



SALE DEED OF NON - AGRICULTURAL IMMOVABLE  
PROPERTIES FOR A VALID SALE CONSIDERATION OF  
RS.35,37600-00

THIS DEED OF SALE executed on this 30<sup>th</sup> day of August,  
2005 -

BY

1. Sri. Madhava Shettigar aged about <sup>53</sup> years, son of Narayana Shettigar,
2. Smt. Prema Shettigar aged about <sup>50</sup> years, Wife of Madhava Shettigar.

Both are residing at Gudmi Village of Sasthana, Udupi Taluk and District.(All of them are hereinafter called as 'VENDORS', which the expression shall, where the context so admits includes their heirs, executors, administrators and legal representatives) of the ONE PART.

INFAVOUR OF

Sri. Shiridi Baba Educational Trust(R), Kundapura, represented by its Founder Trustee Sri. Anil Kumar Shetty, son of Late B.Kushala Shetty, residing at Dasharath Nagar, Manipal,

1. Madhava Shettigar  
*[Signature]*

2. *[Signature]* Sri. Anil Kumar Shetty, Trustee.

*[Signature]* Principal  
V.V.N. Eng. Med. School  
Mavadi, Thekkatte - 576 231

ಶಿರಿದಿ ಬಾಬಾ ಶಿಕ್ಷಣ ತ್ರಸ್ಟ್  
 ಕುಂಡಪುರ  
 ದಾಖಲೆ ಸಂಖ್ಯೆ: 887/2005  
 ದಿನಾಂಕ: 30/08/2005  
 ಆಯ್ಕೆ ಸಂಖ್ಯೆ: 100/2005  
 ಉಪ. ಮಹಾಶಾಖಾಧಿಕಾರಿ

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Print Date & Time : 30-08-2005 05:11:25 PM

ವಿವರಣೆ ಸಂಖ್ಯೆ : 887

ಈ ವರದಿ 30-08-2005 ರಂದು ಕೆರೆಬಾಳೆ ಬೀದಿ 30-08-2005 ರಂದು 04:58:40 PM ರಲ್ಲಿ ಈ ಕೆರೆ ಬಾಳೆ ಬೀದಿ ಬಂದಿರಬಹುದು.



| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ                            | ರೂ. ಪೈ   |
|-------------|---------------------------------|----------|
| 1           | ಪಂಚಾಯತ ಸಂಖ್ಯೆ                   | 35580.00 |
| 2           | ಪಂಚಾಯತ ಶುಲ್ಕ                    | 300.00   |
| 3           | ಪಂಚಾಯತ ಸಂಖ್ಯೆ                   | 105.00   |
| 4           | ಕೆರೆಬಾಳೆ ಬೀದಿ ಬಂದಿ/ ಬಂದಿ ಸಂಖ್ಯೆ | 40.00    |
|             | ಒಟ್ಟು:                          | 35825.00 |

ಈ ವರದಿ ಕೆರೆಬಾಳೆ ಬೀದಿ ಬಂದಿ 01/02/2005 ರಲ್ಲಿ ಪಂಚಾಯತ ಶುಲ್ಕ ಪಾವತಿಯಾಗಿ ಈ ಕೆರೆ ಬಾಳೆ ಬೀದಿ ಬಂದಿರಬಹುದು ಎಂದು ತಿಳಿಸಲಾಗಿದೆ.

| ವಿವರ  | ಚಿತ್ರ | ಪಿಂಚು ರಚನೆ | ಹೆಸರು                        |
|---|-------|------------|------------------------------|
| ಈ ವರದಿ ಕೆರೆಬಾಳೆ ಬೀದಿ ಬಂದಿ 01/02/2005 ರಲ್ಲಿ ಪಂಚಾಯತ ಶುಲ್ಕ ಪಾವತಿಯಾಗಿ ಈ ಕೆರೆ ಬಾಳೆ ಬೀದಿ ಬಂದಿರಬಹುದು ಎಂದು ತಿಳಿಸಲಾಗಿದೆ. |       |            | <i>Handwritten signature</i> |

*Handwritten signature*  
 ಕೆರೆಬಾಳೆ ಬೀದಿ ಬಂದಿ  
 ಕೆರೆಬಾಳೆ ಬೀದಿ

ಪಂಚಾಯತ ಶುಲ್ಕ ಪಾವತಿಯಾಗಿ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ   | ಚಿತ್ರ | ಪಿಂಚು ರಚನೆ | ಹೆಸರು                        |
|-------------|--|-------|------------|------------------------------|
| 1           | ಪಂಚಾಯತ ಸಂಖ್ಯೆ<br>ಪಂಚಾಯತ ಶುಲ್ಕ<br>(ಪಂಚಾಯತ ಸಂಖ್ಯೆ) |       |            | <i>Handwritten signature</i> |

*Handwritten signature*  
 ಕೆರೆಬಾಳೆ ಬೀದಿ ಬಂದಿ  
 ಕೆರೆಬಾಳೆ ಬೀದಿ

*Handwritten signature*  
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 ಕೆರೆಬಾಳೆ ಬೀದಿ





ಸಾಧನಗಳ ವಿವರ

| ಕ್ರ. ಸಂಖ್ಯೆ | ವಿವರಣೆ  | ಒ | ಎ    |
|-------------|---|---|------|
| 1           | ಕೆ.ಎಸ್.ಎಸ್. ಶಾಲೆಗೆ ಸೇರಿಸಿದ<br>ವಿದ್ಯಾರ್ಥಿಗಳ ಸಂಖ್ಯೆ |   | Anil |
| 2           | ಕೆ.ಎಸ್.ಎಸ್. ಶಾಲೆಗೆ ಸೇರಿಸಿದ<br>ವಿದ್ಯಾರ್ಥಿಗಳ ಸಂಖ್ಯೆ |   | Devi |

*Devi*  
 ಶಾಲಾ ನಿರ್ದೇಶಕಿ  
 ಕುಂದಪುರ.

  
 1 ನೇ ಸ್ತಂಭದ ಪ್ರಕಾರ  
 ಸಂಖ್ಯೆ KUN-1-00887-2005-06 ನ  
 ಅಡಿಯಲ್ಲಿ ಕೆ.ಎಸ್.ಎಸ್. ಶಾಲೆಗೆ ಸೇರಿಸಿದ  
 ದಿನಾಂಕ 30-08-2005 ರಲ್ಲಿ ನೋಂದಾಯಿಸಿದ  
*Devi*  
 ಶಾಲಾ ನಿರ್ದೇಶಕಿ  
 ಕುಂದಪುರ (ಬೆಂಗಳೂರು)

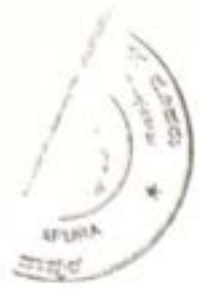
Designed and Developed by C DAC, ACTS, Pune



For Shree Bahi Educational Trust (R)

*Trustee*  
 Trustee

*Principal*  
 Principal  
 V.V.N. Eng. Merf. School  
 Vidyagiri, Thekkatte - 576 231  
 Kundapura, Udupi Dist., Karnataka



Udupi Taluk (hereinafter called as PURCHASERS', which the expression shall, unless repugnant to the context or meaning thereof, include its successors and assigns) of the OTHER PART.

WHEREAS the vendors herein are the absolute owners of the 'A' schedule properties morefully described herein bellow deriving right, title and interest by virtue of a valid sale deeds dated 22.02.1995 and 27.05.1995 registered as D.No.1140/1995-96 and 304/1995-96 respectively in Book No. 1 of S.R.O Kundapura. And whereas the above said sale deeds have been acted upon and come into force and all the vendors by mutating their respective names in all Revenue Records including the R.T.C and by paying all and necessary land revenues to the Government from time to time relating to the A schedule properties have been in actual possession and enjoyment of the same. Except the vendors no one is having any right, title and interest whatsoever over the A schedule properties.

AND WHEREAS the purchaser is a registered trust incorporated with the main objects of imparting all kinds of general, professional and similar educations in all branches of Knowledge having its registered office at Kundapura. In furtherance of the above objects the purchaser has offered and proposed us to purchase the under mentioned A schedule properties for the construction and establishment of educational institution and residential building thereon for accommodation for a valid sale consideration of Rs.35,37,600-00 ( Rupees Thirty Five Lakhs Thirty Seven Thousand Six Hundred Only) for which offer the vendors have mutually agreed, decided and deemed it expedient, prudent and more proper to sell or otherwise convey entirely the under mentioned A schedule properties for the agreed aforesaid valid and highest market price free from encumbrances of Ps.35,37,600-00 ( Rupees Thirty Five Lakhs Thirty Seven Thousand Six Hundred Only) to the purchasers of the other part herein. However as the under mentioned A schedule properties were formerly dry agricultural lands, there

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whatsoever in the A schedule properties along with appurtenances, together with all homestead, trees, tanks, hedges, ditches, ways, waters, water course, lights, liberties, privileges like easements etc., whatsoever attached to the said properties or any part thereof usually possessed, held, used occupied or enjoyed or reputed to the use and possession of the purchasers, their successors, assigns, absolutely by delivering and surrendering the actual possession and enjoyment of the same forever herein after.

3. That notwithstanding any acts, deeds and things done, executed or knowingly suffered to the contrary prior to this present, the vendors are now lawfully seized and possessed of the under mentioned A schedule property free from any encumbrances, attachments, court decree, executions, Injunctions, charges, lien, mortgages or any testamentary disposition or defective titles in any other manner whatsoever and that the vendors have full and exclusive power, right, title, interest and authority to sell and convey the said property in the manner aforesaid.

4. That hereinafter the purchaser shall be at liberty and entitled to hold, possess and enjoy the said A schedule properties in Khas, peaceably, lawfully and without any interruptions, claims and demands whatsoever from the vendors or any persons claiming right under or through them, as full and absolute owners by this presents.

5. That the vendors, their heirs, representatives, executors, administrators or assigns by virtue of this deed of sale, covenants, agreed and assured unto with the purchaser, their successors, legal representatives, and assigns, that in case of loss or harm caused to the purchasers by any acts, things and deeds of any persons claiming any right over the A schedule properties in future, the vendors in such circumstances shall keep indemnified the purchasers, their heirs, legal representatives, successors, and assigns, from or against all

Handwritten notes in Kannada script, including a date '2001-06-27' and other illegible text.

Handwritten signature of a vendor.

Handwritten signature of 'Machan Shetty' and a stamp for 'Shri. B. S. Educational Trust (P.)' with a date '2001'.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಕರ್ನಾಟಕ ಮುದ್ರಣ ಮತ್ತು ನೋಂದಣಿ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ  
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಣ ನಿಯಮಗಳ ಅಡಿಯಲ್ಲಿ ಸಂಖ್ಯೆ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಶಿರಡಿ ಶಿವಬಾಬು ಶೆಟ್ಟಿ ದಿವಾ ದಿ// ವಿ.ಕೆ.ಎಂ. ಶೆಟ್ಟಿ ಸ್ವಾಮಿಗಳು ತ್ರಿ ಕೆ.ಆರ್. ಬಾಬು ಎಜ್ಯುಕೇಷನ್ ಪ್ರಾಕ್ಟ್ (P), ಮತ್ತು  
319811.00 ರೂಪಾಯಿಗಳನ್ನು ವಿವರಿಸಿದ ಮುದ್ರಣ ಸುಲ್ಕವಾಗಿ ಪಡೆದುಕೊಳ್ಳುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

| ಪ್ರಕಾರ                    | ಮೊತ್ತ (ರೂ.)        | ಸಂದ ಪಾವತಿಯ ವಿವರ   |
|---------------------------|--------------------|---|
| ಫೈನಲ್ ಬ್ಯಾಂಕ್ ಆಫ್ ಕೆ.ಆರ್. | 319811.00          | ಫೈನಲ್ ಬ್ಯಾಂಕ್ ಆಫ್ ಮೈಸೂರು ಕುಡುಪುರ ಸಾಲಿನ<br>ರ.ನಂ.200619 ದಿನಾಂಕ:30-08-2005 |
| ಒಟ್ಟು:<br>cash            | 319811.00<br>25-08 |   |
|                           | <u>31936</u>       |   |

ಸ್ಥಳ : ಕುಡುಪುರ  
ದಿನಾಂಕ : 30/08/2005

*(Signature)*  
ಸಹ-ಕರ್ನಾಟಕ ಮುದ್ರಣ ಮತ್ತು ನೋಂದಣಿ  
(ಕುಡುಪುರ)  
ಕರ್ನಾಟಕ

Designed and Developed by C- DAC, ACIS Pune.

*(Signature)*  
Principal  
V.V.N. Eng. Med. School  
Vidyasiri, Thekkatte - 576 231  
Kundapura, Udupi Dist., Karnataka



For Shiradi Babu Education  
*(Signature)*  
Trustee

