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09-10.

ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆಡಳಿತ ಸಂಖ್ಯೆ ಕಳಾ 152 ಮುನ್ಸೂಚನೆಯ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಬಿ:  ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಘಾತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶಾಲ್ಯ ರೂ.
Total stamp duty paid Rs.

DEED OF SALE OF IMMOVABLE PROPERTY FOR Rs. 30,00,000/-
(RUPEES THIRTY LAKH ONLY)

THIS DEED OF SALE is executed on this 29th day of January 2010 by:

Mr. P. Narayana Alva, S/o. Guddappa Alva, aged 43 years, residing at 'Raj Garden', Mangaladevi Temple Road, Mnagalore-575001, herein after called the '**VENDOR**' of one part.

IN FAVOUR OF

M/s. BIZARRE BUSINESS CORPORATION LTD., duly registered under the Companies Act, bearing Reg. No. U52100KL2009PLC02044, having its registered office at No. 44/3188-A-9, near Kaloor Juma Masjid, Deshabhimani Road, Kaloor Kochi-17, represented by its Chief Executive Officer **Mr. Gopinathan K.T.**, S/o. Velayudhan Nair, aged 47 years, Residing at 'Nandanam', Kalarikkal Road, Kolazhi, P.O., Thrissur-10, as per authorization letter issued by the Chairman & managing Director dated 23-01-2010, hereinafter called the '**PURCHASER**' of the other part. (Pan No. AADCB8326L)

P. Narayana Alva



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

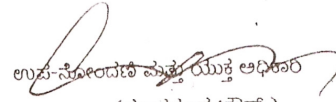
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಗೋಪಿನಾಥ್.ಕೆ.ಟಿ ಮೆಸರ್ಸ್ ಬಿರ್ಲಾರ್ ಬಿಸಿನೆಸ್ ಕಾರ್ಪೊರೇಷನ್ .ಲಿ. ಚೀಫ್ ಎಕ್ಸಿಕ್ಯೂಟಿವ್ ಆಫೀಸರ್ , ಇವರು
201600.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	201600.00	ಡಿ ಡಿ ನಂ 749326 ಕೆನರಾ ಬ್ಯಾಂಕ್ ಮಂಗಳೂರು ದಿ 25-1-2010
ಒಟ್ಟು :	201600.00	

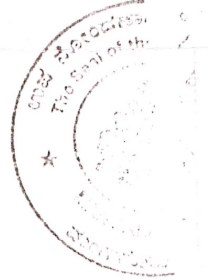
ಸ್ಥಳ : ಮಂಗಳೂರು ಟೌನ್

ದಿನಾಂಕ : 25/01/2010


(ಮಂಗಳೂರು ಟೌನ್)

Sub-Registrar
Mangalore City

Designed and Developed by C- DAC ,ACTS Pune.



The expressions '**VENDOR**' and '**PURCHASER**' shall mean and include their heirs, legal representatives, executors, administrators, successors and assigns;

WHEREAS the immovable property more fully detailed in schedule here below and herein after referred to as schedule property belong to the vendor absolutely he having acquired the same as per terms of a registered sale deed duly registered as document No. MGC-1-02357-2005-06, in C.D. No. MGCD29, Book No. I, dated 16-08-2005, on the file of S.R.O. Mangalore City and ever since then, he has been in actual possession and enjoyment of the same as an absolute owner thereof by mutating R.T.C and such other revenue records in his name.

AND WHEREAS the **VENDOR** is desirous of disposing of the schedule property acquired by him as aforesaid, in favour of a willing Purchaser in order to meet his pressing commitments.

AND WHEREAS the **Purchaser** on coming to know of the intention of the Vendor herein had approached the Vendor and offered to purchase the schedule property for Rs. 30,00,000/- (Rupees Thirty Lakh Only).

AND WHEREAS the offer made by the Purchaser to the Vendor being considered as fair and in par with the market value the Vendor has agreed to sell, transfers and convey free, unencumbered, marketable title over the schedule mentioned property unto the Purchaser subject to certain terms and conditions mutually agreed upon.

AND WHEREAS the mutually agreed terms and conditions are now decided to be reduced to writing.

NOW THEREFORE, this Deed of Sale witnesseth as follows:

1. That in consideration of the **PURCHASER** paying in all a sum of Rs. 30,00,000/- (Rupees Thirty Lakh only) to the **VENDOR** towards the agreed sale consideration for the sale of schedule property in the manner

P. Rajan

indicated hereinafter, the Vendor doth convey, transfer and sell all his right, title and interest over the schedule mentioned property in favour of the Purchaser.

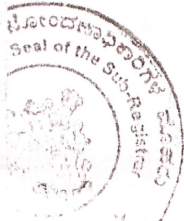
2. That the aforesaid consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) has been paid by the Purchaser to the Vendor by way of R.T.G.S transfer to the account of the VENDOR bearing A/c No. 1553101001196, held in Canara Bank, Mangalore branch. Thus the Vendor has received the entire sale consideration in the manner set out above and hereby confirms that the same is in full and final quittance of the entire sale consideration payable by the purchaser to the vendor.

3. The **PURCHASER** has been put in actual possession of the schedule property on this day and shall hereafter hold and enjoy the same absolutely for ever without any let, claim or hindrance by or on behalf of the **VENDOR**.

4. The **VENDOR** covenants with the **PURCHASER** that the schedule property is not subject to any mortgage, Court Orders, injunction or attachment etc and that the same is free from all encumbrances and that he has got a valid and clear marketable title to the said property and that on such assurance and representation of the **VENDOR**, the **PURCHASER** has purchased the schedule mentioned property.

5. On the strength of this deed, the **PURCHASER** shall be competent to have Revenue Khatha, Record of Rights, Corporation Khatha and other Property Registers with Public Authorities transferred in its name and enjoy the schedule property as its own and absolutely.

6. The **VENDOR** has assured the **PURCHASER** that if any further Deed or Documents are to be executed, he will execute all such Deeds or Documents at the cost of **PURCHASER** so as to more effectively confirm having conveyed the schedule property in favour of the **PURCHASER**.



of 20...
Contains...
Document No...
HSCC
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of 2008/1

P. Abey