

BOOK T 4326/2017-18

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

BNG (U) ABL S.R/D.No

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Book Containing Total Sheets 13
1-12 page

ಚೀಲಿ : ರೂ. -
(GST EXTRA)



AGREEMENT OF SALE

This **AGREEMENT OF SALE** is made and executed on this
10th day of November 2017 (10.11.2017) at Anekal Taluk,
Bengaluru District by and between: -

BY:

Sri. R. Vijay Raghava Reddy,
S/o late Rama Reddy,
Aged about 51 years,
R/at No. 855, 3rd Street,
Ferns Paradise, Doddanekundi,
Outer Ring Road, Bengaluru -
560 037.

PAN No: ABWPR3993G

Hereinafter called as "**VENDOR**" of the one part.

AND IN FAVOUR OF:

1. Sri. K.V. Srinivasa Reddy,
S/o late Venkatappa,
Aged about 51 years,
R/at No. 398, 18th Main, 6th
Block Koramangala,
Bengaluru 560 095.

PAN No: ADRPR4655E.

125



Print Date & Time : 10-11-2017 05:11:56 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4326

ಶಾಸನ (ಬಿ) ಸಬ್-ಸೆಕ್ಷನ್ ನಂ. 4326/17-18
 ಶಾಸನ-1 ಅಂತರಾಷ್ಟ್ರೀಯ ನಿಯಮಗಳು/3
 01 27/2 ಪುಟಗಳು

ಅತಿಥಿ ದಲದವರು ಉಪನಿರ್ದೇಶಕರಾದ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 10-11-2017 ರಂದು 04:56:12 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ.
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸೇವಾ ಶುಲ್ಕ	560.00
	ಒಟ್ಟು :	760.00

ಶ್ರೀ K.V. Srinivasa Reddy S/o Late Venkatappa ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ K.V. Srinivasa Reddy S/o Late Venkatappa			<i>K.V. Srinivasa Reddy</i>

ಉಪ ನಿರ್ದೇಶಕರಾದ
 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
 ಅತಿಥಿ ದಲ
 ಆಮೆಚ್ಚಿದ್ದು (ಪ್ರತಿಭಟನೆ)

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ).....

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	K.V. Srinivasa Reddy S/o Late Venkatappa . (ಬರೆಸಿಕೊಂಡವರು)			<i>K.V. Srinivasa Reddy</i>
2	K. Ravi S/o R. Krishnappa . (ಬರೆಸಿಕೊಂಡವರು)			<i>Ravi</i>

ಉಪ ನಿರ್ದೇಶಕರಾದ
 ಅತಿಥಿ ದಲ
 ಆಮೆಚ್ಚಿದ್ದು (ಪ್ರತಿಭಟನೆ)

ಈ ದಾಖಲೆಯು ಹಳೆಯದನ್ನು ಸಂಪೂರ್ಣವಾಗಿ ಬದಲಾಯಿಸುತ್ತದೆ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುಖಾಂತರ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಲು ಸಾಧ್ಯವಿದೆ
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ENG. No. 4326/14

containing total Sheets-13
13 pages

ಚಿಲ್ಲ: ರೂ. 2/-
(GST EXTRA)

2. Sri. K. Ravi,
S/o R. Krishnappa,
Aged about 49 years,
R/at No. 201, F Block,
2nd Floor, "Purva Fair Mount"
Apartment, 2nd Sector, HSR Layout,
Bengaluru - 560 102.

PAN No: ADKPR8513L.

3. Sri. G. Narayanaswamy,
S/o late N. Govinda Reddy,
Aged about 37 years,
R/at No. 88, Mylasandra Village, Begur Post,
Bengaluru South Taluk,
Bengaluru - 560 038.

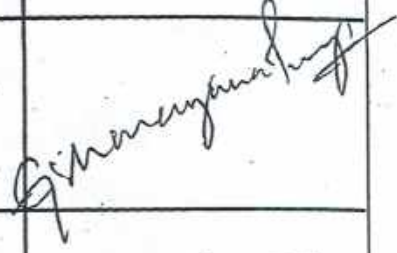
PAN No. CAIPS6395C

Herein after called as "**PURCHASERS**" of the other part.

The term and expression "**VENDOR**" and "**PURCHASER**" wherever the context so requires shall mean and include their respective legal heirs, legal representatives, successors, executors, administrators, assignees or any person or persons claiming through or under them.

I. Whereas the Vendor is the sole and absolute owner in peaceful possession and enjoyment of the converted property bearing Sy. No. 69/2, totally measuring 2 Acres 07 guntas, excluding 04 guntas of Kharab, converted from agricultural to nonagricultural residential purpose through two different orders an extent of 1 Acre 07 guntas through official Memorandum in ALN(AJ)SR05/2016-17, dated 01.08.2016, and an extent of 1 Acre

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10.11.2016 Specimen only

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆತ್ತಿನ ಗುರುತು	ಸಹಿ
3	G. Narayanaswamy S/o Late N. Govinda Reddy . (ಬರಿಸಿಕೊಂಡವರು)			
4	R. Vijay Raghava Reddy S/o Late Rama Reddy . (ಬರಿಸಿಕೊಂಡವರು)			

ಶಿಕ್ಷಣ ಅಧಿಕಾರಿ ಸಂಖ್ಯೆ No. 4326/12-8
 ಶಿಕ್ಷಣ ಅಧಿಕಾರಿ ಸಂಖ್ಯೆ No. 4326/12-8
 ಶಿಕ್ಷಣ ಅಧಿಕಾರಿ ಸಂಖ್ಯೆ No. 4326/12-8

ಶಿಕ್ಷಣ ಅಧಿಕಾರಿ ಸಂಖ್ಯೆ No. 4326/12-8
 ಶಿಕ್ಷಣ ಅಧಿಕಾರಿ ಸಂಖ್ಯೆ No. 4326/12-8
 ಶಿಕ್ಷಣ ಅಧಿಕಾರಿ ಸಂಖ್ಯೆ No. 4326/12-8

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಸಂಘವು ಉಪಯೋಗಿಸುತ್ತದೆ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಸೌಕರದ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

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ಚೆಲೆ ರೂ 1/-
(GST EXTRA)

through official Memorandum in ALN(AJ)SR04-2016-17, dated 01.08.2016, passed by the deputy commissioner, Bengaluru Urban District and converted property bearing Sy. No. 69/3, totally measuring 2 Acres 37 ½ guntas, converted from agricultural to nonagricultural residential purpose through different orders, an extent of 1 Acre 21.08 guntas vide Official Memorandum in ALN (Jigani) SR 143/2015-16, dated 12.05.2016, an extent of 1 Acre 05 guntas through Official Memorandum in ALN (AJ)SR 27/2016-17, dated 05.10.2016 and an extent of 0.11 guntas through official Memorandum in ALN(AJ)SR 27-2016-17, dated 05.10.2016, passed by the Deputy Commissioner, Bengaluru Urban District, and layout working plan approved by the Anekal Planning Authority to an extent of 5 Acres 04.08 guntas of both the Sy. No's in APA/LAO: 06/2017-18, dated 11.04.2017, both are situated at Kallubalu Village, Jigani Hobli, Anekal Taluk, Bengaluru District, which is mournfully described in Scheudle "A" hereunder mentioned and herein after referred to as Scheudle "A" Property.

II. Whereas the Vendor herein had purchased an extent of 1 Acre 07 guntas of converted property in Sy. No. 69/2 of Kallubalu Village from its previous owner's Sri. K. Arun Kumar and his family members though registered sale deed dated 21.09.2016, registered as Document No. JGN-1-03355-2016-17, stored in CD No. JGND444, in the office of the sub Registrar, Jigani Anekal Taluk, and an extent of 1 Acre Converted land in Sy. No. 69/2 from its previous owner's Sri. K. Narayana and his family members through registered sale deed dated 27.10.2016, registered as Document No. JGN-1-04330-2016-17, Stored in CD NO. JGND447, in the office of the sub registrar, Jigani, Anekal Taluk, Bengaluru District.

[Signature]

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ಗುರುತಿಸುವವರು

Sale Appu
(TDA)

BLD (U) ABL 5.12/D No
ಶಿಬಿರ-1, 10th Main Road, 1st Stage,
BL 6-17-18

4326/17-18

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Indira Anekal Town Anekal Tq	
2	Ashwath Reddy Giddanahalli Village Jigani Hobli Anekal Tq	C. Ashwath Reddy

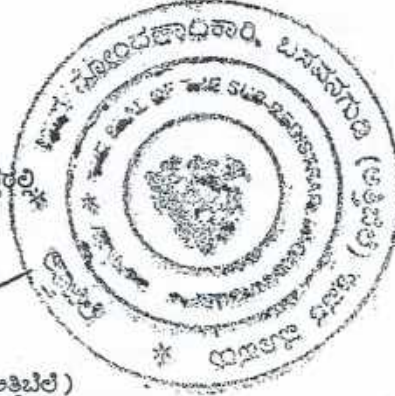
ಉಪ ನಿರ್ದೇಶಕರು
ಅತಿರೇಕ
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು



1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು
ನಂಬರ್ ABL-1-04326-2017-18 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ ABLD308 ನೇ ಧರಣಿ
ದಿನಾಂಕ 10-11-2017 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪ ನಿರ್ದೇಶಕರು
ಉಪನಿರ್ದೇಶಕರು ಬಸವನಗುಡಿ (ಆತಿರೇಕ)

ಆನೇಕಲ್ ತಾಲ್ಲೂಕು



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ
01/07/17 page

4326/12-18

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

III. Whereas the Vendor herein had acquired an extent of 1 Acre 21.08 guntas in Converted Sy. No. 69/3 of Kallubalu Village from its previous owner's Sri. V. Muniraju and his family members though sale deed dated 18.07.2016, registered as Document No. JGN-1-019832016-17, stored in CD No. JGND441, in the office of the sub registrar, Jigani, Anekal Taluk, and extent of 1 Acre 05 guntas in converted Sy. No. 69/3 of Kallubalu Village from its previous owner's Sri. N. Pillappa and his family members though sale deed dated 18.10.2016, registered as Document No. JGN-1-04035-2016-17, stored in CD No. JGND446, registered on 19.10.2016, in the office of the sub registrar, Jigani, Anekal Taluk, and an extent of 0.11 guntas in converted Sy. No. 69/3 of Kallubalu Village, from its previous owner Smt. Puttamma and Others though sale deed dated 19.10.2016, registered as Document No. JGN-104034-2016-17, stored in CD No. JGND446, in the office of the sub registrar, Jigani, Anekal Taluk, Bengaluru District. As per the afore said sale deeds the Vendor had purchased total extent of 2 Acres 37.08 guntas.

IV. Whereas based on the afore said sale deeds the Vendor herein has become owner to a total extent of 5 Acres 04.08 guntas, in both the Sy. No's, more fully described in the Schedule A hereunder mentioned. After purchasing the schedule "A" Property, the Vendor herein had applied for plan for formation of residential layout in the Schedule "A" property. The Anekal Planning Authority had approved working plan for formation of residential layout Vide approved plan No. APA/LAO: 06/2017-18, dated 11.04.2017.

[Signature] b.v. Srinivas Reddy

[Signature]

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ENG (U) S.L.S.K/D.No. 4326/17-18
Book-Controlling Total Sheets-13
Of 8-17 pages



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 K.V. Srinivasa Reddy S/o Late Venkatappa , ಇವರು 20000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಸಗಡು ರೂಪ	20000.00	Paid by Cash
ಒಟ್ಟು :	20000.00	

ಸ್ಥಳ : ಅತ್ತಿಬೆಲೆ

ದಿನಾಂಕ : 10/11/2017

ಉಪನಿರ್ದೇಶನ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಅತ್ತಿಬೆಲೆ (ಅತ್ತಿಬೆಲೆ)
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

Designed and Developed by C- DAC ,ACTS Pune.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ನುಡಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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Document Sheet



The Karnataka State Registration and Stamps Department
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4326/13

Continuing Serial Sheet

2/2 page

ಬೆಲೆ ರೂ. 1/-
(GST EXTRA)

V. Whereas as per the aforesaid working layout plan approved by the Anekal Planning Authority the Vendor herein had demarked 1 to 102 Sites (102 Sites) in different diminutions approximately 10606.26 Sq Meters, formed in the schedule "A" Property, as per the approved plan annexed to this agreement, which is more fully described in the schedule "B" hereunder mentioned and herein after referred to as Schedule "B" property.

VI. Whereas ever since from the date of acquiring the Schedule Properties, the Vendor is in peaceful possession and enjoyment over the Schedule properties as absolute owner thereof without any interferences or hindrances from any person, any side or any quarter and the Vendor herein had paid up to date tax to the concerned authority in his name.

VII. Whereas the Vendor due to lack of funds, technical expertise to develop the residential layout as per the approved plan in the Schedule "A" property, and also for meeting his family legal necessities had desired to dispose of the schedule properties in favour of the purchasers herein, for a total binding Sale consideration of **Rs. 5, 30, 00, 000/- (Rupees Five Crores Thirty Lakhs Only)** and the Vendor assured that the schedule properties are free from all and every kind of encumbrances, litigations etc., Under these circumstances, the Vendor and the Purchasers herein have entered into this Agreement of Sale, on the following terms and conditions: -

[Handwritten signatures and names]
K. V. Greenleaf
P. V. Greenleaf
S. V. Greenleaf

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘಟನೆ ಉಪಯೋಗಿಸುವ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ನುರಿಸಲಾಗಿದೆ

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ಸೌಕರದ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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018-17 page 13

ಜಿ.ಸಿ.ಟಿ. ದಾಖಲೆ
(GST EXTRA)

**NOW THIS AGREEMENT OF SALE WITNESSETH AS
FOLLOWS:**

1. The Vendor shall sell and the purchaser shall purchase the Schedule "B" property for a total sale consideration of **Rs. 5, 30, 00, 000/- (Rupees Five Crores Thirty Lakhs Only)** and the purchasers have paid to the vendor a sum of **Rs.30,00,000/- (Thirty Lakhs Only)** as advance sale consideration in the following manner: -

- 1) A sum of **Rs. 10,00,000 (Rupees Ten Lakhs Only)** by way of Cheque bearing No.707155, dated 10-11-2017, drawn on Dhanalakshmi Bank Ltd, Koramangala Branch, Bengaluru.
- 2) A sum of **Rs. 10,00,000 (Rupees Ten Lakhs Only)** by way of Cheque bearing No.584153, dated 10-11-2017, drawn on Vijaya Bank, Koramangala Branch, Bengaluru.
- 3) A sum of **Rs. 10,00,000 (Rupees Ten Lakhs Only)** by way of Cheque bearing No.861062, dated 10-11-2017, drawn on Corporation Bank, Koramangala Branch, Bengaluru.

The Vendor hereby acknowledges the receipt of the same before the under signed witnesses. The purchasers have agreed to pay the remaining balance sale consideration amount of **Rs. 5,00,00,000.00/- (Rupees Five Crores Only)** which translates into **Rs.433/-per Sq.Ft (after rounding off to the nearest digit)**

[Signature]

[Signature]

130

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪಯೋಗಕ್ಕಾಗಿ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

BNG (1) ABL.S.R/D No

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಲು
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(GST EXTRA)

to the Vendor within in **Eight (8) months** from the date of this agreement either by way of part payments or in full, and the Vendor shall not demand extra amount for the same. The purchasers shall get the sale deed/s registered in their names or their nominees on or before the expiry of eight months from the date of this agreement i.e. 10-07-2018 and time is the essence of this contract.

2. The Vendor herein undertakes to execute the sale deed in faovur of the Purchasers or to their nominee/s or to any such other person/s either in part or in full or to individual sites as suggested by the purchasers.

3. The Vendor hereby assures to the Purchasers that the title to the Schedule Properties is clear and marketable and there are no charges, court attachments or claims over the same.

4. The Vendor shall not hereinafter enter in to any agreements or contracts with whomsoever concerned in respect of the schedule properties or any part thereof and shall not act detrimental to the interest of the purchasers to the purchase of the schedule properties till the expiry of **Eight (8) months** from today.

5. The Vendor shall make himself available for the execution and registration of the Sale deed/s either in part or full/sites without causing inconvenience of any kind

[Signature] K.V. Greenleaf Reddy

[Signature]

[Signature]

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The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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REG. NO. 4326/12
CONTAINING NO. OF SHEETS 13
01.10.12

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Whatsoever to the Purchasers as and when requested / demanded by the Purchasers or as on the day fixed by the Purchasers.

6. The purchasers have agreed to obtain Khatha, Noc's and other documents relating to the schedule 'B' property in the name of vendor from various authorities and expenses for obtaining such documents shall be borne from the purchasers only. However, vendor shall co-operate for obtaining above said documents by signing necessary applications/forms/papers/documents, etc.

7. The Vendor agrees that the sale of the Schedule properties is subject to the Vendor's title being clear and marketable to the satisfaction of the Purchasers free from doubts and defects and free from all and every kind of encumbrances. It is also made clear that the Vendor shall execute all necessary documents to effectively convey marketable title in favour of the Purchasers/nominees, after the execution and Registration of the Sale Deed, for effectively conveying the schedule properties.

8. It is hereby agreed to and made clear, that in case of claims of any kind whatsoever before the execution of the Sale Deed if any, made by any person/s or Government Authorities the same shall be duly complied by the Vendor herein, without causing any inconvenience to the Purchasers/nominees. It is also made clear that in case of any expenses incurred by the Purchasers/nominees in this regard, the same shall be indemnified completely by the Vendor herein.

U.V. Greenish Reddy
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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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REG. NO. ARLS K/D No. 4326/17-8

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಲು ಸೂಕ್ತವಾಗಿರುತ್ತದೆ. (This sheet can be used for any document.)

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9. The Vendor herein had permitted the Purchasers or their laborers, technicians and engineers to carryout developmental works and to form residential layout as per the approved plan. The Vendor herein after shall not disturb or cause any inconvenience or interfere in the developmental works carried out by the purchasers.

10. The Vendor agreed to execute the sale deed either in the name of the Purchasers or to their Nominee/Nominees or to the name of any person/s as suggested by the Purchasers (as per the desire of the Purchaser) in part or full or in sites. The Vendor had not delivered the possession of the Schedule properties to the Purchasers and **the Possession shall be delivered at the time of Registration of Sale deed.**

11. It shall be the sole responsibility of the Purchasers to incur all expenses, in respect of execution and Registration of Sale Deed/s in part or full or sites.

12. If the Vendor fails to comply with the terms and conditions of this Agreement to sell in any manner whatsoever, the purchasers are entitled for specific performance of this Agreement of Sale. If the purchasers fail to comply with the any terms and conditions of this Agreement the Vendor is also entitle for specific performance of this agreement.

[Signature] V.V. Sreenivas Reddy

[Signature]

[Signature]

133

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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13. The Vendor has delivered all the photo copies of all the original documents of the title and other references relating to the Schedule Property to the Purchasers on this day

14. It is further made clear that the original of this Agreement of Sale shall be in the custody of the Purchasers, and the Vendor is entitled for a copy of the same.

15. In case of any amount, fees, cess, development charges, taxes, etc., if demanded by the revenue authorities/Anekal planning authority, local panchayath, or any other Government agencies, BESCOM/ Electricity boards with regard to the development of the layout or for obtaining of NOC's etc., the same shall be borne by the purchasers only and the vendor shall not incur any expenses towards the same and the purchaser shall not demand for reimbursement of the amount paid or / incurred by them from the vendor on account of the above.

SCHEDULE "A" PROPERTY

All that piece and parcel of the converted property bearing Sy. No. 69/2, totally measuring 2 Acres 07 guntas, excluding 04 guntas of Kharab, converted from agricultural to nonagricultural residential purpose through two different orders an extent of 1 Acre 07 guntas though official Memorandum in ALN(AJ)SR05/2016-17, dated 01.08.2016, and an extent of 1 Acre through official Memorandum in ALN(AJ)SR04-2016-17, dated 01.08.2016, passed by the deputy commissioner, Bengaluru Urban District and converted property bearing Sy. No. 69/3, totally measuring 2 Acres 37 ½ guntas,

[Handwritten signatures and notes]

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪಯೋಗಕ್ಕೆ
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(GST EXTRA)

converted from agricultural to nonagricultural residential purpose through different orders, an extent of 1 Acre 21.08 guntas vide Official Memorandum in ALN (Jigani) SR 143/2015-16, dated 12.05.2016, an extent of 1 Acre 05 guntas through Official Memorandum in ALN (AJ)SR 27/2016-17, dated 05.10.2016 and an extent of 0.11 guntas through official Memorandum in ALN(A)SR 27-2016-17, dated 05.10.2016, passed by the Deputy Commissioner, Bengaluru Urban District, and layout working plan approved by the Anekal Planning Authority to an extent of 5 Acres 04.08 guntas of both the Sy. No's in APA/LAO: 06/2017-18, dated 11.04.2017, both are situated at Kallubalu Village, Jigani Hobli, Anekal Taluk, Bengaluru District, and both are adjacent properties and bounded on: -

East by: - Sy. No. 69/1.

West by: - Mahanthalingapura Village Boundary.

North by: - Remaning portion Sy. No. 69/3, Sy. No. 70 and
Remaning Portion of Sy.No. 69/2.

South by: - Mahanthalingapura Village Boundary, Remaning
Part of Sy. No. 69/3 and 69/2.

 U.V. Sreenivasiah



G. Manayana

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪೂರ್ಣ ಉಪಯೋಗಿಸಿ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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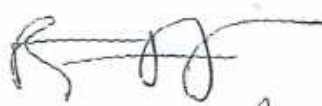
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SCHEDULE "B" PROPERTY

All that piece and parcel of the Residentially converted sites bearing site No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101 and 102, (35 sites measuring 9.14 M x 12.19 M and remaining 67 sites with Odd measurements) totally measuring 10, 606.26 Sq Meters, as per the plan approved by Anekal Planning authority Vide Plan No. APA/LAO: 06/2017-18, dated 11.04.2017, formed in Scheudle "A" property bearing Sy. No. 69/2 and 69/3, situated at Kallubalu Village, Jigani Hobli, Anekal Taluk, Bengaluru District. The approved plan is annexed to this Agreement of sale as part and parcel of this Agreement.

 U. V. Greenleaf Heddy



Giranayana Singh

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪಯೋಗಕ್ಕೆ
ಸಂಖ್ಯೆ 5(9) ರ ಕಛೇರಿ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಸೌಕರಕರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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REG (U) SPLS.R/D.No. 4326/12
Book containing total Sheets 13

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(GST EXTRA)

In witness whereof, the **VENDOR** and **PURCHASERS** have hereunto set and subscribed their signatures on the day, month and year mentioned above after under stood the contents of this Sale Agreement in the language known to them.

WITNESSES:

1. C. P. H. N. P. P.
Giddanaballi VT
Sigeni HT
Anekul RD
B'lore
2. [Signature]
Anekal Town

[Signature]

VENDOR

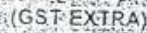
1. [Signature]
2. [Signature]
3. [Signature]

PURCHASERS

Drafted by me

Nagesh
Advocate
for respondents
Chandragouda
B'lore

FOR



PAN No: ADRPR4655E.

125

Print Date & Time : 10-11-2017 05:11:56 PM

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ಶಾಸನ (14) 2017 S.R/D No. 4326/17-18
ಶಾಸನ-1 ಅಂತರಗತ ಸರ್ವೆ ಶಾಸನ
01.2.17 ಪೂರ್ವ

ಅತ್ತಿಬೆಲೆ ದಲ್ಲಿರುವ ಉಪನೋದಕಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 10-11-2017 ರಂದು 04:56:12 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸೇವಾ ಶುಲ್ಕ	560.00
	ಒಟ್ಟು :	760.00

ಶ್ರೀ K.V. Srinivasa Reddy S/o Late Venkatappa ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

ಹೆಸರು	ಪೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ K.V. Srinivasa Reddy S/o Late Venkatappa,			K.V. Srinivasa Reddy

ಉಪ ನೋಂದಕಾಧಿಕಾರಿ
ಸಹಿ ರಚಿಸಿದ
ಅತ್ತಿಬೆಲೆ
ಅಮೆಚ್ಚಿದ್ವಾಗಿ ಪಟ್ಟಿ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ (ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	K.V. Srinivasa Reddy S/o Late Venkatappa . (ಬರೆದುಕೊಂಡವರು)			K.V. Srinivasa Reddy
2	K. Ravi S/o R. Krishnappa . (ಬರೆದುಕೊಂಡವರು)			Ravi

ಉಪ ನೋಂದಕಾಧಿಕಾರಿ
ಅತ್ತಿಬೆಲೆ
ಅಮೆಚ್ಚಿದ್ವಾಗಿ ಪಟ್ಟಿ