

45 (A)

14/2/85

3000Rs.



17806

3000/-

K. D. D. K. S.

17.12.85

DEED OF SALE OF NON-AGRICULTURAL IMMOVABLE
PROPERTY HELD ON WARG RIGHT FOR Rs.42,500/-
(RUPEES FORTY TWO THOUSAND AND FIVE HUNDRED)
ONLY.

THIS DEED OF SALE is executed on this 20th day
of December 1985 by

ALBERT VICTOR LASRADO, son of Jaki Lasrado,
Christian, aged 83 years, residing at 401,
Super Star, 17, Perry Road, Bandra, Bombay,
represented by his attorney Edwin D'Souza,
son of Gilbert D'Souza Christian, aged
36 years, residing at Lower Bendore, Kankanady,
Mangalore, duly authorised in this behalf as
per Power of Attorney dated 8.6.1984 executed by
him and authenticated by the Notary Public of

206

...2



Document No. 1412
of 10-85-86 of Book I
Serial No. 181 Shree
D. D. D. K. S.

D. D. D. K. S.

Presented at 12.20 PM
on 27-12-1985 in the
office of the Sub-Registrar of
Mangalore City with fee paid
as follows:

1. Registration	420.00
2. Copying	1.00
3. Endorsement	1.20
4. Miscellaneous	20.00
5. Stamping	5.00
6. Drawing	1.00
Total	448.00

Execution admitted by

 E. M. (As Agent)

Identified by

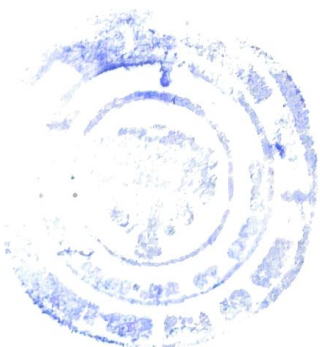
1) M. Loba s/o Kati pati Loba. Bijari
Mangalore

2) C. Gonsalves s/o S. Gonsalves Kohari
Mangalore

Sd/- 27.12.1985

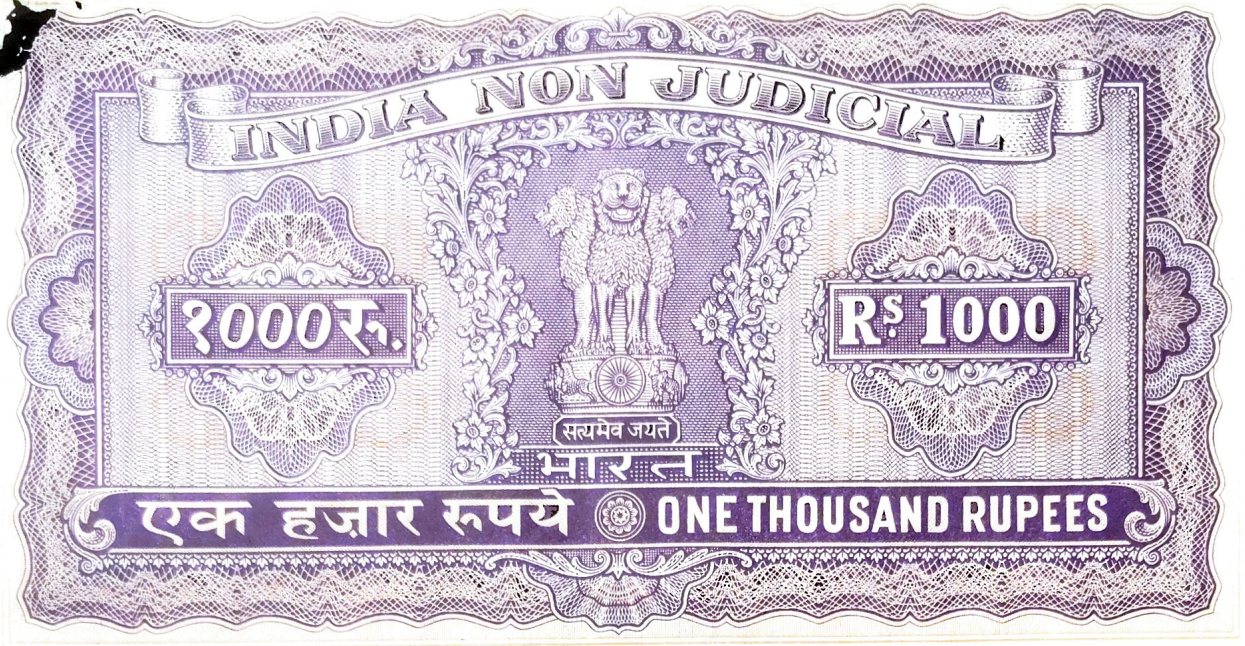


Head Quarter Sub-Registrar
Mangalore City



Registered as No. 1412 of the
Year 1985-86 at Pages 83-100
Volume 449 of Book I

Date 30.12.1985 Sub-Registrar
Mangalore City



17807 1600
 K. Dinker
 17-12-80
 District Court Bangalore

--: 2 :--

Union of India at Bombay,
 hereinafter called the VENDOR of the one part

IN FAVOUR OF

K.DINKER, son of K.Subba Rao, aged 32 years,
 residing at Fathima Block, Opp.Seminary Work-
 shop, Kenkanady, Mangalore,

hereinafter called the PURCHASER of the other part.

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

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Document No. 16/2
 of 10-85-86 of Book I
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Certified that the deficit Stamp duty of Rs. 3754-
[Rupees Three thousand Seven hundred fifty] only has been
remitted to the State Bank of India, Mangalore, vide ch-NO.
S/53 dt 28-4-1987. as per order no: STP 464/85-86. dt 25-4-1987
of the Special Deputy Commissioner, Mangalore D.K. Jay Sr.
K. Srinivas. S/o. Subbar Rao.

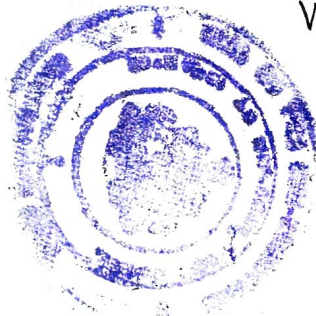
Date: 28-4-1987.

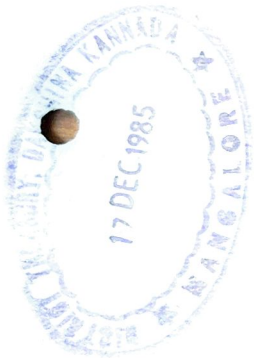
For Deputy Commissioner
South Kanara, Mangalore
M. S. Srinivas

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Registration PIN & M. 380:00 in Revenue
M 5-5-1987 as per order no STP. 464/85-86
of the Special D.C. & D.A. D.K.
Dt 5-5-1987.

M. S. Srinivas
Sub. Officer





17808 100/-
 K. Dimkar
 17-12-85
 [Signature]
 [Stamp]

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WHEREAS the immovable property more fully described in schedule herebelow belongs to the Vendor, absolutely he having acquired the same as per settlement deed dated 21.3.1930 registered as Document No. 625/1930 entered in Block No.I, Volume 527 at pages 103 to 112 in the office of Registrar of D.Kannada and ever since then, he has been enjoying the said property with actual possession as absolute owner thereof;

AND WHEREAS the Vendor has become desirous of disposing of the schedule mentioned property for a fair consideration;

[Signature]

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Document No. 1412
 of 10-85-86 of Block I
 9
 344 Shree
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 13000



17810 75/-
 K. Dinkar
 17-12-85
 [Signature]

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AND WHEREAS the Purchaser having come to know of the intention of the Vendor became desirous of purchasing the said property;

AND WHEREAS the various terms and conditions of sale have been mutually discussed and are agreed to between the parties;

NOW, THEREFORE, this Deed of Sale is executed and witnesseth as follows:-

1. In consideration of the Purchaser paying to the Vendor the total consideration of Rs.42,500/- (Rupees forty two thousand and five hundred) only payable as hereinafter set out, the Vendor does hereby convey, sell, transfer and assign all that piece and parcel of land and building more fully described in the schedule herebelow unto the Purchaser to be held and enjoyed by

[Signature]

...5

Document No. 1412
 at 10-85-86 of Block 9
 4th Street
 130880

18



16/809 75/-
K. Dinkar
17-12-85

--: 5 :--

him absolutely for ever without any let, claim or hindrance by or on behalf of the Vendor.

2. The aforesaid consideration of Rs.42,500/- has already been paid by the Purchaser to the Vendor and the Vendor hereby admits the receipt of the same and acknowledges that the entire consideration is discharged in full quittance.

3. The Purchaser has this day been put in actual possession of the schedule mentioned property 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 mentioned property is not subject to any mortgage, court order, injunction or attachment and



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5th Nov 85
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Bhat

and that the same is free from all encumbrances and that he has got clear and valid marketable title to the said property and on this assurance and representation of the Vendor, the Purchaser has purchased the schedule mentioned property.

5. The Vendor has assured the Purchaser that if any further deeds or documents are to be executed, he will execute all such deeds or documents at the cost of the Purchaser so as to more effectively confirm having conveyed the schedule mentioned property in favour of the Purchaser.

6. The property retained by the Vendor on the northern side of schedule mentioned property adjoining to National Highway and shown in red colour in the plan annexed hereto is left out for road margin and the Purchaser shall be competent to get road access and use the same as road for ingress and egress to the schedule mentioned property without any interference or objection by or on behalf of the Vendor.

7. On the strength of this deed, the Purchaser shall be competent to have the Revenue Khata, Record of Rights, Corporation Khata and other property registers with public authorities transferred in his name and enjoy the schedule mentioned property as his own.

8. The property hereby conveyed is delineated in the annexed plan and is coloured ^{blue} ~~yellow~~. The said plan annexed hereto shall form part of this deed.

SCHEDULE
DESCRIPTION OF PROPERTY

Non-agricultural immovable property held on warg right situated in Kadri village of Mangalore City (ward not separated and T.S.No. not assigned) within Mangalore City Sub Registration District of D. Kannada District.

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6th Floor
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<u>S.No.</u>	<u>Extent</u>	<u>Which portion</u>
29-5D	A Cs 0.20	South western

BOUNDARIES:

North - Road margin

South and West - Survey line

East - Portion of same S.No.

containing portion of residential building bearing D.No.
4-19(Old D.No.4-23) with all mamool easementary rights
appurtenant thereto.

PARTICULARS FURNISHED UNDER RULE 19
OF THE KARNATAKA STAMP RULES

1. Area of the property : As stated above
2. Plinth area of the structure : 52 Sq.Mts.
3. Material of the wall and roof : Mud wall and tiled roof
4. Special features : Nil
5. Year of construction : More than 60 years old structure.
6. Market value of property : Rs.42,500/-

(This property is situated 35 feet lower in level than the main road and as such the market value of the same is Rs.42,500/- only)

The above property is building and appurtenant land within the ceiling limit and necessary declaration in the prescribed form has been submitted in this regard.

The above property is being building and appurtenant land does not come under the purview of the Karnataka Land Reforms Act and the Karnataka Prevention of Fragmentation and Consolidation of Holdings Act.

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4/4-2008
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IN WITNESS WHEREOF, the Vendor has signed this
deed on the date and year first above written at
Mangalore.


V E N D O R

Witnesses:

1. H. Towers (G. Towers) s/o. Late L. D. S. Towers
Aleppe Village, Taluk Mangalore
2. H. Lomena s/o Mr. Harish Lomena
Ramesh Chitra Compound
Mangalore.

Drafted by:

Jagadeesh Rao T.
(Jagadeesh Rao T.)
Advocate
Kodialbail, Mangalore-575003

RECEIVED NO. 1412
11-10-85
85-86
9-10-85
85-86

8-11

DIST : DAKSHINA KANNADA

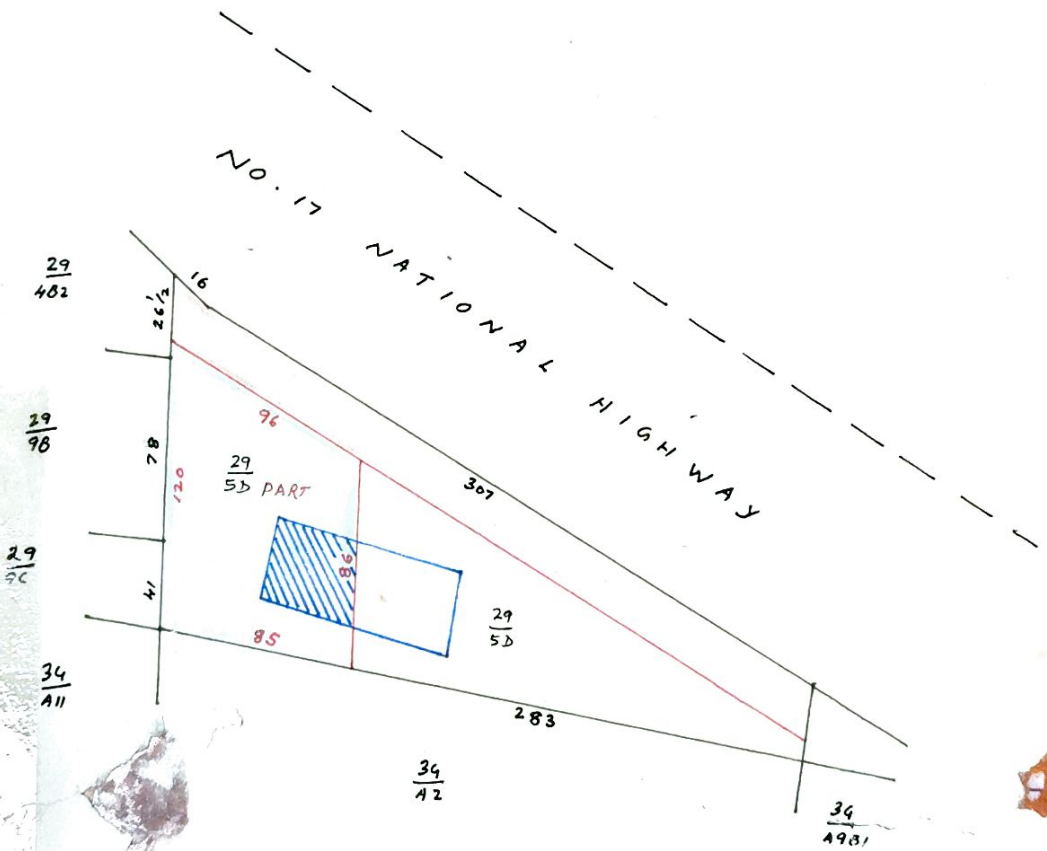
MANGALORE CITY CORPORATION

VILLAGE NO. 87 B KADRI

WARD NO.



SCALE ONE INCH = 66 FEET



X :

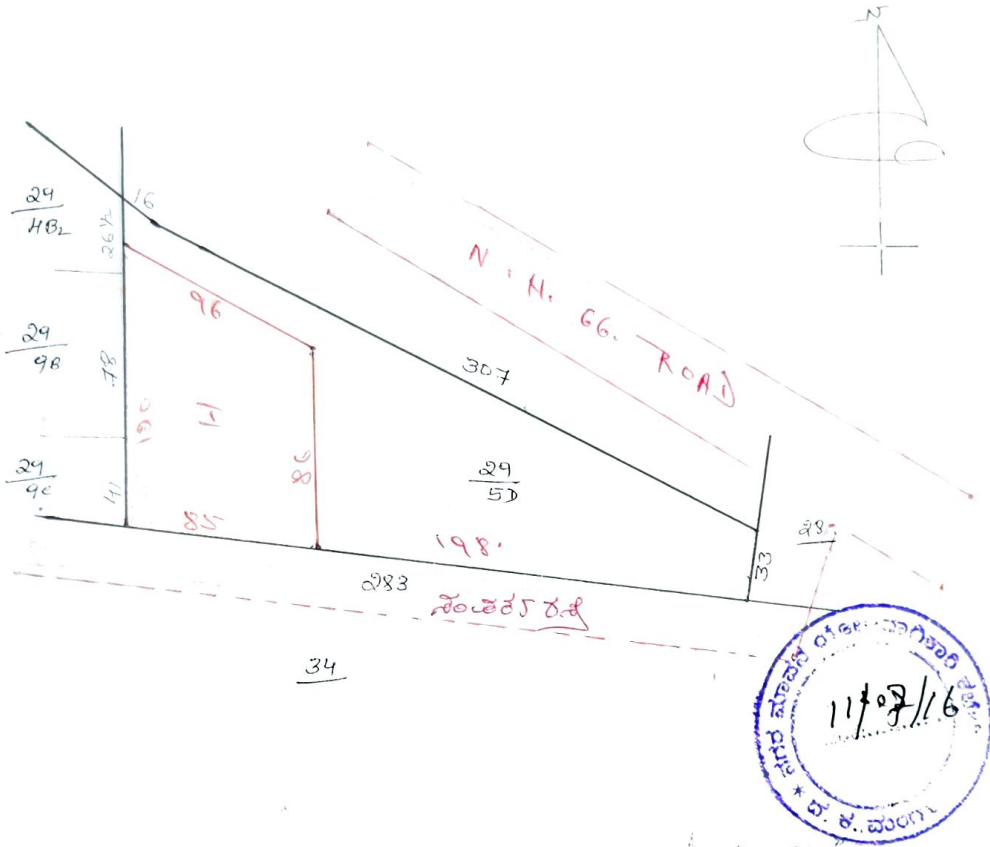
NO. OF OUR	T. S. No.	R. S. No.	CENTS	SO. FEET	SO. MTRS.	PLINTH AREA OF BUILDING
	-	29/50 PART	20.00	8712	809.40	52 Sq. mts

10/10/2018
86/1419
9 of 10
9/11/2018
12/08/2018

ಜಿಲ್ಲೆ: ದ. ಕೆ. ಜಿಲ್ಲೆ
ತಾಲ್ಲೂಕು: ಮಂಗಳೂರು

ಸಂ. ನಂ: 29 / 5D

ನಂ: 29 B
ಗ್ರಾಮ: ಕೆ. ಕೆ.



Scale 1" = 66 feet

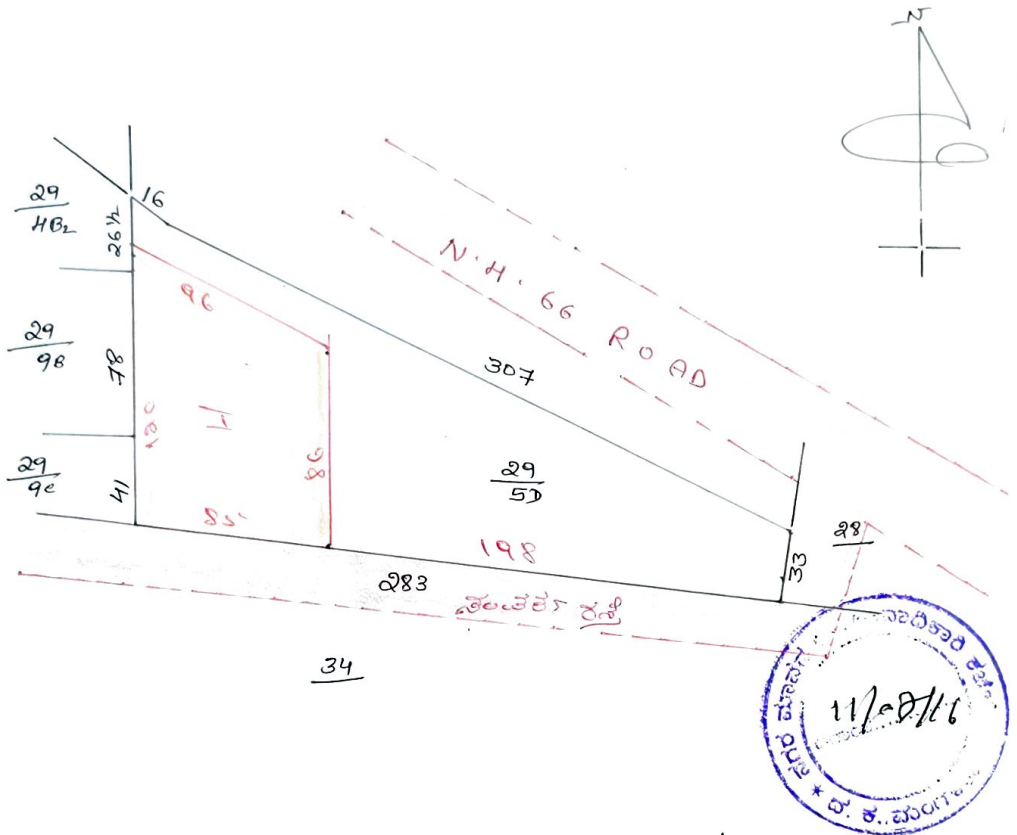
ಸಂಖ್ಯೆ.ನಂ	ವಿಸ್ತೀರ್ಣ	ವಿವರ
29 / 5D I	0 - 20	ಕೆ. ದೀಪಕ ರವರು ಮೊದಲಿನಿಂದಲೂ ಕಾಯ್ದಿರಿಸಿರುವ ಸ್ಥಳ

ಯು. ಪಿ. ಟಿ. ಆರ್. ದಾಖಲೆ / ಅಪೇಕ್ಷಿತ
ಭೂ ಪರಿವರ್ತನೆ 2147 / 16-17
ಭೂಮಾಪಕರು ಅನುಮೋದನೆ ನೀಡಿದ ನಕ್ಷೆ

ಭೂಮಾಪಕರು
ನಗರ ಮಾಪನ ಕಛೇರಿ
ಮಂಗಳೂರು, ಕೆ. ಕೆ.

ತಪಾಸಕರು
ನಗರ ಮಾಪನ (ಯು.ಪಿ.ಟಿ.ಆರ್.)
ಮಂಗಳೂರು

ನಂ: 87B
ಗ್ರಾ: - ಶ್ರೀ.



Scale 1" = 66 feet

శ్రేణి.నం	విస్తీర్ణం	వివర
$\frac{29}{50}$	0-20	శ్రీ. దివకర రెవెన్యూ మోడల్‌చేరి శాసనసభ నియోజకవర్గం

ಯು. ಪಿ. ಬಿ. ಆರ್. ಪಾ. ಇಂ. / ಅಪರೇಟಿಂಗ್
ಭೂ ಪರಿವರ್ತನಾ 2147/116-47
ಭೂಮಾಪಕರು ಅಧೀನದಲ್ಲಿ ಇರುವುದು ಸ್ಪಷ್ಟ


B. S. Srinivas Murthy
ನಗರ ಮಾರಾಟ ಕಛೇರಿ
ಮಂಗಳೂರು, ಕೆ.ಆರ್.

ತಪಾಸಕರು - 11/11/16
ನಗರ ಪಾಲಿಕೆ (ಯು.ಪಿ.ಓ.ಆಫೀಸ್)
ಮಂಗಳೂರು.