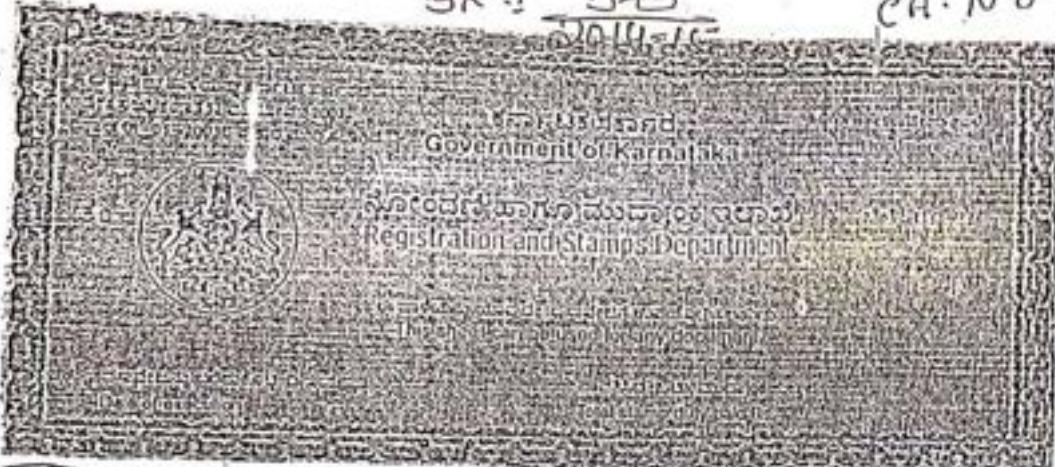


3K.J. 545

CA - NO / 1997/10 - 10

Aaoq

5-43-3



*GIFT DEED*

IS GIFT IS MADE ON THE 30<sup>TH</sup> DAY OF MAY 2014 BY:

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

Hereinafter called the 'DONOR' of one part:

IN FAVOUR OF

CHETAN VARMA'S  
NOTARY  
MOOBIDIRI

*Alva's Education Foundation (Regd.) Moodbidri, (PAN-AAATA8260G), 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 party.

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.

issigns.  
cl. Ananda Ph



ATTESTED  
TRUE XEROX COPY

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

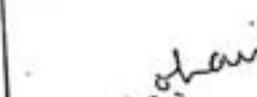
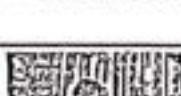
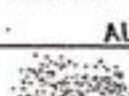
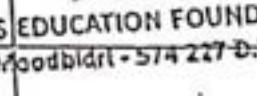
ජ්‍යෙෂ්ඨ මොස්: 543

ಈ ದಾಖಲೆಯ ಪಠಿಕ್ಯ ಮತ್ತು ಸೂಕ್ಷ್ಮತಾ ದಿನಾಂಕ 30-05-2014 ಹಳೆ 12:41:17 PM ರಿಂದ ಇಲ್ಲಿ ಪಠಿಗೊಂಡಿರುತ್ತದೆ.

| ລົງລວມ | ລາຄາ    | ດາວວິນ   |
|--------|---------|----------|
| 1      | ລາຄາຕົວ | 97740.00 |
| 2      | ລາຄາຕົວ | 595.00   |
| 3      | ລາຄາຕົວ | 385.00   |
| 4      | ລາຄາຕົວ | 30.00    |
|        | ລວມ     | 98750.00 |

SUB HEGDESHAR  
MOODBEDRI - D.K.

ಬರಹಿಸ್ತಾಪಿಕಾ ಸಂಪನ್ಮೂಲ

| ಕ್ರ. ಸಂ. | ನಾಮ  | ಜಾತಿ  | ದೇಹದ ಮೂಲ   | ಹೀಗೆ   |
|----------|--|---|--|--|
| 1        | ಉಮಿದ್ ಅಲ್ವಾ ಪ್ರಾದೇಶ್ ಡಿ.<br>ಮುದ್ದಾ ಅಲ್ವಾ ಡಿ.<br>ಎ.ಎ.ಅಲ್ವಾ ಎಂ. ಎ.ಅಲ್ವಾ<br>ಎ.<br>(ಅಲ್ವಾದ್ದಿ) |  |  | <br>Chairman<br>ALVA'S EDUCATION FOUNDATION<br>Moodbidri - 574 227 D.K. |
| 2        | ಅಲ್ವಾ ಅಲ್ವಾ ಪ್ರಾದೇಶ್ ಡಿ.<br>ಅಲ್ವಾ<br>(ಅಲ್ವಾದ್ದಿ)   |  |  | <br>Mr. Pranav Alva   |

Gram

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-I-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'.

Y. C. S. Nanda PK

4

ರಾಜ್ಯಾಧಿಕಾರ

| ಫಲಾಂಗ | ಅಧಿಕಾರಿಯ ಹೆಸರು  | ಸ್ಥಾನ               |
|-------|---|---------------------|
| 1     | ರಾಜೇಶ್ ಶಾಹ್ ಕು.   | <u>Rajesh Shahu</u> |
| 2     | ಅರ್ಜುನ್ ಎಸ್<br>ದೂರ್ವಾಸ್ ಎಸ್. ಎಂಎಸ್. ಮಾರ್ಕೆಟ್ ರಾಜ್ಯಾಧಿಕಾರಿ ಅಧಿಕಾರಿ | <u>9892</u>         |

*Gowri*  
SUB-REGISTRAR  
MOODBIDRI - D.K.



—5

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.

cl. 22nd Dec



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Sub-Registrar

6

17/05/2014

ಈಗಾದ ಸಂಖ್ಯೆಯ ಸಾಕ್ಷಿ  
Department of Stamps and Registration

ಜ್ಯಾಮಿತಿ

1957 ದಿನಾಂಕದ ಸಾಕ್ಷಿ ನಂ 10 ನ ಸಾಂಪರ್ಕ ಜ್ಯಾಮಿತಿ

ಈ ಸಾಕ್ಷಿ ಅಧಿಕಾರಿ ಪ್ರಾಧಿಕಾರಿ ಡಾ. ಶುದ್ಧಿ ನಾ. ಶುದ್ಧಿ ಎಂ. ನಿಡ್ಲಿ ನಾ. ನಿಡ್ಲಿ 552272.00  
ಕರ್ತವ್ಯ ನಿರ್ದಿಷ್ಟ ದಿನಾಂಕ ಮಾರ್ಚ್ 2014 ಮತ್ತು ಮೇ 29, 2014

| ಜ್ಯಾಮಿತಿ   | ಜ್ಯಾಮಿತಿ (ಡಿ.ಆರ್.) | ಖಾತೆ ಮಾರ್ಪಾಠಿ ನಿರ್ದಿಷ್ಟ ನಿರ್ದಿಷ್ಟ ನಿರ್ದಿಷ್ಟ                                 |
|------------|--------------------|---|
| ಇಂದ್ರ ನಾ.  | 40.00              | ದಾರ್ಖತಾ ನಂ. 552272.00, ನಿಡ್ಲಿ ನಾ. ನಿಡ್ಲಿ 552272.00,<br>ಶುದ್ಧಿ ನಾ. 30-5-2014 |
| ಶುದ್ಧಿ ನಾ. | 552272.00          | ದಾರ್ಖತಾ ನಂ. 552272.00, ನಿಡ್ಲಿ ನಾ. ನಿಡ್ಲಿ 552272.00,<br>ಶುದ್ಧಿ ನಾ. 29-5-2014 |
| ತಾಂತ್ರಿಕ:  | 552272.00          |   |



ಗ್ರಾಮ  
ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
(ಶುದ್ಧಿ)

The 'DONOR' further assures and declares that he shall indemnify and keep harmless the 'DONEE' against any loss, damage, costs or expenses which the 'DONEE' 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 'DONOR' of the several covenants contained herein.

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.

ell. pyramidalis 126

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. 00301400120129 (Item No. 1),  
 Katha No. 100301400120138 (Item No. 2),  
 Katha No. 151100301400120128 (Item No. 3),  
 Katha No. 151100301400120125 (Item No. 4),  
 Katha No. 151100301400120131 (Item No. 5),  
 Katha No. 151100301400120139 (Item No. 6),  
 Katha No. 151100301400120132 (Item No. 7).

To see ananda SK

16  
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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.

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

cc. Anand AC



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

18

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

Johnathan Al  
Chairman  
DONER,  
ALVA'S EDUCATION FOUNDATION,  
Moodbidri - 574 227 D.K.

Ay cl. S. nanda. sc.

### *'DONOR'*

**WITNESSES.**

1. 90920

Adhitaja Jain,  
M. Nomita Jain,  
Pannidhi Garden,  
Aliyoor, Valparai Village,  
Elangalur Taluk

## 2. Raich Chas. n

A circular notary seal with a double border. The outer ring contains the text 'NOTARY PUBLIC' at the top and 'GOVERNMENT OF KARNATAKA' at the bottom. The inner circle contains 'CHETAN VAIDYA, A. S.' at the top, 'ADVOCATE' in the middle, 'MUDDIBIDRI' below it, 'KARNATAKA' at the bottom, and 'Reg. No. 1968' at the very bottom. There are two stars, one on each side of the inner circle. The seal is stamped on a white paper with some handwritten text in the background.

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

B9P

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A4



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

**THIS DEED OF SALE IS EXECUTED ON THIS 14<sup>th</sup> DAY OF  
SEPTEMBER 2006 BY:**

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

(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.**



D-10

*Praveen*  
/

*Ch*

202222222222

Print Date & Time : 14-09-2009 10:57:44 AM

Address Book 690

Last sync of contacts with mobile phone 09-09-2009 10:46:45 AM  
Last sync with contacts provider 14-09-2009 10:46:45 AM



| id<br>no | name            | mobile  |
|----------|-----------------|---------|
| 1        | Amreshwar Singh | 750.00  |
| 2        | Amrit Singh     | 270.00  |
| 3        | Amritpal Singh  | 35.00   |
|          | Total :         | 1055.00 |

By 09.00. don't say, don't say, say you're available provider (D) sharing mobile  
and don't say

| name  | photo | mobile number | mobile             |
|---|-------|---------------|--------------------|
| By 09.00. don't say,<br>don't say, say you're available<br>provider (D) sharing |       |               | <i>minalwar 82</i> |

*MANJARE*  
Sub - Registrar  
Lokayukti (D. K.)

| id<br>no | name   | photo | mobile number | mobile      |
|----------|--|-------|---------------|-------------|
| 1        | Amrit Lalwani Singh<br>(Amrit Lalwani Singh) |       |               | <i>pw u</i> |

*V. MANJARE*  
Sub - Registrar  
Lokayukti (D. K.)

*Gr*

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.

Digitized by srujanika@gmail.com

| Job<br>No. | Job<br>Title  | Signature   |
|------------|---|---|
| 1          | Executive Engg.<br>Cor. M. L. Chitr. Engg. Kurnool Ray. |  |
| 2          | Contract Holder Co.<br>Kurnool, Andhra                  | Rajesh, Kurnool, M.   |

V. MASHAERA  
Gob. Registrar  
Moodbidri (D. K.)



Designed and Developed by C-DAC, ACT, Pune

CA NO 84 / 15-16 42

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. 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'.*

*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 quittance.*

*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.*

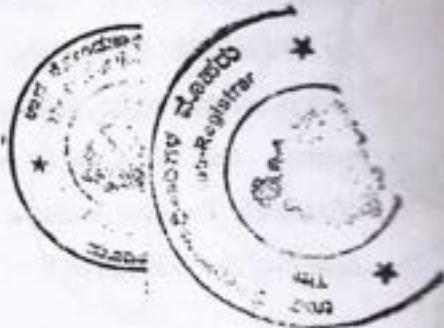
Approved  
Lorodha Mwai Mwai  
Department of Stamps and Registration

| dated            | dated (ba.) | dated matched with                            |
|------------------|-------------|---|
| 2007 Aug 07 2000 | 6375.00     | date 637133, ba. 0.0000,<br>dated 05-14-09-06 |
| 1450             | 6375.00     |   |

Page : 26

Designed and Developed by C-DAC ACTB Pune.

~~W. MANJAPPA~~  
Sob. - ~~Mangalore~~  
Moodbidri (O. K.)



92

CA. NO 84/15-16  
cp

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.

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 Puttige Village,  
Mangalore Taluk, D.K. District and comprised in:

| S.No. | S.D.No. | KISSAM   | EXTENT.         |
|-------|---------|----------|-----------------|
| 341   | P2 P1   | Non-agrl | A - C<br>0 - 10 |

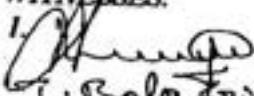
The above property with easementary and customary rights and all appurtenances thereto. (200 feet away from road)

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

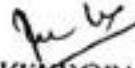
The boundaries of the above property is as described in the Sale Deed dated 24-12-2003 referred to supra, which has already been delivered to the Vendee.

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

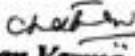
**WITNESSES:**

1.   
Balaji Krishna Pillai  
Arunad 413 100  
Theeder Rojya Post  
Mangalore Tq.

2.

  
**'VENDOR'**  
Rajesh Juvarna M  
RAJESH JUVARNA M  
ADVOCATE,  
MOODBIDRI.

Drafted by:

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

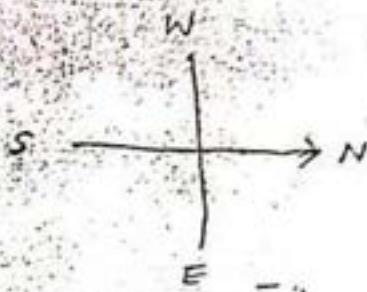
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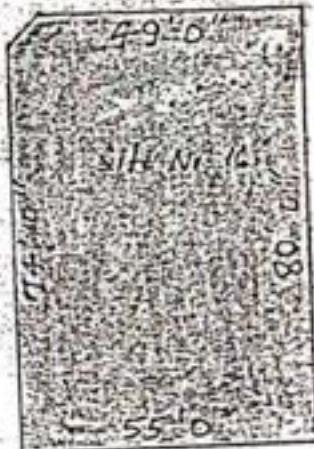
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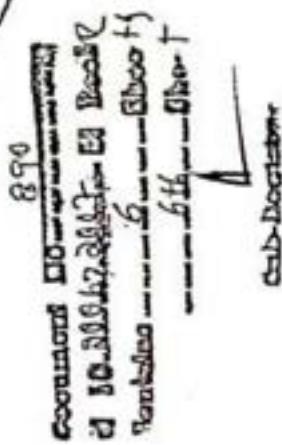


20 FEET ROAD



21 FEET ROAD.

98' 0"



True copy no of pages 5 (five) only.

True copy no of corrections null

Copy prepared by

S. R. N. Moodbidri

Date: 13/5/15



Given  
ಒಂದು ಮೂರು ರೂಪಾಯಿ ಪ್ರಮಾಣ  
ಕುಟುಂಬ, ಕರ್ನಾಟಕ

[Appendix - B] (See Rule 10-A)

Certificate Under Section 10A of the Karnataka Stamp Act 1957

Certified that a sum of Rupees 10/- in words Ten only being the

proper / deficit stamp duty has been remitted to the S.O. / SGM

Under Challan No. 13/5/15 and with Debit/Visa Draft / Order

No. 13/5/15 Dated 13/5/15 Drawn on Bank

By Sh/Smt Calcutta D/o 13/5/15 No. 13/5/15

Residing at Moodbidri

Given

ಒಂದು ಮೂರು ರೂಪಾಯಿ ಪ್ರಮಾಣ  
ಕುಟುಂಬ, ಕರ್ನಾಟಕ

724/0607 CR/NO 83/15-16

92

A3

Government of India  
State of Karnataka  
Registration and Stamps Department

Government of  
Government of Karnataka  
Registration and Stamps Department

Document Sheet  
Date: 04.08.2006



Registration and Stamps Department

This stamp can be used for any document.

Date of issue

Date of issue of the stamp  
04.08.2006

DEED OF SALE OF IMMOVABLE PROPERTY FOR  
Rs. 1,00,000.00 (RUPEES ONE LAKH) ONLY

THIS DEED OF SALE IS EXECUTED ON THIS 7<sup>th</sup> DAY OF  
AUGUST 2006 BY:



0-09.75

Mr. Vasantha M. Poojary,  
Aged about 51 years,  
S/o Mahabala Kotian,  
Residing at Enkipalla, Vontikatte,  
Puttige Village, Mangalore Thaluk.



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

IN FAVOUR OF

Alva's Education Foundation (Regd.) Moodbidri,  
Represented by its 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.

92

廣雅

Print Date & Time: 07-06-2006 12:21:56 PM

Sedentary 24

2006-07-26 12:05:37 PM  
2006-07-26 12:05:37 PM

| Item | Description   | Unit    |
|------|---------------|---------|
| 1    | Turner, John  | 1000.00 |
| 2    | McPhee, Ed    | 270.00  |
| 3    | Johnson, Bill | 35.00   |
|      | Total:        | 1305.00 |

5. 2020-21 නොවුනු නියෝග නොවුනු නොවුනු නොවුනු නොවුනු නොවුනු නොවුනු නොවුනු

| state  | conta   | estados ribeirinhos   | de   |
|--|---|---|--|
| Brasil, contabiliza<br>distribuição<br>de águas, |  |  |  |

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

ప్రాణిసాధనారేఖలు

| નામ<br>(નામ) | સ્વરૂપ<br>(સ્વરૂપનામાંથી) | સ્વરૂપ<br>(સ્વરૂપનામાંથી) | સ્વરૂપ<br>(સ્વરૂપનામાંથી) | સ્વરૂપ<br>(સ્વરૂપનામાંથી) |
|--------------|---------------------------|---------------------------|---------------------------|---------------------------|
| 1            | શાંતિ<br>(શાંતિસાંતિ)     |                           |                           |                           |

£.3 "Garter  
Handbill (G. 13)

9

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.



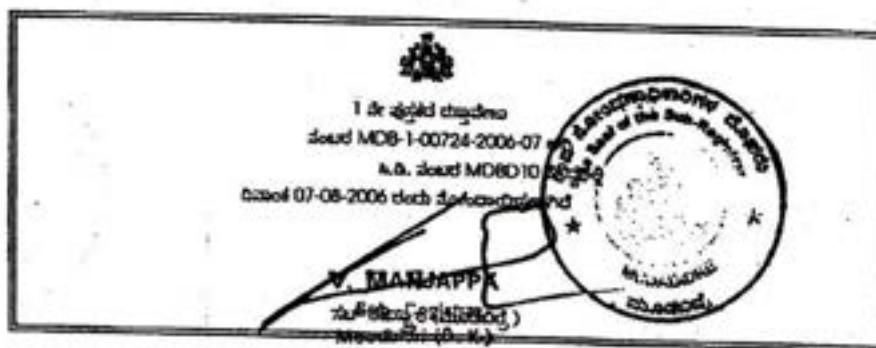
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రాష్ట్రాన్నిప్రాప్తి

|             |  |  |
|-------------|--|--|
| ଫର୍ମ<br>ନାମ | ଶିଖିବାର ପରିବାର   | ତଥା  |
| 1           | ଦେବିନୀ କଣ୍ଠାର<br>ଦେବିନୀ କଣ୍ଠାର, ପାତ୍ର ପାତ୍ର, ଦିଲ୍ଲି ମହାନ୍ତିର |  |
| 2           | କଣ୍ଠାର<br>ଦେବିନୀ କଣ୍ଠାର, ଦିଲ୍ଲି ମହାନ୍ତିର                     |  |

Minig

W. MANNING  
Sub-Registrar  
Mysore (D. K.)



Designed and Developed by C-DAC, ACTS, Pune

Q<sub>h</sub>

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 quittance.*

*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.*



सरकारी डाक बोर्ड  
सरकारी डाक डिपार्टमेंट  
Department of Stamps and Registration

संख्या १५

१९६७ के दाक डिपार्टमेंट द्वारा १० रुपयों का दाक डिप

द्वारा दाक डिपार्टमेंट द्वारा दाक डिपार्टमेंट (D. K.) द्वारा, रुपये ८४७५.००  
दाक डिपार्टमेंट द्वारा दाक डिपार्टमेंट द्वारा दाक डिपार्टमेंट

| दाक             | दाक (दा.) | दाक दाक दाक                            |
|-----------------|-----------|--|
| दाक डिपार्टमेंट | ८४७५.००   | दा.दा.६६६९२२, दा.८०८०, दाक डिपार्टमेंट |
|                 |           | ८-७-०८-०६                              |
| दाक :           | ८४७५.००   |  |

दाक : दाक डिपार्टमेंट

दाक दाक : ०७/०८/२००६

  
V. MANIAPPA  
(कार्यालय के नाम से)  
दाक डिपार्टमेंट  
दाक डिपार्टमेंट  
मुख्यमंत्री (D. K.)

Designed and Developed by C-DAC ACTS Pune.

१८

- 4 -

2

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.



2

**SCHEDULE**

**DESCRIPTION OF THE PROPERTY SOLD**

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

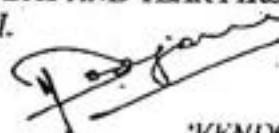
| S.No. | S.D.No. | KISSAM   | EXTENT.            |
|-------|---------|----------|--------------------|
| 341   | P2 P3   | Non-agrl | A - C<br>0 - 09.75 |

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

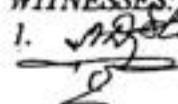
*The above property is converted in to non-agricultural use as per the Orders of the Thahsildar of Karkala Tq in proceedings number C Dis ALN CR 95/98-99 dated 06-07-1998.*

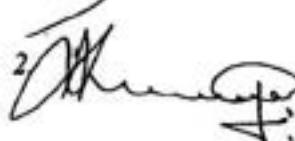
*The boundaries of the above property is as described in the Sale Deed dated 08-08-2005 referred to supra, which has already been delivered to the Vendee.*

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



**WITNESSES:**

1.  Mahabala. B. Kotian, 8/6 Dadru Porjary,  
Aleya Kipa, Veerikatte Road, Puthige Village.

2.  Balakrishna Shetty, 8/6 Konga Shetty,  
Thodur Village.

**'VENDOR'**

*Drafted by:*



*Chetan Varma, S., B.A., LL.B.*

*Advocate & Notary Public (Govt. of India)*



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U.S. GOVERNMENT

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*Lomia lophura*

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|--------|---------|-------|--|
| 15.00  | 20.00   | 50.00 | 20.00                                    |
| 341.00 | 0-07-78 | 10    | ALVAD EDUCATION FOUNDATION (Regd) Mysore |

*D. Dajani* *92*



S67/ph-05

CA. NO 85/15-16

92

IN THE HIGH COURT OF JUSTICE FOR THE STATE OF KARNATAKA  
Dated 15-09-2004 Regd. No. 2004/2004

EXCELSIOR STAMP  
Government of Karnataka

Excise and Stamp  
Registration and Stamps Department

Rs. 10.00/-

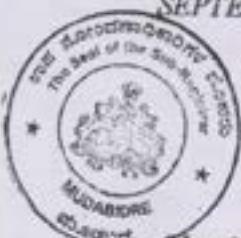
IN ANY COURT, COURT-OF-APPEALS OR IN ANY OTHER COURT  
THIS SHEET CAN BE USED FOR ANY DOCUMENT

Stamp No. 1440 Exch. No. 1000, Dated 15-09-2004  
Tata Stamp Distributor Ltd.



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

**THIS DEED OF SALE IS EXECUTED ON THIS 13<sup>th</sup> DAY OF  
SEPTEMBER 2004 BY:**



*(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

Digitized by : 567

Digitized by : 567 Date : 13-09-2004 Time : 10:22:38 AM  
Digitized by : 567 Date : 13-09-2004 Time : 10:22:38 AM

| Sl. No. | Address       | Rs.     |
|---------|---------------|---------|
| 1       | Survita Devi  | 780.00  |
| 2       | Mr. Dinesh De | 340.00  |
|         | Total :       | 1020.00 |

By me on behalf of above named witness in the presence of (D) witness, above named witness



| Sl. No. | Address  | Signature | Rs. |
|---------|--|-----------|-----|
| 1       | By me on behalf of above named witness in the presence of (D) witness, |           |     |

SUB REGISTRAR  
MOODBIDRI-D.K.

Subscribed by :

| Sl. No. | Address                             | Address | Signature | Rs. |
|---------|-------------------------------------|---------|-----------|-----|
| 1       | Abder Karim<br>(Substitute witness) |         |           |     |

SUB REGISTRAR  
MOODBIDRI-D.K.



CA NO 85/15-16

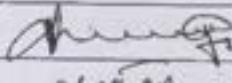
2-

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 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.

S. N. Kumar

Registration Details

| Sl. No. | State/UT/State                          | Na.  |
|---------|---|--|
| 1       | कर्नाटक राज्य<br>कर्नाटक राज्य विधानसभा | <br>Chetan |
| 2       | कर्नाटक राज्य<br>कर्नाटक राज्य विधानसभा |  |

SUB REGISTRAR  
MOODBIDRI - D.K.



Designed and Developed By C-DAC, ACTS, Pune

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 quittance.

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.

Surender

dated 1940  
dated 1940  
Department of Stamps and Registration

By the end of 2017, the total amount of registered trademarks (B) reached 7062.00 thousand, with 7062.00 thousand registered trademarks, an increase of 10.00 thousand registered trademarks.

| ejed    | ejed (1e.) | ejed andas add |
|---------|------------|----------------|
| 7052.00 | 7052.00    | 7052.00        |
| 7052.00 | 7052.00    | 7052.00        |

ପାଦିକାରୀ

©2004 : 13/09/2004

**SUB REGISTRAR**  
MOODEBIDRI - S.R.

Designed and Developed by C-DAC ACTS Pune.



CA NO 85/18-16

4.

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.

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.

Sunit Kumar

5

**SCHEDULE**

**DESCRIPTION OF THE PROPERTY SOLD**

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

| <b>S.No.</b> | <b>S.D.No.</b> | <b>KISSAM</b> | <b>EXTENT.</b>   |
|--------------|----------------|---------------|------------------|
| 341          | P2 P4          | Non-agrl      | A-C<br>0 - 09.75 |

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

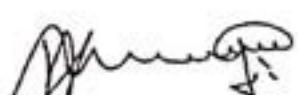
*The above property is converted in to non-agricultural use as per  
the Orders of the Thahsildar of Karkala Tq in proceedings number  
C Dis ALN CR 95/98-99 dated 06-07-1998.*

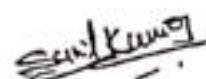
*The boundaries of the above property is as described in the Sale  
Deed dated 17-06-1999 referred to supra, which is already  
delivered to the Vendee.*

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

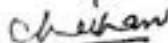
**WITNESSES:**

1.

  
Balakrishna Shetty  
c/o T. Koraga Shetty, Morder.

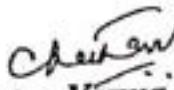
  
**'VENDOR'**

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 will

Copy prepared by

S.R.O.: Hoodlum

Date: 12/5/15



Green

Appendix - RA

( See Rule 10-A)

1000/- (Rupees One Thousand/-)  
Certificate Under Section 16A of the Karnataka Stamp Act 1957

10/- (in words -

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

proper / defect stamp duly affixed  
Under Challan No. 13/6/18 Paid w/dt Demand Draft / Order  
No. 0302028 Dated 13/6/18 Drawn on Bank  
By Sd/Smt. 0302028 D/o. W/o

Settling at..... Moodbidri.....

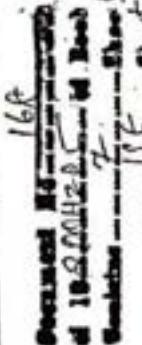
Green

## ବୁଦ୍ଧ ନୂଆର୍ଦ୍ଦିଶ୍ଚାଧ୍ୟାତ୍ମକ କ୍ଷେତ୍ରପତ୍ର, ଦ.୯.



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 1<sup>ST</sup> DAY OF  
JUNE 2004 BY:



(1) B. Keerthivarma Shetty,  
Aged about 37 years,  
S/o B. Naga Kumar Shetty,  
Residing at Betkeri, Moodbidri,  
Pranthy Village, Mangalore Tq.

(2) Thimothi D'Souza,  
Aged about 39 years,  
S/o Victor D'Souza,  
Amhika Road, Kotekar Someshwara Post,  
Mangalore Thaluq.

(3) Mohammed Sharief,  
Aged about 43 years,  
Vishal Nagar, Moodbidri,  
Pranthy Village, Mangalore Tq.

(4) K. Usman,  
Aged about 45 years,  
S/o Haji Soofi Kunha,  
Vidya Nagar, Moodbidri,  
Pranthy Village, Mangalore Tq.

(Hereinafter collectively called the 'VENDORS' of the one part)

*B. Keerthivarma  
Shetty*

*M. L. S.  
S. L. S.*

92

ಉತ್ತರವಾಗಿ

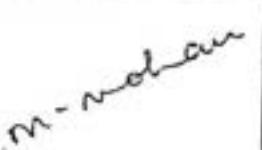
Print Date & Time : 02-06-2004 03:51:50 PM

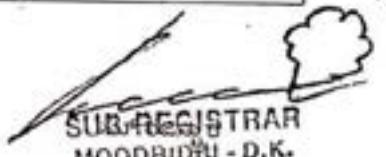
ದಾಖಲೆ ನಂಜೆ : 168

ಈ ರಿಂಗ್ ಸಂಖ್ಯೆ ದಾಖಲೆ ಕೆರೆಯಿಂದ ದಿನಾಂಕ 02-06-2004 ದಿನ 03:37:19 PM  
ರಿಂಗ್ ದಾ ಕೆಂದ್ರ ವಿಭಾಗದ ಫೋಲೋರ್

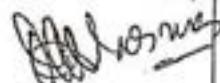
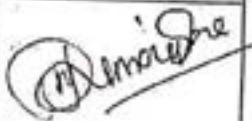
| ಕ್ರಮ<br>ನಂಜೆ | ನಾಮ           | ಡಾ. ರೂ. |
|--------------|---------------|---------|
| 1            | ನಿಂದಿದ್ದ ಶ್ರೀ | 6000.00 |
| 2            | ನಿಂದಿದ್ದ ಶ್ರೀ | 330.00  |
|              | ತಾತ್ತ್ವಿಕ :   | 6330.00 |

ಈ ರಾ.ಎ.ಮೆರಳಿನ ಅಧಿಕಾರಿಗಳ ಉದ್ದೇಶ ಅಂತರ್ವಹ ಫೋರ್ಮ್ (B).ನುಡಿಯ, ಉದ್ದೇಶ ಅಂತರ್ವಹ

| ನಾಮ  | ದ್ವಾರಾ   | ಹಿನ್ನೆಲೆ  | ನಾಮ  |
|--|--|---|--|
| ಈ ರಾ.ಎ.ಮೆರಳಿನ ಅಧಿಕಾರಿಗಳ ಉದ್ದೇಶ ಅಂತರ್ವಹ ಫೋರ್ಮ್ (B).ನುಡಿಯ, |  |  |  |

  
SUB-REGISTRAR  
MOODBIDRI - D.K.

ಉದ್ದೇಶದ್ವಾಗಿ ಉತ್ತಮತ್ವ

| ಕ್ರಮ<br>ನಂಜೆ | ನಾಮ                             | ದ್ವಾರಾ  | ಹಿನ್ನೆಲೆ   | ನಾಮ   |
|--------------|---------------------------------|---|--|---|
| 1            | ನಿಂದಿದ್ದ ಶ್ರೀ<br>(ಅಧಿಕಾರಿಗಳಿಂದ) |  |  |  |
| 2            | ನಿಂದಿದ್ದ ಶ್ರೀ<br>(ಅಧಿಕಾರಿಗಳಿಂದ) |  |  |  |





IN FAVOUR OF

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

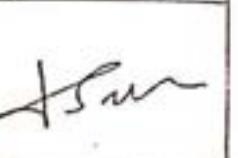
*(Hereinafter called the "VENDEE" of the other part)*

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

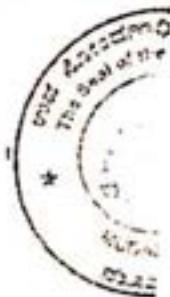
*WHEREAS the immovable property more fully described in the schedule here below (hereinafter referred to as schedule property) belongs to the "VENDORS" exclusively and absolutely, they having jointly acquired the same by means of Registered Sale Deed dated 04-06-1998 standing registered as document no. 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*

2

Ch

| Job<br>No. | Date                     | Signature   | Adjusted Fingerprint  | Date  |
|------------|--------------------------|---|---|---|
| 3          | 22/2/1960<br>(Wednesday) |  |  |  |
| 4          | 23/2/1960<br>(Thursday)  |  |  |  |

  
SUB REGISTRAR  
MOODBIDRI - D.K.



to the schedule  
and exch

CA NO 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 WITNESSED 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".

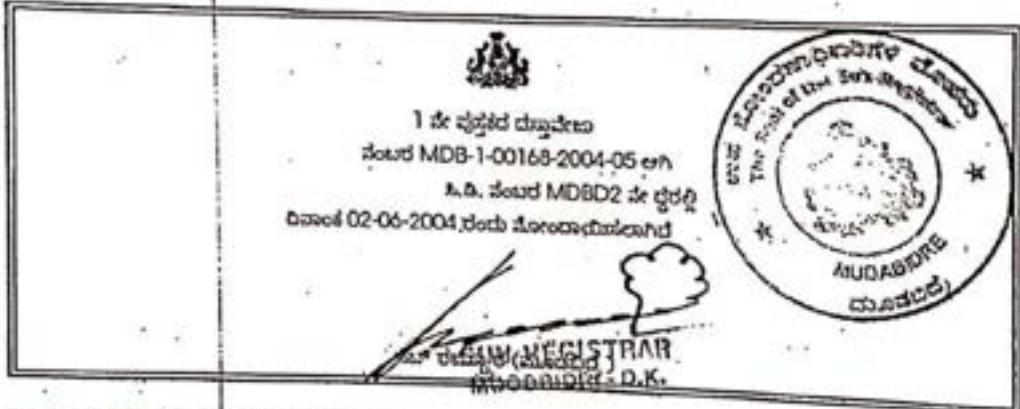
M  
J. S. Patel

92

r୍ବାରମ୍ଭକର୍ତ୍ତୃ

| ફુલ<br>નામ | અનુભૂતિ અનુભૂતિ   | સ્થાન   |
|------------|---|---|
| 1          | અનુભૂતિ અનુભૂતિ<br>અનુભૂતિ અનુભૂતિ અનુભૂતિ<br>અનુભૂતિ અનુભૂતિ અનુભૂતિ |  |
| 2          | અનુભૂતિ અનુભૂતિ<br>અનુભૂતિ અનુભૂતિ અનુભૂતિ                            |   |

~~SUB REGISTRAR~~  
MOOBBIDRI - D.K.



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 "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 Puttige Village, Mangalore Taluk, D.K. District and comprised in:

| S.No. | S.D.No.    | KISSAM | EXTENT. |
|-------|------------|--------|---------|
|       |            |        | A-C     |
| 341   | PI pI part | Dry    | 8 - 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 - Kadabettu road, West - Remaining portion of the same sub division held by the Vendee. (200 feet away from road)

*Chinnappa*  
*Chinnappa*

*M*  
*JSNL*

*Ch*

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 quittance.



\* 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

Deb. 1000/-  
Ch. 100/-  
Total 1020/-  
Signature: \_\_\_\_\_

M 45 ml

2

ಖರ್ಚ ವಿಭಾಗ  
ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ವಿಭಾಗ  
Department of Stamps and Registration

ಕ್ರಮಾಂಕ ನಂ.

1957 ದಿನಾಂಕದ ದಿನಾಂಕ ನಂ 10 ನ ಪರಿಬರ್ತನೆ ಕ್ರಮಾಂಕ

ಬಿ. ಎ. ಎ. ಮಾರ್ಕೆಟ್ ಮತ್ತು ಸ್ಟಾಂಪ್ ವಿಭಾಗದ ವಿಭಾಗ (O) ಮುದ್ದೆಯ, ರೂ. 54240.00  
ದಾಖಲೆಯಿಂದ ಪ್ರಾಥಮಿಕ ದಿನಾಂಕ ನಂ 366186 ಮತ್ತು ರೂ. 54240.00 ಮುದ್ದೆಯ, 02-6-04

| ವಿಭಾಗ       | ಮಾತ್ರ (Rs.) | ದಾಖಲೆಯ ನಂ.   |
|-------------|-------------|--|
| ಕ್ರಮಾಂಕ ನಂ. | 54240.00    | ಕ್ರಮಾಂಕ ನಂ. 366186 ಮತ್ತು ರೂ. 54240.00 ಮುದ್ದೆಯ, 02-6-04 |
| ತಾರೀಖ:      | 54240.00    |  |

ಜಾತಿ : ಮುದ್ದೆಯ

ದಾಖಲೆ ತಾರೀಖ : 02/06/2004

SUB REGISTRAR  
MOODBIDRI - D.R.S. ಕ್ರಮಾಂಕ  
(ಮುದ್ದೆಯ)

Designed and Developed by C-DAC ACTS Pune.

Ch



CA NO 88/15-16

9

The above property with easementary and customary rights and all appurtenances thereto, which is shown in yellow colour in the annexed plan.

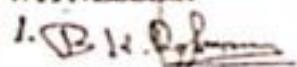
The above property is converted in to non-agricultural use as per the Orders of the Thahsildar of Karkala Tq in proceedings number C Dis ALN CR 95/98-99 dated 06-07-1998.

IN WITNESS WHEREOF THE "VENDORS" HAVE SET THEIR HANDS TO THIS DEED OF SALE ON THE DAY AND YEAR FIRST ABOVE WRITTEN AT MOODBIDRI.

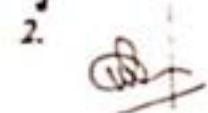
  
Signature of Vendor 1  
Date: 15/07/98

"VENDORS"

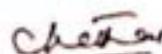
WITNESSES:

1.   
Signature of Witness 1

B. H. Dargazam Shetty  
S/o Narayana Shetty  
Ananthine Gustu House,  
Badaga Major Village  
post Major.

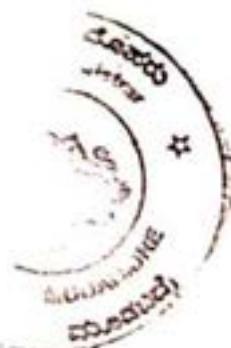
  
Signature of Witness 2

M. Gundadha Subbarao  
S/o Ganapathi Subbarao  
Patnabara Shetty compound  
Nagralalba, MOODBIDRI.

  
Signature of Chetan Varma

Drafted by:

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



  
Signature of witness

DISTRICT : D.K.  
TALUK : MANGALORE

Opposed to  
of 1920-1921 at Board  
Gentiles 17

MOODBIDRI → HIGHWAY → MANGALORE

~~Following  
Comments  
for  
Vendor~~

380.9" 39.0" 137.4" 249.9" 249.9" 92.6"

KADADABETTU ROAD

$\theta_N$

SCALE : 1" = 1 CHAIN

## INDEX

| DIVISION                 |   | SURVEY NO. |         | EXTENT<br>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 Neeru

S.R.O: Moodbidri

Date: 15/8/15



Cham  
Sub-Registrar  
Moodbidri, R. I.

[Appendix - B/A]  
(See Rule 17-A)

Certificate Under Section 101 of the Stamp Act 1957

Certified that a sum of 10/- (in words) Rupees Ten only, using the proper / deficit 15/8/15 Under Challan No. 15/8/15 and Draft / Order No. dated 15/8/15 Bank Moodbidri Residing at Moodbidri

Cham  
Sub-Registrar  
Moodbidri, R. I.

Value of stamp is Rs. P: 25,000/- } " ) CA. NO 20/15  
815

date of Execution: - 13-10-2000 } " ) L.F. 3 2-16  
80-01

SI.NO: 816 Value Rs 5000/- Sold to: Mr. Mohan Alva village moodli

date: 13/10/2000. Nagaraaja Hegde. K. Nagaraaja Hegde

SI.NO: 817 Value Rs 5000/- Sold to: Mr.

Mr. Mohan Alva village moodli date 13/10/2000. Nagaraaja

Hegde. K. Nagaraaja Hegde. A' class stamp number SI.NO: 818 value

Rs 5000/- Sold to: Mr. Mohan Alva village moodli date

13/10/2000. Nagaraaja Hegde. K. Nagaraaja Hegde.

A' class stamp number SI.NO: 819 Value Rs 5000/- Sold to: Mr.

Mohan Alva village moodli date 13/10/2000. Nagara

aja Hegde K. Nagaraaja Hegde. A' class stamp number SI.NO: 820 -

value Rs 5000/- Sold to: Mr. Mohan Alva village moodli date

13/10/2000. Nagaraaja Hegde K. Nagaraaja Hegde.

A' class stamp number ✓

82

CA. NO 85 / 15-16 CP  
Presented at 11.45 AM on 16-11-2000 in the office of the sub-

Registrar of Mysore with fee paid as follows Res P.

(1) Registration - 4320 - (2) Copying - 40 - (3) Endorsement -

- 10 - (4) Miscellaneous comp - 80 - (5) Mutation - 20 -

Total - 4480. by Dr. M. Mohan Alka. M. Mohan Alka. B. Krish

-appa nair sub-Registrar Mysore. Execution ad

-mitted by. M. Mohan Alka (imp). B. Kurttivarma Shetty. (imp)

Mimothi D'souza. (2) Mohammad Shereef. (4) K. Ullman. B. Krishma

-appa nair sub-Registrar Mysore. Identified by. Balakrish

-na Shetty. Balakrishna Shetty. 6/0. T. Madhav Shetty. Aman

Idanur. Thodar. M. Gurukalatha Acharya Gurukalatha -

Acharya. 6/0 Ganapathi Acharya. Nagarajkatt. Moodbidri

-Sh. B. K. Bhimappa Naik. Sub-Registrar Mysore. Regis

-tration No: 845 of the year 2000-01 of book in volume 632

pages 41 - 58 date: 16-11-2000. By B. K. Bhimappa Naik.

Sub-Registrar ————— (Signature) —————

Ch

CA.IVO 85/IS-16  
G 3  
G 2

Mr. sub-

was Regd.

deposited

2000-20-

1. B. Keerthi

uton ad

alley. (Wyp.)

3. M. H. Mamabba

Zahid Ali

Itty. Aman

clathra -

Moodbidri

U. Register

MR. 6.2.2000

MUDABRI

2000-2001

Regd. No.

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 MOOLT 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, Pranthy Village,  
MOOBIDRI, 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, Pranthy Village,  
Mangalore Taluk, D.K. District,  
MOOBIDRI.
4. MR. K. USMAN,  
aged about 42 years,  
Son of Haji Soofi Kunha,  
Vidya Nagar, Pranthy Village,  
Mangalore Taluk, D.K. District,  
MOOBIDRI.

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

...2/-

— B. Keerthivarman Shetty —

g l

CA NO 85/15-16/92

document No 845 of 2000-01 of book I.  
Contains 9 shars & 1/2 shars - B.K.N. Sub-Registrar.

-: 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 & Laxmimathi and 6 others, WHEREAS the said Sale Deed dated: 04-06-1998 was got Registered as Document Number

...3,

— B. Kurthi Varma Shetty —

L  
92

CA NO 8567/5-1/92

Document No 845 of 2000-01 of Book I.  
Contains 9 sheets 3rd sheet - B.I.W. 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. Jitendra Shetty —

✓

Ch

Document No 845 of 2000-01 of book I.  
Contains 9 sheets. 4th sheet - B.K. & Sub-Registers.

-: 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. Kulkarni Varma Shetty —

—

92

Document No 845 of 2000 - C of book 7.

Contains 9 sheets 5<sup>th</sup> sheet - B.W.N. Sub. Registrar.

-: 5 :-

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 quittance.

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

...6/-

— B. Kulkutti Vahma Shetty —

L

g

Chit document NB 215 of 2000 - C. 17. 00  
Contains 9 sheets, 6th sheet - B.I.C.N. Sub-Registration.

-: 6 :- 53 -

the schedule property and the 'VENDEE' herein-after 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. Kuttu Varma Shetty —

L  
2

Car Document No. 2150 of 2000-01 of Govt. contains details of sheet - Bx. I. Sub-Registrar.

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:-

S.NO.      S.D.NO.      KISSAM.      EXTENT.  
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. <sup>XXX</sup> 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. Kerti Varma Shetty — ... 8/-

1

92

contains 9 sheets of sheet-BK-N. & sub-Registers.

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

1. B. kulkarni varma shetty.
2. minotti dasgupta.
3. Mohammad shiriy.
4. K. waman.

**VENDORS.**

**WITNESSES:-**

WITNESSES:-

1. S.Salim. Shobha Salim etc etc  
Varma S. Advocate. M.D.B.
2. K. Narayana Sir. Baba Kana Belva

DRAFTED BY:-

sethans.

CHETAN VARMA-S.

B. A. JILKA ET AL.

ADVOCATE, MOOBIDRI.

document No 845 of 2000-01 of book I contains a sheet,  
9<sup>th</sup> sheet - B.I.C. & sub-Registration.

In document collection (a) గొప్పానికి. L

"Buccopy"

In Registrar collection - N. 1.

copied & Read by John

Compiled by ~~THE STO-~~

८४

6/11  
Sule Ragi's Box.

Mot. Plan accompanying filed at Pages 437 - 438  
in volume 614 of book I. My

True copy no of pages 2 (Ten only)  
 True copy no of corrections 0 (None only)  
 Copy prepared by Govind  
 S.R.O.: Moodbidri.  
 Date: 14/5/15



Govind  
 ಗೋವಿಂದನಾಥ  
 ಮೂಡಗಿಡ್ರೆ, ಕರ್ನಾಟಕ  
 14/5/15

(Appendix - 6A)

Certificate Under the Karnataka Stamp Act 1950

Certified that a sum of 10/- in words  
 Rupees Ten only, being the  
 property of Govind,  
 under the SBI / SBM Bank  
 No. 14/5/15,  
 By S/o/Smt. Govind,  
 Residing at Moodbidri.

Govind  
 ಗೋವಿಂದನಾಥ  
 ಮೂಡಗಿಡ್ರೆ, ಕರ್ನಾಟಕ

No 84/15-169

value of Stamps. Rs. P:- 64,515/-

27 -

Date of Execution:- 13-10-2000

AIA

1-02-01

Sl. No: 8396 Value Rs 1000/- added to Alrav Education Found

ation. (Regd) village moodbidri, karkala date: 13/10/2000 K.D. Hugol

Kudiyadas Nagde 'B' class stamp vendor. certified under section.

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

63515.00 (Rupees. sixty three thousand five hundred fifty only)

being the deficit proper Karnataka stamp duty has been

remitted to chalam. no - 7 / dt 15-11-2000. dated. H. Mohan Alra

building at moodbidri. B.I.C. N. Sub-Registration.

L.

9.



CA/NO 84/15-16 Q

Presented at 11.30 AM on 16-11-2000 in the office of the Sub-Reg

- writer of mudalidri with pre paid as follows Rs.P. (1) Registrati  
- on. - 11,220/- (2) Copying - 40 - (3) Endorsement - 10 - (4) Miscellaneous  
- comp - 80 - 111-10 - (5) Notation - 20 - Total - 11380 by Dr. Mohan.

Alva. M. Mohan Alva. B. Krishnappa Naik Sub-Registrar Moodbidri  
- Dr. Execution admitted by. M. Mohan Alva. (Imp) B. Kurthi  
Varma Shetty. (Imp) R. Umesh D'Souza. (Imp) Mohammad Shetty.  
(Imp) K. Wiman. B. Krishnappa Naik Sub-Registrar moodbidri.  
Identified by. T. Balasubhama Shetty. S/o. T. Koraqashetty. Ana.

- nd Nivas Thodar. M. Gurudatta Acharya. Gurudatta Ach  
- arya S/o. Ganapathi Acharya Nagarakatte. moodbidri. B/o.  
- Krishnappa Naik Sub-Registrar moodbidri. Registrars No.

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

date 16-11-2000. B. Krishnappa Naik Sub-Registrar

— (Seal) —

92

MR. Reg

Registration

Miscellaneous

Mr. Mohan.

Charmoddi

b) B. Keerthi

mac Shetty

modidru

shetty.ana

edathna Ach

modidru.Bro

uclar No:-



ANR 841/15-16  
Ch 29

DOCUMENT NO 844 OF 2000-01 OF BOOK I.

contains 4 sheets, 1st sheet - B.I.N. full Registration.

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,  
Betkeri, Pranthyia Village,  
MOOBIDRI.
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, Pranthyia Village,  
Mangalore Taluk,  
MOOBIDRI.
4. MR. K. USMAN,  
aged about 42 years,  
Son of Haji Soofi Kunha,  
Vidhya Nagar, Pranthyia Village,  
Mangalore Taluk,  
MOOBIDRI.

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

...2/-

— B. Keerthivarma Shetty —

g

l

CA NO 84/1576 Document No 440 of 2000 - 3 ---  
contains 7 sheets and sheet B.K.N Sub Registrar

-: 2 :-

31 -

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 & Laxmimathi 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

.../-

— B. Kavutivarma Shetty —

✓

Ch

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. Murthy —

✓

Qz

-: 4 :-

5/-

property, namely, the warf 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. Karthik Vasimha Shetty —

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Ch

- 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 herebysold 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:-

S. NOL      S. D. NO.      KISSAM.      EXTENT.  
A - C.

341 Southern Non-Agricultural 1-02  
Portion. (Converted)  
(Marked Orange in the annexed plan).

2005/1

— B. *neotropicalis* *shettyi* —

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Ch

A NO 84 / 15-16

DOCUMENT NO 84 OF BOOK I OF 2000-01.

Contains 4 sheets & is held - B.I.R.N. BULRIGITRAN.

-- 6 --

-- 29 --

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 Thahasildar of Karkala Taluk,

dated: 06-07-1998 passed in ALN.CR.95/98-99. ~~The market value of the above property is Rs. 5,61,000/- to be 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 Ghosiy.
4. K. M. Duman.

VENDORS.

WITNESSES:-

1. Shobha Salian Shobha Salian Chetan Varma. S. Advocate. Moodbidri
2. K. Narayana S/o Babu Belval

DRAFTED BY:-

*Chetan*

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

document NO 84 of 2000-01 of book I contains 4 sheets

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C.A. NO 84/15-1698

7<sup>th</sup> sheet - B.M.N. Sub-Registrar

In document No of collection & as shown below. L

"Telecopy"

Registration No of collection:- No. 1

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Compared by ~~Reed~~ ~~800~~

PM  
16/11

Sub-Registrar

Not - Accompanying filed at page 435436

in volume 61<sup>st</sup>. of book L

on  
81.

Ch

25/11/84  
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4<sup>th</sup> sheet - B.M.N. Sub-Registrar : C.A.NO 84/15-169  
48

In document No of collection (a) ക്ലൗഡിംഗ്. L

## "Telescopey"

Integration no of collection:- No. 1

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Compared by T. A. P. 300

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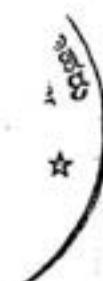
Sub-Registrar.

Not - Accompanying filed at page 435436

See Volume 61% of Book L

82.

9



True copy no of pages 11  
True copy no of corrections VIII (Eight) only.

Copy prepared by. Dy/

S. R.O.: Moodbidri.

Date: 14/5/15

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Gram  
ಉತ್ತರ ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಕುಂಟಾಲಪುರ, ಕ.ರ್.ಎ.

Appendix 2A

Certificate Under

Stamp Act 1951

Certified that

records

Rupes... .

being the

proper / of

✓GBM

Under C. I. or

✓H/Order

No. ....

Bank

14/5/15

✓

By Sri / Smt. Devi of D.Y.

✓

Residing at

Moodbidri

✓

Gram  
ಉತ್ತರ ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಕುಂಟಾಲಪುರ, ಕ.ರ್.ಎ.

11