

118/79-80

5000RS.



CERTIFIED THAT AS A SINGLE SHEET OF THE REQUIRED VALUE IS NOT AVAILABLE THE FEWEST POSSIBLE SHEETS TO MAKE UP THE REQUIRED VALUE HAVE BEEN SUPPLIED.



SK 10/84
 This Receipt Paper Value Rs. 5000 Rupees
 Issued by the Post Office
 Mangalore, Karnataka, India.
 & delivered by P. B. Ramiah

Pravin 20/80
 PREASURER.
 EX-OFFICIO VENDOR
 TREASURY, MANGALORE

DEED OF SALE OF IMMOVABLE PROPERTY FOR Rs. 3,50,000-00.



This deed of sale of immovable property made between:

1. Parvathi G. Bhat, aged 37 years,
wife of K. Gopalakrishna Bhat.
2. Rajeshwari, aged 31 years,
wife of K. Narayana Nidvannaya.
3. Balakrishna Bhatta, aged 34 years,
son of Narasimha Bhat.
4. G.K. Mahabaleshwara Bhat, aged 41 years,
son of G. K. Ramayya Bhat.
5. Parameshwari, aged 48 years,
widow of P. Ishwara Bhat.

contd....2

K. K. Mahabaleshwara Bhat

Presented ~~the instrument~~ on 7.12 Noon and 12.30 PM
 on 24-3-1980 in the
 office of the Sub-Registrar of
 Puttur with fee paid as
 follows.

	Rs.	P.
Registration	3500	00
Copying	15	00
Endorsement	1	00
Miscellaneous		
Mutation	44	00
Total	3560	00

by RTM for The K.V.V. Pongha H.S.
 Mangala
 Managing Director

EXECUTION - ADMITTED BY

RTM



Parvathi G. Bhat, w/o K. Gopalakrishna Bhat
 Sameetha of Puttur Kasta

RTM



ಕುಮಾರಾಂಗಲಾ, w/o K. Narayana Nidrananna
 Kumara Mangala of Panchachedy, Puttur Tq.

RTM



P. Balakrishna Bhat S/o Narasimha Bhat
 Patte of Madaganur, Puttur Tq.

RTM



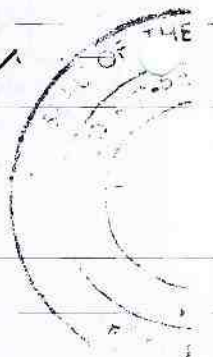
S. K. Mahalingam S/o G. K. Ramanna
 Paduvannur, Puttur Tq.

RTM



P. Parameshwari widow of P. Ishwara Bhat
 Kalmadka of Sullia Tq.

P. Parameshwari - Mother or guardian of
 minor children Vidaya and Ramisha.





Document No. 110
of 1979-80
Contains 13 sheets
Sub-Register
MANGALORE
MAR 1980

Handwritten note: This Receipt Paper Valid (5000) Rupees. Issued by the Government of Karnataka, Mangalore. Issued by B. Ramesha

Signature: P. Ishwara Bhat
TREASURER,
EX-OFFICIO VENDOR
MANGALORE

-: 2 :-

6. Rama Bhat, aged 26 years
7. Shashidhara Bhat, aged 24 years.
8. Pushpa, aged 22 years.
9. Geetha, aged 19 years
10. Udaya, aged 17 years
11. Ramesha, aged 15 years.

Children of P. Ishwara Bhat, 10 and 11 are minors by guardian mother No.5

All are agriculturists, No.1 is residing at Samethadka of Puttur Kasba village, Puttur Taluk; No.2 is residing at Kumara Mangala of Panchappady village, Puttur Taluk; No.3 is residing at Patte of Badagannur village, Puttur Taluk; No.4 is residing at Paduvannur village, Puttur Taluk; No.5 to 11 reside in Kalmadka of Sullia Taluk.

Hereinafter called the Vendors and

Signature: C. K. Mahalingam

LTM



Kannur

LTM



P. S. Ghidra

LTM



Peetha P.

LTM



Geetha P.

LTM.

all are agriculturists.

Chitram P. Ishwara Bhat
Kalmasha of Sullia Tq

Mahady, S/O G. Ishwara Bhat as
Managing Director of the Karnataka Vyavasaya
Varthaka Sangha Ltd. Mangalore.

entified by.....

D.V. Venuki C.D. Vishnu moorthy Hebbar

Son of Subreya Hebbar. Kemoinje village.

D. C. K. Gopalakrishna Bhat S/O K. Rama

- Krishna Bhat Samsthadra House P.O. Darda Post

A cheque No. 396662 dated 24-3-1980 for Rs. 61,464.66
(Sixty one thousand four hundred + sixty four and four sixty six paise)
drawn on Karnataka Bank Ltd, Mumbai, Mangalore in favour



Document No. 218/80
of 1979-80
Contains 13
pages
20 MAR 1980
Sub-Registrar
MANGALORE

Handwritten note: This Receipt paper Value (5000/-) is for the purpose of the purchase of the property in the name of the Karnataka Vyavasaya Varthaka Sangha Ltd. and is not to be used for any other purpose.

Signature
20/3/80
OFFICE
MANGALORE

-: 3 :-

12. The Karnataka Vyavasaya Varthaka Sangha Ltd., A registered company functioning under the companies Act 1956 represented by its Managing Director G. Sham Bhat, son of G. Ishwara Bhat, aged 46 years, hereinafter called the Vendee Witnesses as follows:-

WHEREAS a portion of the property described in Schedule A herebelow belonged to Vendor No.1 and Betta P. Ishwara Bhat and Raghavendra having purchased the same from Krishna Bai as per deed of sale dated 28.3.1979 for Rs.35,000-00 and registered as document No.740/78-79 at pages 115 to 120 of Volume 545 of Book I of the office of the Sub Registrar of Puttur and

cont...4

Handwritten signature

I Sub. B. Parameshwari is delivered by the claimant to applicant No. 5 Sub. Parameshwari in my presence.

Attest

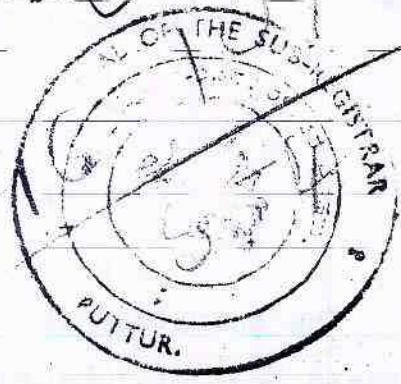
P. Parameshwari

24/3/1980

SUB-REGISTRAR, PUTTUR.

Registered as No. 718 of the year 1979-80 at pages 96-109 volume 554 of Book I

Date 28-3-1980 Sub-Registrar.



C





*SAEWD) This Receipt paper valued Rs. 5000/-
Rupees in Hindi is duly received by
Shri. Karnataka. Uppanaya. Venkata. Sanyal
for registration and discharge of
Dr. Ramappa*

Alian 3/80
OFFICE OF THE
SUB-REGISTRAR, MANGALORE
7/8/80

Document No. 218
of 1979-80 of Book I
Contains 13 Sheet
475 Sheet

Sub-Registrar

-: 4 :-

WHEREAS the remaining portion of the A Schedule property belongs to Vendors 3 and 4 having purchased the same from B. Krishna Bai for Rs.20,000/- as per deed of sale dated 29.5.1979 and registered as document No.138/1979-80 at pages 81 to 85 of Volume 546 of Book I of the office of Sub Registrar of Puttur and

WHEREAS the purchase in favour of the aforesaid Raghavendra was Benami for Vendor No.2 and the said Raghavendra has released his benami right in favour of Vendor No.2 as per deed of release dated 26.5.1979 registered as document No. 135/1978-79 at pages 44 to 46 of Volume 547 of Book I of the office of the Sub-Registrar of Puttur and



C. K. Mahalingam

contd....5



Document No 718
of 19.7.80
Contains 13
..... 54 Sheet
..... 20 Sheet
Sub-Registrar
20

Recd. of this receipt paper value of
Rs 5000/- Rupee due to the deceased
to the Government by way of Vendors Bhat
of H. H. Nagar and others
B. R. K. S.

3/8/80
EX-OFFICIO VENDOR
TREASURY, MANGALORE

-: 5 :-

WHEREAS the aforesaid P. Ishwara Bhat has died intestate leaving behind him Vendors Nos 5 to 11 as heirs and his interest in the property purchased by him as aforesaid has devolved on Vendors 5 to 11 under Hindu Succession Act of 1956 and consequently the Vendors are absolutely entitled to the property described in Schedule A hereunder and they are in possession and enjoyment of the same and

WHEREAS vendors 1 to 4 and the aforesaid P. Ishwara Bhat with the intention of forming a firm under the Partnership Act have constructed building in the said property by contributing their own funds but no partnership was formed on account of disagreement between the parties and

REGISTRAR

[Handwritten signature]

contd...6



CERTIFIED THAT AS A SINGLE SHEET OF THE REQUIRED VALUE IS NOT AVAILABLE THE FINEST POSSIBLE SHEET TO MAKE UP THE REQUIRED VALUE HAVE BEEN SUPPLIED



503 This Stamped Paper Value for 1000 Rupee
One thousand only issued to the Kannada
Vyavahar. Dantale. Sanga, D.V. Mangalore. and
delivered to B. Ramiah.

TREASURER
EX-OFFICIO VENDOR
OF TREASURY, MANGALORE

-: 7 :-

Sub-Registrar

has agreed to buy the A Schedule property for Rs.3,50,000-00.

NOW in consideration of the said sum of Rs.3,50,000-00 (Rupees three Lakh and fifty thousand) the Vendors hereby convey Transfer and assign to the Vendee the property described in Schedule A herebelow together with buildings, easements and privileges and put the Vendee in actual possession of the said property. The Vendee shall be entitled to hold and enjoy the said property absolutely. Hereafter the Vendor shall have no right, title or interest whatsoever in the said property.

The consideration of this sale viz. Rs.3,50,000-00

contd...8

G. H. ...

Document of 1929...
Contains ... Sheet
... Sheet





of 1979-80
 Contains 13 Sheet
 8.75 Sheet
 Sub-Registrar
 BANGALORE

*exp 500 This Receipt paper Value of Rs 750/-
 Rupee been here as per sheet Rs.
 to the Karnataka Company under the
 order of the court delimiting the*

[Signature]
 TREASURER,
 EX-OFFICIO VENDOR,
 BANGALORE

-: 8 :-

has been paid to the Vendors as follows which the Vendors hereby acknowledge.

- 1) A sum of Rs. 17,000-00 out of the sale consideration is appropriated towards the account of Vendor No.3. A sum of Rs.17,000/- is thus paid by Vendee to the Vendors Rs.
- 2) Out of the Consideration of this sale a sum of Rs.13,500-00 is appropriated towards full satisfaction of the amount of advance borrowed by Vendor No.4 from the Vendee. The Vendors thus hereby acknowledge receipt of Rs.

Rs.17,000-00

Rs.13,500-00

contd...9

[Handwritten signature]



*This Receipt paper Value of Rs. 200/- Rupee
was issued only, issued to the Vendor. By value
Nantala. Receipt, etc., of receipt. and dated
In, B. Ramesh*

Man
EX-OFFICIO VENDOR
OF TREASURY, MANGALORE
21/3/80

-: 9 :-

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Sub-Registrar

3) Out of the consideration of this sale a sum of Rs.30,220-20 is appropriated towards the full satisfaction of the loan account of late P. Ishwara Bhat the husband of Vendor No.5 and father of Vendors 6 to 11 which was borrowed by him from the Head Office and Puttur Branch office of the Vendee. By so appropriating the Vendors hereby acknowledge receipt of Rs.

Rs. 30,220-20

4) A sum of Rs.6625-00 out of the consideration of this sale is appropriated towards the amount due from Vendor No.6 to Vendee on account of the loan borrowed by the former from the later. The Vendors thus acknowledge receipt of a sum of Rs.

Rs. 6,625-00



H. Mahalingam

contd....10



DAKSHINA KARNATAKA
20 MAR 1980
MANGALORE.

This document paper is valid only for the purpose of the receipt of Rs. 43,329-50 only. Issued to the Receiver of the Government of Karnataka, Bangalore.

Handwritten signature
SECRETARY, MANGALORE

-: 10 :-

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Contains 13 Sheets
(of 5) Sub-Registered.

A sum of Rs.43,329-50 out of consideration of this sale deed is appropriated towards the amount due from Vendors No.5 to the vendee in full satisfaction of the loan borrowed from the Puttur and Kalmadka branches of Vendee. Thus the Vendors hereby acknowledge receipt of Rs.

Rs.43,329-50

6) The aforesaid late P. Ishwara Bhat has obtained a loan from the Hampanakatta Branch of the Vijaya Bank Ltd.,Mangalore. A sum of Rs.11,250/- is due in respect of the said loan. The Vendee shall pay the said sum of Rs.11,250-00 to the said Bank and obtain receipt. A sum of Rs.11,250/- is appropriated out of the sale consideration towards the same. Thus the Vendors hereby acknowledge receipt of Rs.

Rs.11,250-00

contd.....11

Handwritten signature

- 7) A sum of Rs.50,000-00 is due from Vendors to the Vendee being the amount borrowed by vendors 1 to 4 and the late P.Ishwara Bhat. The same is deducted from the sale price. Thus the vendors have received Rs. Rs.50,000-00 ✓
- 8) Vendor No.6 has borrowed from the Vendee a sum of Rs.15,000/-. The same is deducted from the sale price. Rs.15,000-00
- 9) The vendee has paid to-day to Vendor No.2 a sum of Rs.29,815-00 out of the consideration herein. Rs.29,815-15
- 10) The Vendee has paid to-day to Vendor No.1 a sum of Rs.24,000-00 out of the sale price Rs.24,000-00
- 11) The Vendee has paid to Vendor No.3 a sum of Rs.22,795-49 to-day out of the sale price Rs.22,795-49
- 12) The Vendee has paid to Vendor No.4 a sum of Rs.25,000-00 to-day Rs.25,000-00
- 13) The Vendee shall pay by cheque a sum of Rs.61,464-66 to Vendor No.5 in the presence of the Registering authority at the time of registration of this deed for and on behalf of all the Vendors. Rs.61,464-66

Total Rs.3,50,000-00

Rupees three lakhs and fifty thousand only have been received by the Vendors from the Vendee.

Vendor No.5 has executed the sale deed also as guardian of minor children viz. Vendors 10 and 11 for their best necessity and benefit and for discharging the debts binding on them also. Therefore this sale deed is binding on them, and they shall have no right to impeach or question the validity or binding nature of this sale deed.

contd...12

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Sub-Registrar



E. K. Madhulakshmi

If in case the Vendors 10 and 11 or any of them or any other person on their behalf brings any suit or other proceedings in respect of A Schedule property or any portion thereof without admitting the binding nature of this sale deed and as result of the same the Vendee suffers any loss by lossing the A Schedule property or any portion thereof Vendor No.5 hereby binds herself and undertakes to reimburse the vendee to the extent of Rs.35,000-00 on the charge of the property described in Schedule B herebelow which belongs to her absolutely. If after attaining majority the said minors ratify this sale deed or if no suit or action is brought in respect of the A Schedule property by ignoring or questioning the validity of the sale within the period prescribed by law this indemnity shall automatically stand cancelled.

The properties described in Schedules A and B have been converted for Non-agricultural purposes as per order of the Assistant Commissioner of Puttur in ALN.CR. 41/77-78 dated 2.5.1978.

The Vendors hereby covenant with the Vendee that the said properties are free from encumbrances and alienations and preventive orders of courts of law.

A SCHEDULE.

Property situated in Puttur Kasba village, Puttur Taluk with the sub-Registration District of Puttur, D.K. and within the Municipal limits of Puttur Town Municipality.

S.No.	S.D.No.	Kissam	Extent
189 (Except a small portion at the Southern side)	3B	Garden	0-09

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Contains 13 Sheets
12.75 Sheet
Sub-Registrar.



Handwritten signature or note at the bottom of the page.

Boundaries:

East and North: Thodu. West: S.D.Line and Portion of this S.D.

South: S.No.190/1A2A and portion of this S.D.

190 1A2A Wet 0.40
(Eastern and Southern portion)

Boundaries:

East: Thodu, South: Puttur--Madikeri Road.

West: Portion of this S.D. and petrol Bunk and B Schedule property.

North: S.No.189/3B and portion of this S.D. belonging to Krishna Bai viz.a well.

With buildings, easements etc.

B SCHEDULE PROPERTY.

Property situated in Puttur Kasba village, aforesaid

S.No.	S.D.No.	Kissam	Extent
190	1A2A	Wet	0.13

(South-Middle Portion)

Boundaries. East:

Portion of this Subdivision included in Schedule A and 2 well belonging to Krishna Bai. South: S.No.190/1A2B.

West: Portion of this Sub Division belonging to Krishna Bai.

North: Foot path:

190 1A2B Wet 0.03
(North-eastern portion)

Boundaries. East: Portion of S.No.190/1A2A included in Schedule A.

South: Petrol Bunk. West. Portion of this S.D.

North: S.No.190/1A2A with easements etc.

There is a concrete building in 'A' Schedule property.

The plinth area is 2425 sq.feet Similar is the area of the first floor.

The present market value of the A Schedule property can be estimated at Rs,3,50,000-00.

This document is not opposed to public policy. Hence the notification with regard to that is not applicable to this document.

IN WITNESS WHEREOF we have signed this 24th day of March 1980.

Parrathi G. Bhat

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Contd. 13
Sub Registrar

P. Balakrishna Phal

~~G. K. Mahalingam Phal~~

P. Parashuram also as guardian of minors.

Manjushetti

P. S. L. L. L. L.

Perthala P.

Geetha P.

Maharaj

In the presence of

1) U. V. V. (U. S. Subraya Phal) S/o. Varanashu

Krishnaayya, Puracha Villay, Mundwal Taluk, H.K.

2) G. S. S. S.

G. L. Manjushetti S/o. L. R. Manjushetti

= Banavasi S/o. Jay. (U. V. V.)