedule property and the same is free from all encumbrances, liabilities, court attachments, mortgage, injunction etc.

...5/-

— B. K. Varma Shetty —

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CR NO 84/15-76

Document No BUHQ 2000-0. g. 2000.
contains 7 sheets 5th sheet - B.M.H. Sub-Register.

-: 5 :-

37

The 'VENDORS' further assure and declare that they shall indemnify and keep harmless the 'VENDEE' against any loss, damage, costs or expenses which the 'VENDEE' may incur, suffer or sustain in case the title to the schedule property is questioned or on account of any encumbrances, charge, claim or demand in respect of the schedule property, or on account of any breach by the 'VENDORS' of the several covenants contained herein.

The 'VENDORS' shall at all times be ready, willing and prepared to do and do all acts, deeds and things and execute any document or instrument at the request and cost of the 'VENDEE', which may reasonably be necessary or required for more fully and completely confirming and perfecting the title of the 'VENDEE' in respect of the schedule property hereby sold and conveyed to it.

SCHEDULE

DESCRIPTION OF THE PROPERTY SOLD.

Immovable property situated in PUTHIGE Village of Mangalore Taluk, D.K. District and comprised in:-

<u>S.NO.</u>	<u>S.D.NO.</u>	<u>KISSAM.</u>	<u>EXTENT.</u> A - C.
341	Southern Non-Agricultural Portion. (Marked Orange in the annexed plan).	(Converted)	1-02

...6/-

— B. Kuttivarma Shetty —

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g



CA NO 8 R/15-16

Document NO 244 of 2000-01 of Book I.
Contains 7 sheets & 1 sheet - B.N. Sub Registrar.

-: 6 :-

25-

The above property with easementary and customary rights, and all appurtenances attached thereto. The above property is situated more than 200 feet away from Bus route.

The above property is got converted as per the orders of the Tahasildar of Karkala Taluk,

(X) dated: 06-07-1998 passed in ALN.CR.95/98-99. The market value of the above property is Rs. 5,61,000-00 & stamp duty is paid on the said sum.

IN WITNESS WHEREOF THE 'VENDORS' HAVE SET THEIR HANDS TO THIS DEED OF SALE ON THIS 13TH DAY OF OCTOBER 2000 AT MOODBIDRI.

1. B. Kuttivarma Shetty.
2. Thimothi D' Souza.
3. Mohammad Shieff.
4. K. Udman.

VENDORS.

WITNESSES:-

1. Shobha Sahian Shobha Sahian elochetan Varma.S. Advocate. Moodbidri
2. K. Narayana S/o Babu Belvai

DRAFTED BY:-

Chetan
CHETAN-VARMA.S. ...
B.A., LL.B.
ADVOCATE, MOODBIDRI.

document NO 244 of 2000-01 of Book I contains 7 sheets

9



CA NO 84/15-16-17-18-
7th sheet - B.M.N. Sub-Registrar

In document NO of collection (as shown) L

"Truecopy"

Investigation NO of collection:- Nil L

copied & filed by:-

Compared by:- M. S. S.

M. S. S.
Sub-Registrar

Not - Accompanying filed at Page 435 & 436

in Volume 617. of Book L

M. S. S.

G

Copy
☆

C.A. NO 84/15-16
4th sheet - B.K.N. Sub-Registrar

In document No of collection (as shown) L
"Telescopy"

Investigation No of collection:- Nil L

copied & bound by:-

Compared by:- M. S. S.

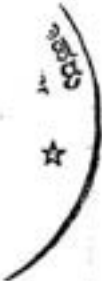
M. S. S.
Sub-Registrar

Not - Accompanying filed at page 435 436

cdm volume 61% of book L

M.
S.S.

Q



True copy no of pages 10
True copy no of corrections VIII (Eight) only.

copy prepared by. Dy/

S. R.o: Moodbidri.

Date: 14/5/15

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ಮುದ್ರಣ, ದ.ಸ.

Appendix III

Certificate Under

Certified to be

Rupees

properly

Under C. 1 or

No.

By Sri / Smt.

Residing at

10/-
Ten only.

14/5/15

Moodbidri

Stamp Act 1957

In words

being the

SBM

Order

Bank

also

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ಕೂಡುನೋಂದಣಿ
ಮುದ್ರಣ, ದ.ಸ.

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