e-Stamp Certificate No.: IN-KA27483910264851X
Certificate issued date: 17-04-2018 11:42 AM
Account reference: SIMPLE-DVH/2018/6120
Unique doc. reference: SUBIN-KA2748391026485118X

Stamp duty paid: Rs. 1,92,500/-
Description of document: Sale deed
Consideration price: Rs. 38,50,000/-
First party / Second party: as in the deed

ABSOLUTE SALE DEED

This Deed of Absolute Sale is made and executed on this 18th day of April, 2018, at Devanahalli, Bengaluru Rural District.

BY:
Sri Chikkanna, S/o Late Muniyappa, aged about 62 years, residing at Thammenahalli Village, Channarayapattana Hobli, Devanahalli Taluk, Bengaluru Rural District (hereinafter called the VENDOR, which expression shall include his heirs, legal representatives, successors and assigns).

IN FAVOUR OF

Sri Ramesh Gowda, S/o Late Hanumappa, aged about 44 years, residing at Doddaballapura Road, Devanahalli Town (hereinafter called the PURCHASER, which expression shall include his heirs, legal representatives, successors and assigns).

WHEREAS the Vendor is the absolute owner in possession of the schedule property, having purchased it under a registered sale deed dated 12-08-1996, registered as Document No. 1182/1996-97 in the office of the Sub-Registrar, Devanahalli, and his name is entered in the revenue records. The Vendor has offered to sell the schedule property, and the Purchaser has agreed to purchase it, free from all encumbrances, for the total sale consideration of **Rs. 38,50,000/-** (Rupees Thirty Eight Lakh Fifty Thousand only).

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In consideration of the sum of Rs. 38,50,000/- paid by the Purchaser to the Vendor by account payee cheques and bank transfers before the Sub-Registrar, the receipt of which the Vendor hereby acknowledges, the Vendor hereby conveys, transfers and assigns to the Purchaser the schedule property absolutely and forever.

2. The Vendor declares that the schedule property is free from all encumbrances, mortgages, litigation and acquisition proceedings, that he has not agreed to sell it to anyone else, and that he has delivered vacant and peaceful possession of it to the Purchaser today.

3. The Vendor shall, at the cost of the Purchaser, do everything needed to have the name of the Purchaser entered in the revenue records.

4. The market value of the schedule property as per the guidance value is Rs. 36,00,000/-. Stamp duty of Rs. 1,92,500/- has been paid through the e-Stamp certificate above, and the registration fee has been paid at the office of the Sub-Registrar.

SCHEDULE

All that piece and parcel of agricultural dry land bearing Survey No. 41/2, measuring 5 acres 20 guntas, situated at Thammenahalli Village, Channarayapattana Hobli, Devanahalli Taluk, Bengaluru Rural

SPECIMEN

District, and bounded on the:

East by: Sy. No. 42 West by: Village road North by: Sy. No. 41/1 South by: Sy. No. 40

IN WITNESS WHEREOF the Vendor and the Purchaser have signed this deed on the day, month and year first written above, in the presence of the witnesses.

VENDOR Sri Chikkanna	PURCHASER Sri Ramesh Gowda
WITNESS 1 Sri Venkatesh S/o Late Narayanappa, Thammenahalli	WITNESS 2 Smt Sunanda W/o Sri Nagaraj, Devanahalli

Registration endorsement. Presented for registration at the office of the Sub-Registrar, Devanahalli, on 18-04-2018 between 11:00 and 13:00 hours by the Purchaser. Registered as Document No. 2310/2018-19, Book 1, Volume 214, pages 118 to 124. Registration fee Rs. 38,500/- paid. Sub-Registrar, Devanahalli.

SPECIMEN sale deed for learning the format. Every person, number, date, e-stamp and registration detail is fictional. It is not a registered document and has no legal value.

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