

500 45(A) 1500

3000R.



17926

3000/-

Mr Albert Victor Lasrado RLC

17.12.85

[Signature]

[Handwritten notes and signatures in red and blue ink]

DEED OF SALE OF NON-AGRICULTURAL IMMOVEABLE
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

THIS 9TH DAY OF JANUARY 1986 BY :-
ALBERT VICTOR LASRADO ,SON OF JAKI LASRADO,Christian
aged about 83 years, residing at 401, Super Star,17,
Ferry 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 authenti-
cated by the NOTARY PUBLIC of Union of India at Bombay;

[Signature]

contd.....

Presented at 4:00 P.M.
on 20.1.1986 in the
office of the Sub-Registrar of
Mangalore City with fee paid
as follows.

Registration
1. Copying
2. Endorsement
3. Miscellaneous
4. Comparing
5. Filing

430:00

430:00

1-00

1-00

2-00

5-00

1-00

438:00

Total

 DSM (DINKER).

Execution admitted by

 DSM (As Agent)

Witnessed by

1) M. Lobo, s/o Sati Sati Lobo, Bijar,
Mangalore

2) Sub Registrar s/o Sathya Perma, M Road Mangalore 3

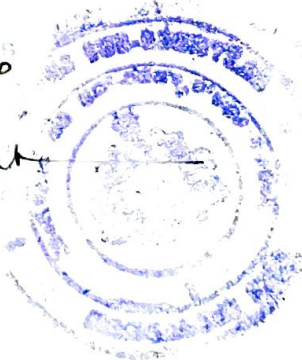
Dkt 20.1.1986

As. p. M + VA

Sub. R. with

Registered as No. 1500 of the
Year 1985-86 at Pages 275-310
Volume 781 of Book I

Date 20.1.1986 Sub Registrar
Mangalore City

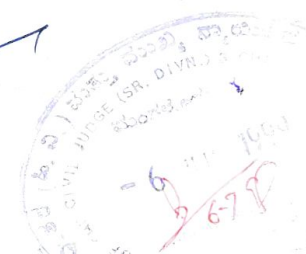


208134 500Rs.



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1085-86
d Book I
and
1085-86

hereinafter called the VENDOR of the one part;

---- IN FAVOUR OF ----

K.DINKAR SON OF K SUBBA, RAO, aged 32 years,

Residing at Fathima Block , Opp: Seminary Workshop,
KANKANA-DY, MANGALORE, hereinafter called the PURCHASER
of the other part;

THE EXERESIONS "VENDOR" and PURCHASER, shall mean and
INCLUDE their heirs, legal representatives, executors,
administrators, and assigns etc.

WHEREAS the immoveable property morefully
described in schedule herebelow belongs to the VENDOR
absolutely he having acquired the same as per Settle-

contd.....

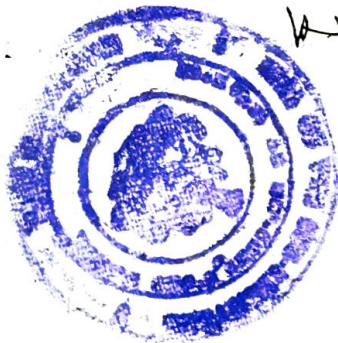
208

Certified that the deficit Stamp duty of Rs 375/-
[Rupees Three thousand Seven hundred fifty] only
has been remitted to the State Bank of India,
Mangalore, vide ch. no. S/54 dt-28.4.87. as per order
no. STP 467/85-86 dt-25.4-1987 of the Special Deputy
Commissioner, Mangalore D.K. by Sri. K. Dinkar S/o. Subbarao.

Date: - 28.4.1987.


For Deputy Commissioner
South Kanara, Mangalore
D.K. Dinkar S/o. Subbarao

Revenue Stamp of Rs 380/- is recovered
on 5.5.1987 as per order of S.P. 467/85-86
of Mr. Special D.C. X.D.A. D.K.
dt 5.5.1987.



As per order
Subbarao

500Rs.



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Gilbert Victor Lassado

7/11/86

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-3-

ment deed dated 21.3.1930 registered as Document No. 625/1930 entered in Book No.1 Volume 527 at pages 103 to 112 in the Office of Registrar of Dakshina 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;

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

contd.....





17928 100/-
 07/12/85
 17-12-85
 18/12/85

42/4/

AND WHEREAS THE VARIOUS terms and conditions of Sale have been mutually discussed and are agreed as follows 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 FIVE HUNDRED ONLY) payable as hereinafter setout, the VENDOR DOES hereby convey, sell, transfer and assign all that piece and parcel of land and buildings morefully described in the schedule herebelow unto the PURCHASER to be held and contd....

20/12/85

75 Rs.



1976/77
Albert Victor Rosado
1-86

-5-

and enjoyed by 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

contd...

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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 property.

5. 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 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 the schedule mentioned property adjoining to the national highway and shown in red colour in the plan annexed hereto is left out for road margin and the

contd....

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[illegible]

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 yellow. The said plan annexed hereto shall form part of this deed.

SCHEDULE

DESCRIPTION OF THE PROPERTY

Non-agricultural immoveable 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 Dakshina Kannada District.

<u>S. No.</u>	<u>Extent</u>	<u>Which Portion.</u>
29-5D	A.Cs. 0.20	-South Eastern

BOUNDARIES:

North: Road Margin

South and East: Survey Line

West: Portion of same S.No.

containing portion of residential building bearing

Door No.4-19 (old D.No.4-23) with all mamool easementary rights appurtenant thereto.

contd....



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

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.

Eoh
VENDOR

1. P. P. Souza (P. P. Souza) s/o M. D. Souza Lower Bendore Kankumb.
2. M. Lobo, s/o Lati Peter Lobo. Mangalore Bijar, Mangalore

Drafted by: Amaldeep

y: Jagadeesha Rao T.
(Jagadeesha Rao T.)
Advocate
Kodialbail, Mangalore-3

1500
 10-25-86
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 1000
 1

ಮಹಾನಗರಪಾಲಿಕೆ (ತೆರಿಗೆದಾರರ ಪ್ರತಿ)



ಮಂಗಳೂರು

ಅಧಿ/ಅಧಿ/ಮಾ/:

INAKARA K

ಅವಧಿ : 2005-2006

ಪ್ರಥಮಾರ್ಧ

1-4-2005ರಿಂದ 30-9-2005

ತೆರಿಗೆ	50.00	ಎಸೆಸ್‌ಮೆಂಟ್ ನಂಬ್ರ:	122360
ಚಲನ್	10.00	ಚಲನ್ ನಂಬ್ರ:	72993
ರೋಗ್ಯ ಕರ	7.50	KADRI-B-4-19	
ವ್ಯಾಪಾರ ಕರ	5.00		
ಪ್ರವಾಸಿ ಕರ	3.00		
ಪ್ರವಾಸಿ ಕರ	1.50		
ಪ್ರವಾಸಿ ಕರ	1.00		
ಮಹಾಪಂಚಾಯತ್ ಕರ	78.00	ಬ್ಯಾಂಕ್ / ಶಾಖೆ	
ಮಹಾಪಂಚಾಯತ್ ಕರ	78.00		
ಮಹಾಪಂಚಾಯತ್ ಕರ	78.00	<div data-bbox="412 846 812 1171" data-label="Text"> <p>STATE BANK STATE BANK OF INDIA KEYYADI KEYYADI INDUSTRIAL AREA 28 OCT 2005 PARTITION NO. 3 Entd. By: Chd. By:</p> </div>	
ಮಹಾಪಂಚಾಯತ್ ಕರ	78.00		

ಅಧಿ ಕಲೆಕ್ಟರ್

ಸೀಲ್ / ದಿನಾಂಕ:

ಕೃಷಿಯರ್ / ಬ್ಯಾಂಕ್ ಮೆನೇಜರ್

ವಿ.ಸೂ. :-

1. ತೆರಿಗೆಯ ಮೊಬಲಗಿನ ಬಾಬು ನಮೂದಿಸಲಾಗಿರುವ ಬ್ಯಾಂಕುಗಳಲ್ಲಿ ಶುಲ್ಕವನ್ನು ಯಾವ ಮಂಗಳೂರಿನಲ್ಲಿ ಪಾವತಿಯಾಗುವ ಬ್ಯಾಂಕ್ ಬಿಕ್ ಯಾ ಡಿಮಾಂಡ್ ಡ್ರಾಫ್ಟ್ ಗಳ ಮೂಲಕ ಮಾತ್ರ ಸ್ವೀಕರಿಸಲಾಗುವುದು.
2. ಇದನ್ನು ಪಾವತಿಗಾಗಿ 15 ದಿನಗಳ ನೋಟೀಸು ಎಂದು ಪರಿಗಣಿಸಬೇಕು.
3. ಸ್ವಯಂ ಘೋಷಿತ ಅಸ್ತಿ ತೆರಿಗೆ ಪದ್ಧತಿ ಜಾರಿಗೆಂದ ಬಹುಮಾನದ ವ್ಯತ್ಯಾಸವಾದ ಮೊಬಲಗನ್ನು ಪಾವತಿಸುವ/ಮೊಂದಾಣಿಕೆ ಮಾಡುವ ಪರತಿಗೆ ಒಳಪಟ್ಟಿದೆ.
4. ಯಾವುದೇ ಖಾತೆ ಬದಲಾವಣೆ ನೋಟೀಸುಗಳನ್ನು ಕೊಡುವ ಮೊದಲು ಸಂಬಂಧಪಟ್ಟ ಕ್ರಯದಾರರು/ವಾರಿಸುದಾರರು ಎಲ್ಲಾ ಬಾಕಿ ತೆರಿಗೆಯನ್ನು ಪಾವತಿ ಮಾಡತಕ್ಕದ್ದು ಮತ್ತು ನೋಟೀಸುಗಳೊಂದಿಗೆ ಪಾವತಿ ರಶೀದಿಯ ಪ್ರತಿಗಳನ್ನು ಲಗತ್ತಿಸತಕ್ಕದ್ದು.

ಸಕಾಲದಲ್ಲಿ ಸಂಪೂರ್ಣ ತೆರಿಗೆ ಪಾವತಿಸಿ,
ನಗರದ ಸರ್ವತೋಮುಖ
ಅಭಿವೃದ್ಧಿಗೆ ಸಹಕರಿಸಿ.

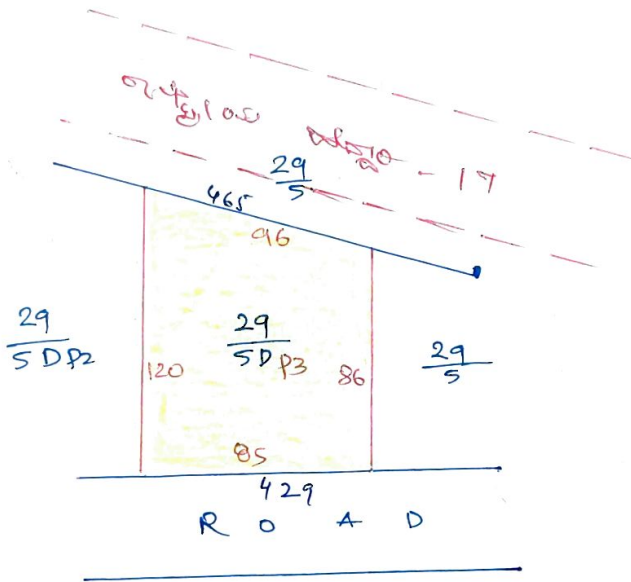
CITY CORPORATION, MANGALORE/ಕಂದಾಯ ಇಲಾಖೆ

DISTRICT: DAKSHINA KANNADA

TALUK: MANGALORE.

VILLAGE: NO. 87.B. KADRI

SCALE: ONE INCH = 66' 0"



INDEX

COLOUR	S. NO.	EXTENT A-CENTS
	$\frac{29}{5} DP3$	0-20.00

ಈ ಒಪ್ಪಂದ ದೇಶದ ಭೂಮಿ ಮತ್ತು ಇತರ
ಸ್ಥಳದ ಪಕ್ಕದಿಂದ ಸಹ ಭೂಮಿಯನ್ನು
ದೊರಕಿದ ಸ್ಥಳದಿಂದ ಎತ್ತರಕ್ಕೆ ನೋಡುವ

[Signature]
19/12/08

ಇವು ಕಡತಕ್ಕೆ
ಕೈ ಬಿಡು
ಮಾಡುವುದು