

Long Life Document Paper

076/2018-19

Date of Execution

Stamp Duty Paid

₹ 8/-

SALE DEED

This DEED OF SALE is made and executed on this Ninth day of April, Two Thousand And Eighteen (09.04.2018) at Bangalore by

SMT.D.K.USHA

Wife of Sri.D.L.Krishnamurthy,

Aged about 57 years,

Residing at No.22, 1st B Cross,

Krishnappa Layout, Vijayanagar,

Bangalore - 560 104

PAN : AACPU6135E

Aadhar: 401188328615

Hereinafter referred to as 'VENDOR' (which term shall mean and include her heirs, legal representatives, successors, executors, administrators and assigns, etc.) on the One part

AND

1. SRLM.B.SHIVAPPA

Aged about 53 years,

Son of Sri. Boriah,

Residing at "Shivakrupa Nilaya",

No.137/138/12, 14th Main, 8th D Cross,

Weavers Layout, Attiguppe, Vijayanagar II Stage,

BANGALORE - 560 040.

PAN: AGYPB0489Q

AADHAR: 917174181733

2. MR.T.V.THIPPESH

Aged about 45 years

Son of Sri.T.A.Venkateshulu,

Having office at No.62, 6th Cross,

"A" Street, Gandhinagar,

Bangalore - 560 009.

PAN: ADBPT0145P

Aadhar: 659166183361

D.K.Usha

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Hereinafter referred to as the 'CONFIRMING PARTY', (which term shall mean and include their respective heirs, legal representatives, executors and permitted assigns) on the SECOND PART;

IN FAVOUR OF

M/s. A PEACE PROJECTS LLP

A limited liability partnership (LLP)

Having its Office at No.10/1, 1st Floor,

60 feet Road, Kempegowda Layout,

Prashanthnagar, Vijayanagar,

Bangalore - 560 079

PAN: AAZFA6692B

Represented by its Partners

1. **Sri. H. ANIL KUMAR JAIN**
Son of late Hiralal,
Aged about 45 years,
Residing at No.824/5, 6th Cross, 5th Main,
MRCR Layout, Vijayanagar,
BANGALORE - 560 040.
2. **Sri. ARVIND LALWANI,**
Son of Sri. Hulaschand Lalwani,
Aged about 40 Years,
Residing at No.119, 13th Main Road,
Binny Layout, 2nd Stage, Vijayanagar,
BANGALORE - 560 040.
3. **Sri. HANSRAJ DOSHI,**
Son of Sri Vijay Raj Doshi,
Aged about 43 years,
Residing at No.60, 2nd Floor, Kilari Road,
BANGALORE - 560 053.

D.K. Sharma

Sharma
Sharma



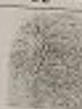
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ಶ್ರೀಮತಿ ಸೀತಾ : 278

ಮಾನ್ಯತೆಗೆ ಪಡೆದ ಮಹಿಳಾ ಸಂಸ್ಥೆಯು ಮಹಿಳಾ ಸಂಸ್ಥೆಯ ರವರ ಪರಿಶೀಲನೆ ಮಾಡಿ 09-06-2018 ರಂದು 09:06:56 AM ರಂದು
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ಕ್ರ. ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ₹
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2	ರೂ. ಶುಲ್ಕ	506.00
3	ಸೇವಾ ಶುಲ್ಕ	40.00
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By M/s A Peace Projects LLP, Rep by its Partner St. H. Anil Kumar Jain and/or as per the following

ವಿವರ	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ	ಸಹಿ
By M/s A Peace Projects LLP, Rep by its Partner St. H. Anil Kumar Jain			

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1	M/s A Peace Projects LLP, Rep by its Partner St. H. Anil Kumar Jain (ಮಹಿಳಾ ಸಂಸ್ಥೆಯು)			
2	M/s A Peace Projects LLP, Rep by its Partner St. Anand Lokesh (ಮಹಿಳಾ ಸಂಸ್ಥೆಯು)			

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4. Sri. G. SHANTILAL
Son of late Gokul Chand Ji,
Aged about 55 years,
Residing at No.741/10, 9th Cross,
MRCR Layout, Vijayanagar,
BANGALORE - 560 040

Hereinafter referred to as 'PURCHASER' (which term shall mean and include its successors, legal representatives, executors, administrators and assigns, etc.) on the Other part

WITNESSETH AS FOLLOWS:

- I. **WHEREAS** the Vendor is the sole and absolute owner of residential Site bearing No.209, New No.4, Bruhath Bangalore Mahanagra Palike PID No.40-55-4, formed in Sy.No.333/1, 2, 3, 4, 5, 334/1, 2 and part of Sy.No.335 of Kempapura Agrahara, situated at 4th Cross Road, Kempapura Agrahara, Chamarajapet Art Silk Handloom Weavers and Exporters Association Layout, Bangalore and measuring East to West: 40ft and North to South: (30.6+29.6)/2ft, totally measuring 1200 sq.ft., which is morefully described in the Schedule hereunder and hereinafter referred to as 'SCHEDULE PROPERTY', she having purchased the same under a Sale Deed dated 16.05.2009, which is registered as document No.VJN-1-00206/2009-10 in Book I, stored in CD No. VJND7 in the office of the Sub-Registrar, Vijayanagar, Bangalore.
- II. **WHEREAS** the City Improvement Trust Board under the provisions of the Bangalore Improvement Act, 1945 initiated acquisition proceedings for acquisition of various lands in Kempapura Agrahara Village Bangalore North Taluk for formation of the

D.K. Usha

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3	M/A Peace Projects (LP, Rep by its Partner St. Haneij Doshi (ಅನುಮೋದಿತ))			Haneij Doshi
4	M/A Peace Projects (LP, Rep by its Partner St. G. Shanilal (ಅನುಮೋದಿತ))			G. Shanilal
5	D. K. Usha (ಅನುಮೋದಿತ)			D. K. Usha
6	M. B. Shivappa (Confirming Party) (ಅನುಮೋದಿತ)			Shivappa MB
7	T. V. Haripath (Confirming Party) (ಅನುಮೋದಿತ)			Haripath

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layout to the Chord Road Railway Line and Pipe Line Road and a notification in this regard was issued under Section 18(1) of the Bangalore Improvement Act and the lands bearing Sy.No.333 to 334/2 of Kempapura Agrahara Village are the lands included in the said notification. The Notification issued under Section 16(2) of the Land Acquisition Act dated 15.07.1975 gazetted on 09.12.1976 evidences that the possession of the said lands have been taken on 13.05.1974 and 10.06.1974.

III. **WHEREAS** one Chamarajpet Art & Silk Handloom Weavers and Exporters Association (in short "Association") was the owner of the lands bearing Sy.No.233/1, 233/3, 236/1 and 234 - old Sy.Nos.140, 141 and 142 of Athiguppa of Kempapura Agrahara, totally measuring 12 Acre 20 Guntas. The said lands were acquired by the City Improvement Trust Board for the Railway pipeline scheme and in lieu of the same, the Association has requested for alternate land and pursuant to request, the City Improvement Trust Board had resolved to grant an extent of 12 Acre 20 Guntas of land in Sy.No.333 to 334/2 of Kempapura Agrahara Village in lieu of the aforesaid lands belonging to the Society vide resolution of the City Improvement Trust Board dated 22.08.1974 subject to payment of difference in cost of compensation. Accordingly a letter dated 16.09.1974 was issued to the Association. Pursuant to allotment of the land in Sy.No.333 to 334/2 to the Association, the Association had deposited a sum of Rs.51,079.45 towards the conversion fine and other cesses as fixed by the City Improvement Trust Board vide letter dated 21.10.1974.

IV. **WHEREAS** the City Improvement Trust Board ("CITB") had handed over possession of the lands bearing Sy.NO.333/1, 333/2, 333/3, 333/4, 333/5, 334/1, 334/2 and 335

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ಕ್ರ. ಸಂಖ್ಯೆ	ವಿವರಣೆ	ಮಾಹಿತಿ
1	Satish No. 10/1, 1st Floor, 60 ft Road, Kampegowda Lyl, Prashanthnagar, Vijayanagar, Boka.	Satish Jay
2	Naveen M No. 67, 1st Main, Maruthi Lyl, Vijayanagar, Bangalore.	Naveen M

ಅಧ್ಯಕ್ಷರಾದ, ಬೆಂಗಳೂರು
 ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

1 & 2ನೇ ಪುಟದ ಪ್ರಕಾರ
 ಸಂಖ್ಯೆ: 2018-19
 ಸಂಖ್ಯೆ: 2018-19
 ದಿನಾಂಕ: 07-04-2018 ರಂದು ಸೇವಾಸೂಚಿಸಿದೆ

ಅಧ್ಯಕ್ಷರಾದ, ಬೆಂಗಳೂರು
 ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C-DAC, ACIS, Pune

ಅಧ್ಯಕ್ಷರಾದ, ಬೆಂಗಳೂರು
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part totally measuring 12 Acre 22 Guntas in Kempapura Village (said lands) to the Association vide document dated 09.04.1975 along with the sketch.

- V. **WHEREAS** after taking possession of the said lands, the association had applied for sanctioning of the private layout plan and pursuant to meeting held on 23.07.1984, the Bangalore Development Authority had resolved to approve the private layout plan and directed the Association to pay a sum of Rs.21,12,000/- (Twenty One Lakh and Twelve Thousand Rupees Only) towards layout charges vide letter dated 24.11.1984. Thereafter, the work order dated 18.10.1985 was issued to the Association and pursuant to which, the Association had formed the layout on the said lands.
- VI. **WHEREAS** the site bearing No.209 measuring East to West 40ft and North to South (30.6+29.6)/2 formed in the said lands was allotted to one Sri.C.Girish. An absolute sale deed dated 06.06.1985 was executed by the Association in favour of Sri.C.Girish and registered before the jurisdictional Sub-Registrar as document No.619/85-86 in Book I, Volume 995 at pages 109-111 in the office of Sub-Registrar, Srirampuram, Bangalore. Pursuant to sale deed, katha in the Bangalore Development Authority was made in the name of Sri.C.Girish vide Katha Certificate dated 22.09.2000. Thereafter, the said Sri.C.Girish has executed a General Power of Attorney dated 10.04.1995, registered as document No.16/95-96 in Book IV, at pages 20-24 in the office of Sub-Registrar, Srirampuram, Bangalore in favour of one Sri.T.R.Balaji Gupta empowering him with various powers including power of alienation. On the basis of the registered Power of Attorney the said Sri.T.R.Balajigupta sold the said site NO.209 to Smt.D.K.Usha who is none-other-than the Vendor herein under the Sale Deed dated 16.05.2009, registered as document No.VJN-1-00206/2009-10 in Book I, stored in CD

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No.VJND7 in the office of the Sub-Registrar, Vijayanagar, Bangalore and put her in possession of the same.

- VII. **WHEREAS** in the mean time, one P.Rangaswamappa claiming to be the secretary of the Association executed a Sale Deed dated 13.06.1990, registered as document No.950/1990-91 of Book 1, Volume 1353 at pages 85-90, in the office of the Sub-Registrar, Srirampuram, Bangalore in favour of Sri.Ramakrishna Reddy. The said Sale deed came to be cancelled vide Cancellation deed dated 13.03.1995, registered as document No.662/95-96 of Book 1 in the office of the Sub-Registrar, Bangalore. Apart from the same, pursuant to complaint filed by the actual committee, an enquiry was held and pursuant to enquiry, the Registrar of Co-operative Societies passed an order dated 23.04.1992 holding that the executive committee headed by Sri.Munivenkatappa is the actual committee. The said order was challenged by the said Sri.P.Rangaswamappa in W.P.No.15614/1992 before the Hon'ble High Court of Karnataka and the same came to be dismissed confirming the order of the Registrar of Co-operative Societies vide order dated 19.05.1992. The said order of the Learned Single Judge was unsuccessfully challenged by the said Sri.P.Rangaswamappa in W.A.No.108/1993 and the same came to be dismissed vide order dated 05.02.1993. Therefore, by virtue of the aforesaid orders it is clear that the alleged sale deed dated 13.06.1990 in favour of Ramakrishna Reddy is without any authority of law and therefore, the same is void. Pursuant to Sale Deed in favour of Smt.D.K.Usha, who is the Vendor herein, the katha is transferred in the name of Vendor in the Records of the Bruhath Bangalore Mahanagara Palike and she has paid the taxes. The said site is assigned with as Municipal Corporation No.4 and PID No.40-55-4 by the said

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authority. And Whereas since some error has crept-in while describing the eastern boundary of the schedule property in the registered Sale Deed dated 6-6-1985 and the same has been corrected in terms of the registered Confirmation Deed dated 9-4-2018 executed by M/s Chamarajpet Art Silk Handloom Weavers and Exporters Association.

VIII. WHEREAS the Vendor being the absolute owner of the Schedule Property and desirous of selling the Schedule Property for his legal necessities, family benefits and purchase some other property elsewhere has entered into an Agreement of Sale dated 10.08.2012 with Sri.M.B.Shivappa, who is No.1 of the Confirming Party herein for sale of the Schedule Property for valid Sale Consideration and in terms of the said Agreement of Sale he has received a sum of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only) as part of the Sale Consideration from Sri.M.B.Shivappa and agreed to receive the balance of Sale Consideration at the time of execution and registration of Sale Deed in favour of Sri.M.B.Shivappa or his nominee or assignee as the case may be. And Whereas Sri.M.B.Shivappa, the No.1 of the Confirming Party herein has assigned his rights accrued under the said Agreement of Sale in favour of Sri.T.V.Thippesh, the Confirming Party No.2 herein. However the differences arose between the Vendor and the Agreement Holder M.B.Shivappa regarding quantum of Sale Consideration since he has taken long time for completion of sale transaction and in view of this fact the purchaser came forward and settled the differences and agreed to purchase schedule property by ignoring the above part payment as well as sale transaction, for total sale consideration of Rs.80,00,000/- (Rupees Eighty Lakh Only) out of which it is agreed that Rs.25,70,000/- (Rupees Twenty Five Lakh Seventy Thousand only) is payable to the Vendor and out of the

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rest of the amount a sum of Rs.34,30,000/- (Rupees Thirty Four Lakh Thirty Thousand only) is payable to Confirming Party No.1 and Rs.20,00,000/- (Rupees Twenty Lakh only) is payable to Confirming Party No.2 and for which the Vendor and Confirming Party have agreed to receive the sale consideration in the aforesaid manner from the purchaser and further agreed to convey the schedule property for the said sale consideration.

- IX. **WHEREAS** the Vendor being desirous of selling the Schedule Property for her legal necessities, family benefits and to purchase some other property elsewhere has offered to sell the same to the Purchaser herein for a valid sale consideration of Rs.80,00,000/- (Rupees Eighty Lakh only) and the Purchaser on the representations made as above agreed to purchase the same for the said sale consideration free from all encumbrances, attachments, defects, disputes, acquisition or tenancy proceedings or charges of any kind.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. CONSIDERATION

- 1.1 The Total Sale Consideration as agreed by the Parties for sale of Schedule Property under this Deed is Rs.80,00,000/- (Rupees Eighty Lakh only).
- 1.2 The purchaser has made the payment of Sale Consideration of Rs.80,00,000/- (Rupees Eighty Lakh Only) to the Vendor and at his instance the Confirming Party herein as hereunder.

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Sl. No	Amount	Mode of Payment
1.	25,44,300/-	Paid by Purchaser to the Vendor by way of DD No. 848622 dated 07.04.2018 drawn on Kotak Mahindra Bank, Bangalore.
2.	13,95,700/-	Paid by way of DD No. 848616 dated 07.04.2018 drawn on Kotak Mahindra Bank, Bangalore favoring Confirming Party No.1 M.B.Shivappa, at the instance of the Vendor.
3.	10,00,000/-	Paid by way of Cheque No. 001700 dated 05.05.2018 drawn on Kotak Mahindra Bank, Bangalore favoring Confirming Party No.1 M.B.Shivappa, at the instance of the Vendor.
4.	10,00,000/-	Paid by way of Cheque No. 001710 dated 09.10.2018 drawn on Kotak Mahindra Bank, Bangalore favoring Confirming Party No.1 M.B.Shivappa, at the instance of the Vendor.
5.	9,80,000/-	Paid through RTGS vide UTR no KKBKR52018040700634048 Dated 07.04.2018 in favour of 2 nd Confirming Party Sri.T.V.Thippesh, at the instance of Vendor.
6.	5,00,000/-	Paid way of Cheque no.001706 dated 09.07.2018 drawn on Kotak Mahindra Bank in favour of Confirming Party No.2 Sri.T.V.Thippesh, at the instance of Vendor.
7.	5,00,000/-	Paid way of Cheque no. 001716 dated 09.10.2018 drawn on Kotak Mahindra Bank in favour of Confirming Party No.2 Sri.T.V.Thippesh, at the instance of Vendor.
8.	25,700/-	Paid by Challan dated 07.04.2018 towards the tax deducted at source (TDS) in favor of the Vendor
9.	34,300/-	Paid by Challan dated 07.04.2018 towards the tax deducted at source (TDS) in favor of 1 st Confirming Party M.B.Shivappa.
10.	20,000/-	Paid by Challan dated 07.04.2018 towards the tax deducted at source (TDS) in favor of 2 nd Confirming Party T.V.Thippesh.
Total	80,00,000/-	

- 1.3 The above payment is made in the presence of the Sub-Registrar, Vijayanagar and the Witnesses attesting hereunder and accordingly, the Vendor and the Confirming Party

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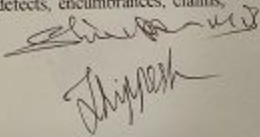
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hereby admit and acknowledge the receipt of full and final settlement of the Total Sale Consideration for the Schedule Property, and release the Purchaser from any claim for the same or any part thereof.

2. SALE OF PROPERTY

- 2.1 That in consideration of the aforesaid sum of Rs.80,00,000/- (Rupees Eighty Lakh Only) paid by the Purchaser to the Vendor and Confirming Party as stated above, the receipt of which the Vendor and the Confirming Party hereby acknowledge and the Vendor and Confirming Party hereby transfer, convey and sell the Schedule Property with all the benefits, interests, easements, appurtenances, licenses, privileges and advantages appertaining to the same, free from all encumbrances, easements, acquisitions, attachments, injunctions, litigations, minor or maintenance claims, charges, disputes, defects or any other claims together with all the rights, title and interest therein **UNTO THE PURCHASER TO HAVE AND TO HOLD THE SAME ABSOLUTELY AND FOREVER** as its absolute owner.
- 2.2 The Vendor and the Confirming Party have this day handed over the actual vacant peaceful possession of the Schedule Property to the Purchaser.
- 2.3 The Vendor and the Confirming Party have this day delivered all the original title deeds and documents relating to the Schedule Property to the Purchaser.
- ## 3. REPRESENTATIONS AND COVENANTS OF THE VENDOR AND THE CONFIRMING PARTY WITH THE PURCHASER
- 3.1 The Vendor is the absolute owner of the Schedule Property and that the title of the Vendor to the Schedule Property hereby conveyed is good, absolute, marketable and subsisting and the Schedule Property is free from all defects, encumbrances, claims,

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charges, litigations, acquisitions, attachments, etc of whatsoever nature and there is no latent defect in the title of the Vendor.

- 3.2. The Vendor and the Confirming Party states that the Vendor holds valid right, authority, title and interest to convey the Schedule Property to the Purchaser and to the use of the Purchaser in the manner aforesaid.
- 3.3. The Schedule Property is physically vacant and that there is no person in occupation of the Schedule Property or any portion of the same and that no other person other than the Vendor has any right, title, interest or claim relating to the title or possession of the Schedule Property, either as lessee, licensee, trespasser or squatter and no third party is in adverse possession of the Schedule Property or has acquired or claimed or is acquiring any rights adversely affecting the Schedule Property.
- 3.4. The Schedule Property is not the subject matter of any acquisition or requisition proceedings or legal proceedings in any court of law or before any other governmental, statutory, local or other authority and is free from any land charge, recovery proceedings, acquisitions, inhibition, restriction or notice in respect of the Schedule Property.
- 3.5. The Vendor and the Confirming Party represent that there is no impediment in law for the sale of the Schedule Property in favour of the Purchaser.
- 3.6. There are no unfulfilled or unsatisfied judgments, injunctions or attachments, lispendance, court orders, dues, notices, dispute, defects, court proceedings pending or disposed off in respect of the Schedule Property.

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- 3.7. The Vendor and the Confirming Party assure the Purchaser that as on date, the Schedule Property has not been mortgaged to any persons. No charge or other interest has been created, oral or written on the Schedule Property.
- 3.8. The Vendor and the Confirming Party represent that they have not executed any sale deed/s or entered into any agreement, or made any arrangement for sale of the Schedule Property with anyone else in respect of the Schedule Property, except the Purchaser herein.
- 3.9. The Vendor had not created any easement or license, nor is there in existence any license or easement on, or over or in respect of the Schedule Property or any part thereof.
- 3.10. The Vendor doesn't have any pending liabilities with regard to Income tax, Wealth Tax, or any other taxes, which would affect the title.
- 3.11. The Vendor and Confirming Party confirm that all taxes, levies, cesses, maintenance and other statutory duties in relation to the Schedule Property has been fully paid and discharged till today and further undertakes to discharge any such amount if it is liveable upto this date.
- 3.12. The Vendor had herein annexed all the necessary forms and requirements in respect of the Schedule Property.

4. FURTHER ASSURANCES

- 4.1. The Vendor and Confirming Party and all persons claiming under them shall and will from time to time upon the request of the Purchaser do or execute all such acts, deeds and things including executing any documents or secure the consents or no objections

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of any persons, as may be required by the Purchaser in order to fully assure perfect and clear title over the Schedule Property in favour of the Purchaser.

5. RIGHTS OF THE PURCHASER

- 5.1 The Purchaser is entitled to hold, possess, own and enjoy the Schedule Property absolutely, without any let or hindrance from the Vendor, Confirming Party or any person claiming through or under them.
- 5.2 The Purchaser shall be entitled to get the Khata transferred in its name in the revenue records of BBMP or any Competent Authority and the Vendor and Confirming Party have no further claim or objection or right in this regard and agree to sign any further documents in this regard at the request of the Purchaser.

6. INDEMNITY

- 6.1 The Vendor and Confirming Party hereby declare and covenant with the Purchaser that they shall do or caused to be done all acts, deeds and things which are legally or reasonably required to be done at the instance of the Purchaser for morefully and perfectly assuring the right, title and interest of the Purchaser in the Schedule Property.
- 6.2 The Vendor and Confirming Party hereby indemnify the Purchaser or any one claiming through them, against any loss or damage, claims, proceedings, actions that may be caused on account of any defect in the title of the Vendor to the Schedule Property or failure to keep such title free and marketable or breach by any or all of them of any of the covenants or representations made or of the obligations placed on her under the terms of this sale.

D.K. Sharma

Shivendra Singh
Shivendra

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7. **CONSENT**

Sri. D. L. Krishnamurthy being the husband of the Vendor has joined as Consenting Witness to this Sale Deed at the request of the Purchaser confirming that the Schedule Property is the self-acquired property of the Vendor and as such he has no manner of right, title or interest in the Schedule Property and had no objection for the sale of the Schedule Property in favour of the Purchaser.

SCHEDULE PROPERTY

All that piece and parcel of residential vacant Site bearing No.209 and Municipal Corporation No.4 and PID No.40-55-4, formed in Sy.No.333/1, 2, 3, 4, 5, 334/32 and part of Sy.No.335 of Kempapura Agrahara, situated at 4th Cross Road, Kempapura Agrahara, Chamaraajpet Art Silk Handloom Weavers and Exporters Association Layout, within the limits of ward No. 40 of Attiguppe of BBMP, Bangalore and measuring East to West: 40ft and North to South: (30.6+29.6)/2ft, totally measuring 1200 sq.ft., and bounded by:

East : Site No.216 and 217
 West : Road
 North : Site No.208
 South : Site No.210

[Signature] 0203
[Signature] Shippell

D.K. Ushaw

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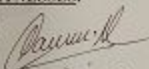
IN WITNESS WHEREOF the Vendor and Confirming Party and Consenting Witness and the Purchaser have signed this **DEED OF SALE** on the day, month and year mentioned above in the presence of the witnesses who are attesting hereunder.

1) D. L. Krishnamurthy

CONSENTING WITNESS:

WITNESSES:

1)



(NAVEEN M)

67, 16th Main,

Infiniti Layout, Vijayanagar,

Bangalore - 560040.

2)


(Sathish Kumar)

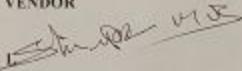
205, 6th Cross, 2nd

Main Road, Prathishraya,

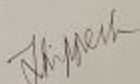
Bangalore - 560092

D. K. Sharma

VENDOR



2.



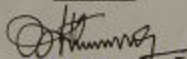
CONFIRMING PARTY

For A PEACE PROJECTS LLP

 
PARTNER

PURCHASER

Drafted by:



HJK LAW PARTNERS

103B, 1st Floor,
Dr. Rajkumar Road, Rajajinagar,
4th Block, Bangalore-560010.

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SALE DEED

This DEED OF SALE is made and executed on this Ninth day of April, Two Thousand And Eighteen (09-04-2018) at Bangalore by

SRI. PUTTA NANJUNDA. M

Son of Late Sri.Masanaiah,

Aged about 56 years,

Residing at No.130, 2nd Cross

K.H.Ranganatha Colony,

Jagajeevan Ram Nagar,

BANGALORE - 560 018.

PAN : ARLPM6119L

Aadhar: 3620 5213 3724

Hereinafter referred to as 'VENDOR' (which term shall mean and include his heirs, legal representatives, successors, executors, administrators and assigns, etc.,) on the One part

AND

1. SRI.M.B.SHIVAPPA

Aged about 53 years,

Son of Sri. Boraiah,

Residing at "Shivakrupa Nilaya",

No.137/138/12, 14th Main, 8th D Cross,

Weavers Layout, Attiguppe, Vijayanagar II Stage,

BANGALORE - 560 040.

PAN:AGYPB0489Q

Aadhar:9171 7418 1733

2. MR.T.V.THIPPESH

Aged about 45 years

Son of Sri.T.A.Venkateshalu,

Having office at No.62, 6th Cross,

"A" Street, Gandhinagar,

BANGALORE - 560 009.

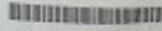
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Aadhar:6591 6618 3361

20/04/2018

Shivappa

Thippesh



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ಕರ್ನಾಟಕ ಸಾರ್ವಜನಿಕ ಮುದ್ರಣಾಲಯ
ಕರ್ನಾಟಕ ಸಾರ್ವಜನಿಕ ಮುದ್ರಣಾಲಯ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

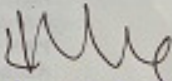
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಣಾಲಯ ಕಾಯ್ದೆಯ ಕೆಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain , ಇವರಿಗೆ 448000.00 ರೂಪಾಯಿಗಳನ್ನು ಹಿರಿದು ಮುದ್ರಣಾಲಯ ಕಾಯ್ದೆಯಡಿ ಪ್ರಮಾಣೀಕರಿಸಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಕಡತ ದಾಖಲೆಯ ವಿವರ
ಇಲಾಖಾ ಟಿಕೆಟ್	408000.00	D.D.No. 848757, Dtd: 07-04-2018, Kotak Mahindra Bank, Vijayanagar, Bangalore.
ಇಲಾಖಾ ಟಿಕೆಟ್	40000.00	D.D.No. 848759, Dtd: 07-04-2018, Kotak Mahindra Bank, Vijayanagar, Bangalore.
ಒಟ್ಟು :	448000.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ : 09/04/2018


ಅಧ್ಯಕ್ಷ ನಿರ್ದೇಶಕರು
ಕರ್ನಾಟಕ ಸಾರ್ವಜನಿಕ ಮುದ್ರಣಾಲಯ
ಬೆಂಗಳೂರು (ಕರ್ನಾಟಕ)

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Hereinafter referred to as the 'CONFIRMING PARTY', (which term shall mean and include their respective heirs, legal representatives, executors and permitted assigns) on the SECOND PART;

IN FAVOUR OF

M/s. A PEACE PROJECTS LLP

A limited liability partnership (LLP)
Having its Office at No.10/1, 1st Floor,
60 feet Road, Kempegowda Layout,
Prashanthnagar, Vijayanagar,
Bangalore - 560 079

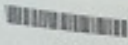
PAN: AAZFA6692B

Represented by its Partners

1. **Sri. H. ANIL KUMAR JAIN**
Son of late Hiralal,
Aged about 45 years,
Residing at No.824/5, 6th Cross, 5th Main,
MRCR Layout, Vijaynagar,
BANGALORE - 560 040.
2. **Sri. ARVIND LALWANI,**
Son of Sri. Hulaschand Lalwani,
Aged about 40 Years,
Residing at No.119, 13th Main Road,
Binny Layout, 2nd Stage, Vijayanagar,
BANGALORE - 560 040.
3. **Sri. HANSRAJ DOSHI,**
Son of Sri Vijay Raj Doshi,
Aged about 43 years,
Residing at No.60, 2nd Floor, Kilari Road,
BANGALORE - 560 053.

20/02/2013

Shivraj B
Shivraj



Print Date & Time : 09-04-2018 11:27:01 AM

ಕಡ್ಡಾಯ ಸಂಖ್ಯೆ : 272

ವಿವರಿಸಿದ ರಶೀದಿ ಕುರಿತು ಸಾರಾಂಶವಾಗಿರುವ ಡಾಕುಮೆಂಟ್ ರವರ ಹೆಸರಿನಲ್ಲಿ ದಿನಾಂಕ 09-04-2018 ರಂದು 09:33:26 AM ಗಳಿಗೆ ಈ ಸಂಖ್ಯೆ ದಾಖಲೆ ಮಾಡಲಾಗಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಮೊ.
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2	ಸೇವಾ ಶುಲ್ಕ	500.00
3	ಸೇವಕರ ವಾಹನ ಶುಲ್ಕ	40.00
ಒಟ್ಟು :		80670.00

ಶ್ರೀ M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain ಇವರಿಂದ ಪಡೆದ ಬಂದಿಪತ್ರ

ವಿವರ	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ	ಹೆಸರು
ಶ್ರೀ M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain			

ಶುಭ ನೋಂದಣಾಧಿಕಾರಿ
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

ಬಂದಿಪತ್ರದ ಸಂಖ್ಯೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ	ಹೆಸರು
1	M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain (ಬಂದಿಪತ್ರದ)			
2	M/s A Peace Projects LLP, Rep by its Partner Sri. Arvind Lalwani (ಬಂದಿಪತ್ರದ)			

ಶುಭ ನೋಂದಣಾಧಿಕಾರಿ
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

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4. **Sri. G. SHANTILAL**
Son of late Gokul Chand Ji,
Aged about 55 years,
Residing at No.741/10, 9th Cross,
MRCR Layout, Vijaynagar,
BANGALORE - 560 040

Hereinafter referred to as 'PURCHASER' (which term shall mean and include its successors, legal representatives, executors, administrators and assigns, etc.,) on the Other part

WITNESSETH AS FOLLOWS:

- I. **WHEREAS** the Vendor is the sole and absolute owner of residential Site bearing No.210, Municipal Corporation No.3, Bruhath Bangalore Mahanagra Palike PID No.40-55-3, formed in Sy.No.333/1, 2, 3, 4, 5, 334/1, 2 and part of Sy.No.335 of Kempapura Agrahara, situated at 4th Cross Road, Kempapura Agrahara, Chamarajapet Art Silk Handloom Weavers and Exporters Association Layout, Bangalore and measuring East to West: 40ft and North to South: (30.6+29.6)/2ft, totally measuring 1204sq.ft, which is morefully described in the Schedule hereunder and hereinafter referred to as 'SCHEDULE PROPERTY', he having purchased the same under a Sale Deed dated 03.02.1988, which is registered as document No.3169/87-88 in Book I, Volume 1142 at pages 213-217 in the office of the Sub-Registrar, Srirampuram, Bangalore.
- II. **WHEREAS** the City Improvement Trust Board under the provisions of the Bangalore Improvement Act, 1945 initiated acquisition proceedings for acquisition of various lands in Kempapura Agrahara Village Bangalore North Taluk for formation of the

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Shivappa 485
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3	M/s A Peace Projects LLP, Rep By its Partner Sd. Honnaji Doshi. (ಸಹಿ/ಹೆಸರು)			Honnaji Doshi
4	M/s A Peace Projects LLP, Rep By its Partner Sd. G. Shantilal. (ಸಹಿ/ಹೆಸರು)			G. Shantilal
5	Puffa Nanjunda, M. (ಸಹಿ/ಹೆಸರು)			ನಂಜುಂಡ ಪುಫಾ
6	M. B. Shivappa (Confirming Party) (ಸಹಿ/ಹೆಸರು)			ಶಿವಪ್ಪ
7	T. V. Thippaiah (Confirming Party) (ಸಹಿ/ಹೆಸರು)			Thippaiah

ಇದು ಒಟ್ಟು 6 ಸಹಿಗಳು
0018-19
ಪಿ.ಆರ್.ಎಂ. ಕೆ.ಎಂ.ಎಂ.

ಇವು ನೋಂದಣಾಧಿಕಾರಿ
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

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layout to the Chord Road Railway Line and Pipe Line Road and a notification in this regard was issued under Section 18(1) of the Bangalore Improvement Act and the lands bearing Sy.No.333 to 334/2 of Kempapura Agrahara Village are the lands included in the said notification. The Notification issued under Section 16(2) of the Land Acquisition Act dated 15.07.1975 gazetted on 09.12.1976 evidences that the possession of the said lands have been taken on 13.05.1974 and 10.06.1974.

- III. **WHEREAS** one Chamarajpet Art & Silk Handloom Weavers and Exporters Association (in short "Association") was the owner of the lands bearing Sy.No.233/1, 233/3, 236/1 and 234 - old Sy.Nos.140, 141 and 142 of Athiguppa of Kempapura Agrahara, totally measuring 12 Acre 20 Guntas. The said lands were acquired by the City Improvement Trust Board for the Railway pipeline scheme and in lieu of the same, the Association has requested for alternate land and pursuant to request, the City Improvement Trust Board had resolved to grant an extent of 12 Acre 20 Guntas of land in Sy.No.333 to 334/2 of Kempapura Agrahara Village in lieu of the aforesaid lands belonging to the Society vide resolution of the City Improvement Trust Board dated 22.08.1974 subject to payment of difference in cost of compensation. Accordingly a letter dated 16.09.1974 was issued to the Association. Pursuant to allotment of the land in Sy.No.333 to 334/2 to the Association, the Association had deposited a sum of Rs.51,079.45 towards the conversion fine and other cesses as fixed by the City Improvement Trust Board vide letter dated 21.10.1974.

20.08.1974

21.10.1974

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿವರ	ಹೆಸರು
1	Naheen M. No. 67, 16th Moh, Maruthi Lvt, Vijayanagar, Bangalore	
2	Satish No. 10/1, 1st Floor, 60th Road, Kempagowda Lvt, Pashaninagar, Vijayanagar, Bangalore	

ಉಪ ನಿರ್ದೇಶಕರು
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

1 ನೇ ಪ್ರಕಟ ರಾಜ್ಯದ
ಸಂಖ್ಯೆ VJN-1-00272-2018-19 ಆರಿ
ಸ.ಸಿ. ಸಂಖ್ಯೆ VJND202 ನೇ ಪ್ರಕಟ
ದಿನಾಂಕ 09-04-2018 ರಂದು ಸಂಪಾದಿಸಲಾಗಿದೆ

ಉಪ ನಿರ್ದೇಶಕರು ವಿಜಯನಗರ (ವಿಜಯನಗರ)

ಉಪ ನಿರ್ದೇಶಕರು
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

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- IV. **WHEREAS** the City Improvement Trust Board ("CITB") had handed over possession of the lands bearing Sy.No.333/1, 333/2, 333/3, 333/4, 333/5, 334/1, 334/2 and 335 part totally measuring 12 Acre 22 Guntas in Kempapura Village (said lands) to the Association vide document dated 09.04.1975 along with the sketch.
- V. **WHEREAS** after taking possession of the said lands, the association had applied for sanctioning of the private layout plan and pursuant to meeting held on 23.07.1984, the Bangalore Development Authority had resolved to approve the private layout plan and directed the Association to pay a sum of Rs.21,12,000/- (Twenty One Lakh and Twelve Thousand Rupees Only) towards layout charges vide letter dated 24.11.1984. Thereafter, the work order dated 18.10.1985 was issued to the Association and pursuant to which, the Association had formed the layout on the said lands.
- VI. **WHEREAS** the site bearing No.210 measuring East to West 40ft and North to South (30.6+29.6)/2 formed in the said lands was allotted to one Smt. Nalini.E.S. by the Association. An absolute sale deed dated 23.01.1985 was executed by the Association in favour of Smt.E.S.Nalini registered as document No.3407/84-85 in Book 1, Volume 970 at pages 90-95 in the office of the Sub-Registrar, Srirampuram, Bangalore and she was put in possession of the said site. Thereafter the said Smt.E.S.Nalini sold the said site No.210 to Sri.M.Puttananjunda, who is the Vendor herein under the registered sale deed dated 05.02.1988 and put him in possession of the same. Thereafter, the katha has been made in the name of Vendor in the records of the Bruhath Bangalore Mahanagara Palike and the said Vendor has been paying taxes. The said site is assigned new No.3 and assigned PID No.40-55-3. And Whereas

20.08.2018

Smt. Nalini E.S.
Shippach

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since some error has crept-in while describing the eastern boundary of the schedule property in the registered Sale Deed dated 23-1-1985 and the same has been corrected in terms of the registered Confirmation Deed dated 9-4-2018 executed by M/s Chamarajpet Art Silk Handloom Weavers and Exporters Association.

- VII. WHEREAS the Vendor being the absolute owner of the Schedule Property and desirous of selling the Schedule Property for his legal necessities, family benefits and purchase some other property elsewhere has entered into an Agreement of Sale dated 10.08.2012 with Sri.M.B.Shivappa, who is No.1 of the Confirming Party herein for sale of the Schedule Property for valid Sale Consideration and in terms of the said Agreement of Sale he has received a sum of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only) as part of the Sale Consideration from Sri.M.B.Shivappa and agreed to receive the balance of Sale Consideration at the time of execution and registration of Sale Deed in favour of Sri.M.B.Shivappa or his nominee or assignee as the case may be. And Whereas Sri.M.B.Shivappa, the No.1 of the Confirming Party herein has assigned his rights accrued under the said Agreement of Sale in favour of Sri. T.V.Thippesh, the No.2 of Confirming Party herein. However the differences arose between the Vendor and the Agreement Holder M.B.Shivappa regarding quantum of Sale Consideration since he has taken long time for completion of sale transaction and in view of this fact the purchaser came forward and settled the differences and agreed to purchase schedule property by ignoring the above part payment as well as sale transaction, for total sale consideration of Rs.80,00,000/- (Rupees Eighty Lakh Only) out of which it is agreed that Rs.25,70,000/- (Rupees Twenty Five Lakh

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Seventy Thousand only) is payable to the Vendor and out of the rest of the amount a sum of Rs.34,30,000/- (Rupees Thirty Four Lakh Thirty Thousand only) is payable to Confirming Party No.1 and Rs.20,00,000/- (Rupees Twenty Lakh only) is payable to Confirming Party No.2 and for which the Vendor and Confirming Party have agreed to receive the sale consideration in the aforesaid manner from the purchaser and further agreed to convey the schedule property for the said sale consideration.

VIII. WHEREAS under the circumstances as narrated above the Vendor and Confirming Party hereby agree to sell the Schedule Property for their legal necessities, family benefits and to purchase some other property elsewhere to the Purchaser herein for a valid sale consideration of Rs.80,00,000/- (Rupees Eighty Lakh only) and the Purchaser on the representations made as above agreed to purchase the same for the said sale consideration free from all encumbrances, attachments, defects, disputes, acquisition or tenancy proceedings or charges of any kind.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. CONSIDERATION

- 1.1 The Total Sale Consideration as agreed by the Parties for sale of Schedule Property under this Deed is Rs. 80,00,000/- (Rupees Eighty Lakh Only).
- 1.2 The purchaser has made the payment of Sale Consideration of Rs.80,00,000/- (Rupees Eighty Lakh Only) to the Vendor and at his instance the Confirming Party herein as hereunder.

20/02/2006

[Signature]

[Signature]

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Sl.No.	Amount	Mode of Payment
1.	25,44,300/-	Paid by Purchaser by way of DD No. 848621 dated 07.04.2018 drawn on Kotak Mahindra Bank, Bangalore favoring Vendor.
2.	13,45,700/-	Paid by Purchaser by way of DD No. 848617 dated 07.04.2018 drawn on Kotak Mahindra Bank, Bangalore favoring 1 st Confirming Party M.V.Shivappa at the instance of the Vendor.
3.	10,50,000/-	Paid by way of Cheque vide No. 001701 dated 05.05.2018 drawn on Kotak Mahindra Bank, Bangalore favoring Confirming Party No.1 M.B.Shivappa at the instance of the Vendor.
4.	10,00,000/-	Paid by way of Cheque vide No. 001711 dated 09.10.2018 drawn on Kotak Mahindra Bank, Bangalore favoring Confirming Party No.1 M.B.Shivappa at the instance of the Vendor.
5.	9,80,000/-	Paid through RTGS vide UTR No.KKBKR52018040700635264 dated 07.04.2018 in favour of 2 nd Confirming Party T.V.Thippesh at the instance of Vendor
6.	5,00,000/-	Paid way of Cheque vide no. 001707 dated 09.07.2018 drawn on Kotak Mahindra Bank in favour of 2 nd Confirming Party T.V.Thippesh at the instance of Vendor
7.	5,00,000/-	Paid way of Cheque vide no. 001717 dated 09.10.2018 drawn on Kotak Mahindra Bank in favour of 2 nd Confirming Party T.V.Thippesh at the instance of Vendor
8.	25,700/-	Paid by Challan dated 07.04.2018 towards the tax deducted at source (TDS) in favor of the Vendor
9.	34,300/-	Paid by Challan dated 07.04.2018 towards the tax deducted at source (TDS) in favor of 1 st Confirming Party M.B.Shivappa.
10.	20,000/-	Paid by Challan dated 07.04.2018 towards the tax deducted at source (TDS) in favor of 2 nd Confirming Party T.V.Thippesh.
Total	80,00,000/-	

1.3 The above payment is made in the presence of the Sub-Registrar, Vijaynagar and the Witnesses attesting hereunder and accordingly, the Vendor and the Confirming Party hereby admit and acknowledge the receipt of full and final settlement of the Total Sale

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Shivappa
Thippesh

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Consideration for the Schedule Property, and release the Purchaser from any claim for the same or any part thereof.

2. SALE OF PROPERTY

- 2.1 That in consideration of the aforesaid sum of **Rs.80,00,000/- (Rupees Eighty Lakh Only)** paid by the Purchaser to the Vendor and Confirming Party as stated above, the receipt of which the Vendor and the Confirming Party hereby acknowledge and the Vendor and Confirming Party hereby transfer, convey and sell the Schedule Property with all the benefits, interests, easements, appurtenances, licenses, privileges and advantages appertaining to the same, free from all encumbrances, easements, acquisitions, attachments, injunctions, litigations, minor or maintenance claims, charges, disputes, defects or any other claims together with all the rights, title and interest therein **UNTO THE PURCHASER TO HAVE AND TO HOLD THE SAME ABSOLUTELY AND FOREVER** as its absolute owner.

- 2.2 The Vendor and the Confirming Party have this day handed over the actual vacant peaceful possession of the Schedule Property to the Purchaser.

- 2.3 The Vendor and the Confirming Party have this day delivered all the original title deeds and documents relating to the Schedule Property to the Purchaser.

3. REPRESENTATIONS AND COVENANTS OF THE VENDOR AND THE CONFIRMING PARTY WITH THE PURCHASER

- 3.1. The Vendor is the absolute owner of the Schedule Property and that the title of the Vendor to the Schedule Property hereby conveyed is good, absolute, marketable and subsisting and the Schedule Property is free from all defects, encumbrances, claims,

no objection

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charges, litigations, acquisitions, attachments, etc of whatsoever nature and there is no latent defect in the title of the Vendor.

- 3.2. The Vendor and the Confirming Party states that the Vendor holds valid right, authority, title and interest to convey the Schedule Property to the Purchaser and to the use of the Purchaser in the manner aforesaid.
- 3.3. The Schedule Property is physically vacant and that there is no person in occupation of the Schedule Property or any portion of the same and that no other person other than the Vendor have any right, title, interest or claim relating to the title or possession of the Schedule Property, either as lessee, licensee, trespasser or squatter and no third party is in adverse possession of the Schedule Property or has acquired or claimed or is acquiring any rights adversely affecting the Schedule Property.
- 3.4. The Schedule Property is not the subject matter of any acquisition or requisition proceedings or legal proceedings in any court of law or before any other governmental, statutory, local or other authority and is free from any land charge, recovery proceedings, acquisitions, inhibition, restriction or notice in respect of the Schedule Property.
- 3.5. The Vendor and the Confirming Party represent that there is no impediment in law for the sale of the Schedule Property in favour of the Purchaser.
- 3.6. There are no unfulfilled or unsatisfied judgments, injunctions or attachments, lispendance, court orders, dues, notices, dispute, defects, court proceedings pending or disposed off in respect of the Schedule Property.

[Signature] 4/13

no objections

Shivam

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- 3.7. The Vendor and the Confirming Party assure the Purchaser that as on date, the Schedule Property has not been mortgaged to any persons. No charge or other interest has been created, oral or written on the Schedule Property.
- 3.8. The Vendor and the Confirming Party represent that they have not executed any sale deed/s or entered into any agreement, or made any arrangement for sale of the Schedule Property with anyone else in respect of the Schedule Property, except the Purchaser herein.
- 3.9. The Vendor had not created any easement or license, nor is there in existence any license or easement on, or over or in respect of the Schedule Property or any part thereof.
- 3.10. The Vendor doesn't have any pending liabilities with regard to Income tax, Wealth Tax, or any other taxes, which would affect the title.
- 3.11. The Vendor and Confirming Party confirm that all taxes, levies, cesses, maintenance and other statutory duties in relation to the Schedule Property has been fully paid and discharged till today and further undertakes to discharge any such amount if it is liveable upto this date.
- 3.12. The Vendor had herein annexed all the necessary forms and requirements in respect of the Schedule Property.

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Shirpa

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4. FURTHER ASSURANCES

- 4.1. The Vendor and Confirming Party and all persons claiming under them shall and will from time to time upon the request of the Purchaser do or execute all such acts, deeds and things including executing any documents or secure the consents or no objections of any persons, as may be required by the Purchaser in order to fully assure perfect and clear title over the Schedule Property in favour of the Purchaser.

5. RIGHTS OF THE PURCHASER

- 5.1 The Purchaser is entitled to hold, possess, own and enjoy the Schedule Property absolutely, without any let or hindrance from the Vendor, Confirming Party or any person claiming through or under them.
- 5.2 The Purchaser shall be entitled to get the Khata transferred in its name in the revenue records of BBMP or any Competent Authority and the Vendor and Confirming Party have no further claim or objection or right in this regard and agree to sign any further documents in this regard at the request of the Purchaser.

6. INDEMNITY

- 6.1 The Vendor and Confirming Party hereby declare and covenant with the Purchaser that they shall do or caused to be done all acts, deeds and things which are legally or reasonably required to be done at the instance of the Purchaser for morefully and perfectly assuring the right, title and interest of the Purchaser in the Schedule Property.

Shiv Kumar

no objection

Shiv Kumar

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₹ 8/-

- 6.2 The Vendor and Confirming Party hereby indemnify the Purchaser or any one claiming through them, against any loss or damage, claims, proceedings, actions that may be caused on account of any defect in the title of the Vendor to the Schedule Property or failure to keep such title free and marketable or breach by any or all of them of any of the covenants or representations made or of the obligations placed on his under the terms of this sale.

SCHEDULE PROPERTY

All that piece and parcel of residential vacant Site bearing No.210 and Municipal Corporation No.3 and PID No.40-55-3, formed in Sy.No.333/1, 2, 3, 4, 5, 334/1, 2 and part of Sy.No.335 of Kempapura Agrahara, situated at 4th Cross Road, Kempapura Agrahara, Chamarajapet Art Silk Handloom Weavers and Exporters Association Layout, within the limits of ward No. 40 of Attiguppe of BBMP, Bangalore and measuring East to West: 40ft and North to South: (30.6+29.6)/2ft, totally measuring 1204sq.ft.,and bounded by:

East : Site No.215 and Site No.216
 West : Road
 North : Site No.209
 South : Site No.211

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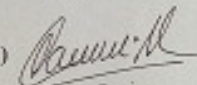
Date of Execution

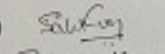
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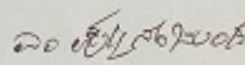
₹ 8/-

IN WITNESS WHEREOF the Vendor and Confirming Party and the Purchaser have signed this **DEED OF SALE** on the day, month and year mentioned above in the presence of the witnesses who are attesting hereunder.

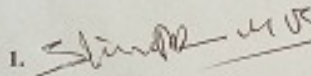
WITNESSES:

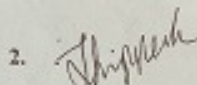
1) 
(NAVEEN M)
#67, 16th Main,
Maruthi Layout, Vijayanagar
Bangalore - 560040.

2) 
(Sathish Kumar)
#205, 6th Cross,
2nd Main Road, Prakashnagar,
3rd Cross - 560021



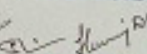
VENDOR

1. 

2. 

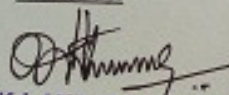
CONFIRMING PARTY

For A PEACE PROJECTS LLP

 
PARTNER

PURCHASER

Drafted by:


HJK LAW PARTNERS
103B, 1st Floor,
Dr. Rajkumar Road, Rajajinagar
4th Block, Bangalore-560010.

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₹ 8/-

SALE DEED

This DEED OF SALE is made and executed on this Ninth day of April, Two Thousand And Eighteen (09-04-2018) at Bangalore by

SRI NAGARAJA SHETTY

Son of T.S. Adhinarayana Shetty,

Aged about 81 years,

Residing at No.89/A, Kithganoor Main Road,

Srinivasa Nagar, Krishnarajapuram

BANGALORE - 560 036.

PAN : AEVPN7182H

Aadhar: 692362869614

Hereinafter referred to as 'VENDOR' (which term shall mean and include his heirs, legal representatives, successors, executors, administrators and assigns, etc.,) on the One part

AND

1. SRI.M.B.SHIVAPPA

Aged about 53 years,

Son of Sri. Boraiah,

Residing at "Shivakrupa Nilaya",

No.137/138/12, 14th Main, 8th D Cross,

Weavers Layout, Attiguppe, Vijayanagar II Stage,

BANGALORE - 560 040.

PAN: AGYPB0489Q

AADHAR:917174181733

2. MR.T.V.THIPPESH

Aged about 45 years

Son of Sri.T.A.Venkateshalu,

Having office at No.62, 6th Cross,

"A" Street, Gandhinagar,

BANGALORE - 560 009.

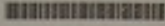
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Aadhar:659166183361

[Signature]

[Signature]

[Signature]



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2018-19
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ವಿಜಯ ನಗರ
ಬೆಂಗಳೂರು

ಬೆಂಗಳೂರು ಜಾಗೃತ ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಶ ಅಂಶಿಯ ಕಠಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain , ಇವರು 448000.00
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಶ ಪಡೆದುಕೊಂಡವರನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಪಾವತಿಸಿದವರ ಹೆಸರು
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	408000.00	D.D.No. 848760, Dtd: 07-04-2018, Kotak Mahindra Bank, Vijayanagar, Bangalore.
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	40000.00	D.D.No. 848762, Dtd: 07-04-2018, Kotak Mahindra Bank, Vijayanagar, Bangalore.
ಒಟ್ಟು :	448000.00	

ಸ್ಥಳ : ವಿಜಯನಗರ

ದಿನಾಂಕ : 09/04/2018

ಶ್ರೀ ಹೆಚ್. ಸತ್ಯನಂದ್ರಪ್ಪಾಡಿಗಾರ
ಕಾರ್ಯದರ್ಶಿ, ವಿಜಯನಗರ
(ವಿಜಯನಗರ)

Designed and Developed by C- DAC, ACTS Pune.

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Date of Execution

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Hereinafter referred to as the 'CONFIRMING PARTY', (which term shall mean and include their respective heirs, legal representatives, executors and permitted assigns) on the SECOND PART;

IN FAVOUR OF

M/s. A PEACE PROJECTS LLP

A limited liability partnership (LLP)
Having its Office at No.10/1, 1st Floor,
60 feet Road, Kempegowda Layout,
Prashanthnagar, Vijayanagar,
BANGALORE - 560 079
PAN: AAZFA6692B

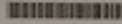
Represented by its Partners

1. **Sri. H. ANIL KUMAR JAIN**
Son of late Hiralal,
Aged about 45 years,
Residing at No.824/5, 6th Cross, 5th Main,
MRCR Layout, Vijaynagar,
BANGALORE - 560 040.
2. **Sri. ARVIND LALWANI,**
Son of Sri. Hulaschand Lalwani,
Aged about 40 years,
Residing at No.119, 13th Main Road,
Binny Layout, 2nd Stage, Vijayanagar,
BANGALORE - 560 040.
3. **Sri. HANSRAJ DOSHI,**
Son of Sri Vijay Raj Doshi,
Aged about 43 years,
Residing at No.60, 2nd Floor, Kilari Road,
BANGALORE - 560 053.

22/5/19

Signature of Sri. H. Anil Kumar Jain

Signature of Sri. Arvind Lalwani



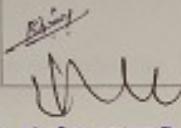
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ಪ್ರಾಜೆಕ್ಟ್ ಸಂಖ್ಯೆ : 271

ವಿಜಯನಗರ ರಸ್ತೆಯಲ್ಲಿರುವ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ ಕಾರ್ಯಾಲಯದ ದತ್ತಾಂಶ ಕೆಲಸವನ್ನು ದಿನಾಂಕ 09-04-2018 ರಿಂದ 09-18-06 ರವರೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಪ್ರಕಾರವಾಗಿ

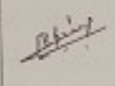
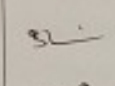
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2	ನೇರ ಶುಲ್ಕ	630.00
3	ಮೊರೆ ಮಾರ್ಪಾಟು ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	80670.00

ಇ. M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain ಇವರಿಂದ ಪಡೆಯಲ್ಪಟ್ಟಿದೆ

ವಿವರ	ಫೋಟೋ	ಪರಿಶೀಲಿಸಿದ ಗುರುತಿ	ಹಿರಿ
By M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain			

ಉಪ ನಿರ್ದೇಶಕಾಧಿಕಾರಿ
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ ಒಪ್ಪಿಗೆಯಿಗಾಗಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಫೋಟೋ	ಪರಿಶೀಲಿಸಿದ ಗುರುತಿ	ಹಿರಿ
1	M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain (ಉಪನಿರ್ದೇಶಕರು)			
2	M/s A Peace Projects LLP, Rep by its Partner Sri. Anind Lalwani (ಉಪನಿರ್ದೇಶಕರು)			

ಉಪ ನಿರ್ದೇಶಕಾಧಿಕಾರಿ
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

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4. **Sri. G. SHANTILAL**

Son of late Gokul Chand Ji,
Aged about 55 years,
Residing at No.741/10, 9th Cross,
MRCR Layout, Vijaynagar,
Bangalore - 560 040

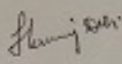
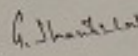
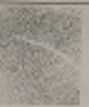
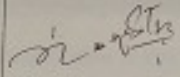
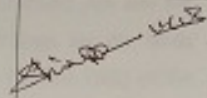
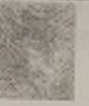
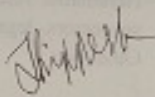
Hereinafter referred to as '**PURCHASER**' (which term shall mean and include its successors, legal representatives, executors, administrators and assigns, etc.) on the Other part

WITNESSETH AS FOLLOWS:

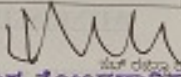
- I. **WHEREAS** the Vendor is the sole and absolute owner of residential Site bearing No.211 and Municipal Corporation No.2 and PID No.40-55-2, formed in Sy.No.333/1, 2, 3, 4, 5, 334/1, 2 and part of Sy.No.335 of Kempapura Agrahara, situated at 4th Cross Road, Kempapura Agrahara, Chamarajapet Art Silk Handloom Weavers and Exporters Association Layout, Bangalore and measuring East to West: 40ft and North to South: (30.6+29.6)/2ft, totally measuring 1204sq.ft., which is morefully described in the Schedule hereunder and hereinafter referred to as '**SCHEDULE PROPERTY**', he having purchased the same under a Sale Deed dated 11.03.1985, which is registered as document No.4041/84-85 in Book I, Volume 981 at pages 134 to 138 in the office of the Sub-Registrar, Srirampuram, Bangalore.
- II. **WHEREAS** the City Improvement Trust Board under the provisions of the Bangalore Improvement Act, 1945 initiated acquisition proceedings for acquisition of various lands in Kempapura Agrahara Village Bangalore North Taluk for formation of the

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[Signature] VUB
[Signature]

ಕ್ರ. ಸಂ.	ವಿವರ	ಚಿತ್ರ	ಮುದ್ರಿತ ಚಿತ್ರ	ಹಸ್ತ
3	M/s A Peace Projects LLP, Rep by its Partner St. Harina Ooshi. (ಅಧಿಕಾರಿ)			
4	M/s A Peace Projects LLP, Rep by its Partner St. G. Shanthi Lal. (ಅಧಿಕಾರಿ)			
5	Nagaraja Shetty. (ಅಧಿಕಾರಿ)			
6	M. B. Shivappa (Confirming Party). (ಅಧಿಕಾರಿ)			
7	F. V. Thippesh. (Confirming Party). (ಅಧಿಕಾರಿ)			

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 6
 ಸಿ.ಎ.ಎಸ್. ಸಿ.ಎ.ಎಸ್.


 ಸಹ ನೋಂದಣಾಧಿಕಾರಿ
 ವಿಜಯನಗರ, ಬೆಂಗಳೂರು.

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layout to the Chord Road Railway Line and Pipe Line Road and a notification in this regard was issued under Section 18(1) of the Bangalore Improvement Act and the lands bearing Sy.No.333 to 334/2 of Kempapura Agrahara Village are the lands included in the said notification. The Notification issued under Section 16(2) of the Land Acquisition Act dated 15.07.1975 gazetted on 09.12.1976 evidences that the possession of the said lands have been taken on 13.05.1974 and 10.06.1974.

- III. **WHEREAS** one Chamarajpet Art & Silk Handloom Weavers and Exporters Association (in short "Association") was the owner of the lands bearing Sy.No.233/1, 233/3, 236/1 and 234 – old Sy.Nos.140, 141 and 142 of Athiguppa of Kempapura Agrahara, totally measuring 12 Acre 20 Guntas. The said lands were acquired by the City Improvement Trust Board for the Railway pipeline scheme and in lieu of the same, the Association has requested for alternate land and pursuant to request, the City Improvement Trust Board had resolved to grant an extent of 12 Acre 20 Guntas of land in Sy.No.333 to 334/2 of Kempapura Agrahara Village in lieu of the aforesaid lands belonging to the Society vide resolution of the City Improvement Trust Board dated 22.08.1974 subject to payment of difference in cost of compensation. Accordingly a letter dated 16.09.1974 was issued to the Association. Pursuant to allotment of the land in Sy.No.333 to 334/2 to the Association, the Association had deposited a sum of Rs.51,079.45 towards the conversion fine and other cesses as fixed by the City Improvement Trust Board vide letter dated 21.10.1974.

[Signature]

[Signature]

[Signature]

ನಿರ್ದೇಶನ

ದಿನಾಂಕ 07/04/2018 ರಿಂದ 8 ನೇ ಸಭೆ
2018-19
ಪ್ರ.ಸಂ.ಸಂ. 2018-19

ಕ್ರಮ ಸಂಖ್ಯೆ	ನಿರ್ದೇಶನ	ವಿಷಯ
1	Naveen M. No. 67, 16th Main, Maruthi Lyl, Vijayanagar, Bangalore	
2	K. P. Anuradha No. 212, Himaya Enclave, TC Palya, Main Road, K R. Puram, Bangalore	

ಸಹ ನೋಂದಣಾಧಿಕಾರಿ
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

1 ನೇ ಪ್ರಕಟಿತ ದಸ್ತಾವೇಜು
ಸಂಖ್ಯೆ VJN-1-00271-2018-19
ಸ.ಸಂ. ಸಂಖ್ಯೆ VJND202
ದಿನಾಂಕ 09-04-2018 ರಂದು ನಿರ್ದೇಶನ

ಸಹ ನೋಂದಣಾಧಿಕಾರಿ (ವಿಜಯನಗರ)

ಸಹ ನೋಂದಣಾಧಿಕಾರಿ
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C-DAC, ACTS, Pune

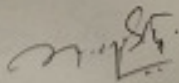
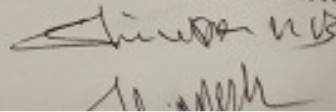
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- IV. **WHEREAS** the City Improvement Trust Board ("CITB") had handed over possession of the lands bearing Sy.No.333/1, 333/2, 333/3, 333/4, 333/5, 334/1, 334/2 and 335 part totally measuring 12 Acre 22 Guntas in Kempapura Village (said lands) to the Association vide document dated 09.04.1975 along with the sketch.
- V. **WHEREAS** after taking possession of the said lands, the association had applied for sanctioning of the private layout plan and pursuant to meeting held on 23.07.1984, the Bangalore Development Authority had resolved to approve the private layout plan and directed the Association to pay a sum of Rs.21,12,000/- (Twenty One Lakh and Twelve Thousand Rupees Only) towards layout charges vide letter dated 24.11.1984. Thereafter, the work order dated 18.10.1985 was issued to the Association and pursuant to which, the Association had formed the layout on the said lands.
- VI. **WHEREAS** the site bearing No.211 measuring East to West 40ft and North to South $(30.6+29.6)/2$ formed in the said lands was allotted to one Sri.Nagaraja Shetty by the Association. The Association has executed and registered a Sale Deed dated 11.03.1985 and put the said Sri.Nagaraja Shetty, who is the Vendor herein in the possession of the same. Thereafter, the katha has been made in the name of Vendor in the records of the Bruhath Bangalore Mahanagara Palike and the said Vendor has been paying taxes. The said site is assigned new No.2 and assigned PID No.40-55-2. And Whereas since some error has crept-in while describing the eastern boundary of the schedule property in the registered Sale Deed dated 11-03-1985 and the same has been corrected in terms of the registered Confirmation Deed dated 09-04-2018

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executed by M/s Chamarajpet Art Silk Handloom Weavers and Exporters Association.

VII. **WHEREAS** the Vendor being the absolute owner of the Schedule Property and desirous of selling the Schedule Property for his legal necessities, family benefits and purchase some other property elsewhere has entered into an Agreement of Sale dated 10.08.2012 with Sri.M.B.Shivappa, who is No.1 of the Confirming Party herein for sale of the Schedule Property for valid Sale Consideration and in terms of the said Agreement of Sale he has received a sum of Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand Only) as part of the Sale Consideration from Sri.M.B.Shivappa and agreed to receive the balance of Sale Consideration at the time of execution and registration of Sale Deed in favour of Sri.M.B.Shivappa or his nominee or assignee as the case may be. And Whereas Sri.M.B.Shivappa, the No.1 of the Confirming Party herein has assigned his rights accrued under the said Agreement of Sale in favour of Sri.T.V.Thippesh, the No.2 of Confirming Party herein. However the differences arose between the Vendor and the Agreement Holder M.B.Shivappa regarding quantum of Sale Consideration since he has taken long time for completion of sale transaction and in view of this fact the purchaser came forward and settled the differences and agreed to purchase schedule property by ignoring the above part payment as well as sale transaction, for total sale consideration of Rs.80,00,000/- (Rupees Eighty Lakh Only) out of which it is agreed that Rs.23,70,000/- (Rupees Twenty Three Lakh Seventy Thousand only) is payable to the Vendor and out of

21/5/14

Shivappa MB
Thippesh

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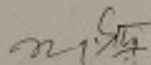
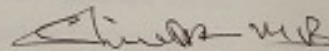
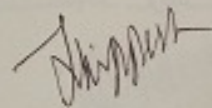
the rest of the amount a sum of Rs.36,30,000/- (Rupees Thirty Six Lakh Thirty Thousand only) is payable to Confirming Party No.1 and Rs.20,00,000/- (Rupees Twenty Lakh only) is payable to Confirming Party No.2 and for which the Vendor and Confirming Party have agreed to receive the sale consideration in the aforesaid manner from the purchaser and further agreed to convey the schedule property for the said sale consideration.

VIII. WHEREAS under the circumstances as narrated above the Vendor and Confirming Party hereby agree to sell the Schedule Property for their legal necessities, family benefits and to purchase some other property elsewhere to the Purchaser herein for a valid sale consideration of Rs.80,00,000/- (Rupees Eighty Lakh only) and the Purchaser on the representations made as above agreed to purchase the same for the said sale consideration free from all encumbrances, attachments, defects, disputes, acquisition or tenancy proceedings or charges of any kind.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. CONSIDERATION

- 1.1 The Total Sale Consideration as agreed by the Parties for sale of Schedule Property under this Deed is Rs.80,00,000/- (Rupees Eighty Lakh only).
- 1.2 The purchaser has made the payment of Sale Consideration of Rs.80,00,000/- (Rupees Eighty Lakh Only) to the Vendor and at his instance the Confirming Party herein as hereunder.

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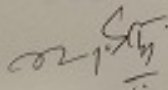
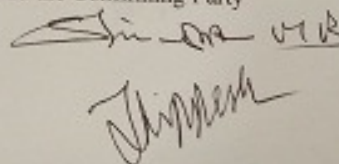
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Sl. No.	Amount	Mode of Payment
1.	23,46,300	Paid by Purchaser by way of DD No. 848620 dated 07.04.2018 drawn on Kotak Mahindra Bank, Bangalore favoring Vendor.
2.	13,43,700/-	Paid by Purchaser by way of DD No. 848619 dated 07.04.2018 drawn on Kotak Mahindra Bank, Bangalore favoring 1 st Confirming Party M.B.Shivappa. at the instance of the Vendor
3.	11,00,000/-	Paid by way of Cheque vide No. 001702 dated 05.05.2018 drawn on Kotak Mahindra Bank, Bangalore favoring Confirming Party No.1 M.B.Shivappa at the instance of the Vendor.
4.	11,50,000/-	Paid by way of Cheque vide No. 001712 dated 09.10.2018 drawn on Kotak Mahindra Bank, Bangalore favoring Confirming Party No.1 M.B.Shivappa at the instance of the Vendor.
5.	9,80,000/-	Paid through RTGS vide UTR No. KKBKR52018040700636811 dated 07.04.2018 in favour of 2 nd Confirming Party T.V. Thippesh at the instance of Vendor.
6.	5,00,000/-	Paid way of Cheque vide no. 001708 dated 09.07.2018 drawn on Kotak Mahindra Bank in favour of 2 nd Confirming Party at the instance of Vendor.
7.	5,00,000/-	Paid way of Cheque vide no. 001718 dated 09.10.2018 drawn on Kotak Mahindra Bank in favour of 2 nd Confirming Party at the instance of Vendor.
8.	23,700/-	Paid by Challan dated 07.04.2018 towards the tax deducted at source (TDS) in favor of the Vendor
9.	36,300/-	Paid by Challan dated 07.04.2018 towards the tax deducted at source (TDS) in favor of 1 st Confirming Party M.B.Shivappa.
10.	20,000/-	Paid by Challan dated 07.04.2018 towards the tax deducted at source (TDS) in favor of 2 nd Confirming Party T.V.Thippesh.
Total	80,00,000/-	

1.3 The above payment is made in the presence of the Sub-Registrar, Vijayanagar and the Witnesses attesting hereunder and accordingly, the Vendor and the Confirming Party

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hereby admit and acknowledge the receipt of full and final settlement of the Total Sale Consideration for the Schedule Property, and release the Purchaser from any claim for the same or any part thereof.

2. SALE OF PROPERTY

- 2.1 That in consideration of the aforesaid sum of Rs.80,00,000/- (Rupees Eighty Lakh only) paid by the Purchaser to the Vendor and Confirming Party as stated above, the receipt of which the Vendor and the Confirming Party hereby acknowledge and the Vendor and Confirming Party hereby transfer, convey and sell the **Schedule Property** with all the benefits, interests, easements, appurtenances, licenses, privileges and advantages appertaining to the same, free from all encumbrances, easements, acquisitions, attachments, injunctions, litigations, minor or maintenance claims, charges, disputes, defects or any other claims together with all the rights, title and interest therein **UNTO THE PURCHASER TO HAVE AND TO HOLD THE SAME ABSOLUTELY AND FOREVER** as its absolute owner.
- 2.2 The Vendor and the Confirming Party have this day handed over the actual vacant peaceful possession of the Schedule Property to the Purchaser.
- 2.3 The Vendor and the Confirming Party have this day delivered all the original title deeds and documents relating to the Schedule Property to the Purchaser.

Signature

Signature

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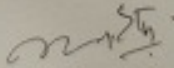
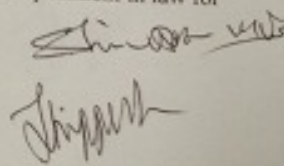
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3. REPRESENTATIONS AND COVENANTS OF THE VENDOR AND THE CONFIRMING PARTY WITH THE PURCHASER

- 3.1. The Vendor is the absolute owner of the Schedule Property and that the title of the Vendor to the Schedule Property hereby conveyed is good, absolute, marketable and subsisting and the Schedule Property is free from all defects, encumbrances, claims, charges, litigations, acquisitions, attachments, etc of whatsoever nature and there is no latent defect in the title of the Vendor.
- 3.2. The Vendor and the Confirming Party states that the Vendor holds valid right, authority, title and interest to convey the Schedule Property to the Purchaser and to the use of the Purchaser in the manner aforesaid.
- 3.3. The Schedule Property is physically vacant and that there is no person in occupation of the Schedule Property or any portion of the same and that no other person other than the Vendor have any right, title, interest or claim relating to the title or possession of the Schedule Property, either as lessee, licensee, trespasser or squatter and no third party is in adverse possession of the Schedule Property or has acquired or claimed or is acquiring any rights adversely affecting the Schedule Property.
- 3.4. The Schedule Property is not the subject matter of any acquisition or requisition proceedings or legal proceedings in any court of law or before any other governmental, statutory, local or other authority and is free from any land charge, recovery proceedings, acquisitions, inhibition, restriction or notice in respect of the Schedule Property.
- 3.5. The Vendor and the Confirming Party represent that there is no impediment in law for the sale of the Schedule Property in favour of the Purchaser.

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- 3.6. There are no unfulfilled or unsatisfied judgments, injunctions or attachments, lispendance, court orders, dues, notices, dispute, defects, court proceedings pending or disposed off in respect of the Schedule Property.
- 3.7. The Vendor and the Confirming Party assure the Purchaser that as on date, the Schedule Property has not been mortgaged to any persons. No charge or other interest has been created, oral or written on the Schedule Property.
- 3.8. The Vendor and the Confirming Party represent that they have not executed any sale deed/s or entered into any agreement, or made any arrangement for sale of the Schedule Property with anyone else in respect of the Schedule Property, except the Purchaser herein.
- 3.9. The Vendor had not created any easement or license, nor is there in existence any license or easement on, or over or in respect of the Schedule Property or any part thereof.
- 3.10. The Vendor doesn't have any pending liabilities with regard to Income tax, Wealth Tax, or any other taxes, which would affect the title.
- 3.11. The Vendor and Confirming Party confirm that all taxes, levies, cesses, maintenance and other statutory duties in relation to the Schedule Property has been fully paid and discharged till today and further undertakes to discharge any such amount if it is liveable upto this date.
- 3.12. The Vendor had herein annexed all the necessary forms and requirements in respect of the Schedule Property.

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4. FURTHER ASSURANCES

- 4.1. The Vendor and Confirming Party and all persons claiming under them shall and will from time to time upon the request of the Purchaser do or execute all such acts, deeds and things including executing any documents or secure the consents or no objections of any persons, as may be required by the Purchaser in order to fully assure perfect and clear title over the Schedule Property in favour of the Purchaser.

5. RIGHTS OF THE PURCHASER

- 5.1 The Purchaser is entitled to hold, possess, own and enjoy the Schedule Property absolutely, without any let or hindrance from the Vendor, Confirming Party or any person claiming through or under them.
- 5.2 The Purchaser shall be entitled to get the Khata transferred in its name in the revenue records of BBMP or any Competent Authority and the Vendor and Confirming Party have no further claim or objection or right in this regard and agree to sign any further documents in this regard at the request of the Purchaser.

6. INDEMNITY

- 6.1 The Vendor and Confirming Party hereby declare and covenant with the Purchaser that they shall do or caused to be done all acts, deeds and things which are legally or reasonably required to be done at the instance of the Purchaser for morefully and perfectly assuring the right, title and interest of the Purchaser in the Schedule Property.

[Signature]

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[Signature]

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- 6.2 The Vendor and Confirming Party hereby indemnify the Purchaser or any one claiming through them, against any loss or damage, claims, proceedings, actions that may be caused on account of any defect in the title of the Vendor to the Schedule Property or failure to keep such title free and marketable or breach by any or all of them of any of the covenants or representations made or of the obligations placed on his under the terms of this sale.

SCHEDULE PROPERTY

All that piece and parcel of residential vacant Site bearing No.211 and Municipal Corporation No.2 and PID No.40-55-2, formed in Sy.No.333/1, 2, 3, 4, 5, 334/1, 2 and part of Sy.No.335 of Kempapura Agrahara, situated at 4th Cross Road, Kempapura Agrahara, Chamarajapet Art Silk Handloom Weavers and Exporters Association Layout, within the limits of ward No. 40 of Attiguppe of BBMP, Bangalore and measuring East to West: 40ft and North to South: (30.6+29.6)/2ft, totally measuring 1204sq.ft.,and bounded by:

East : Site No.215
 West : Road
 North : Site No.210
 South : Site No.211/A

[Signature]

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[Signature]

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IN WITNESS WHEREOF the Vendor and Confirming Party and the Purchaser have signed this **DEED OF SALE** on the day, month and year mentioned above in the presence of the witnesses who are attesting hereunder.

WITNESSES:

1) K.P. Anuradha

K.P. Anuradha
#212, Himalayan Enclave,
T.C. Palya Main Road, K.R. Puram-36.

2)

(NAVEEN M)

#67, 16th Main,
Masuthi Layout, Vijayanagar,
Bangalore - 560040.

VENDOR

1. Shiva

2.

CONFIRMING PARTY

For A PEACE PROJECTS LLP

PARTNER

PURCHASER

Drafted by:

HJK LAW PARTNERS

1038, 1st Floor,
Dr. Rajkumar Road, Rajajinagar
4th Block, Bangalore-560010.

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SALE DEED

This DEED OF SALE is made and executed on this Ninth day of April, Two Thousand And Eighteen (09.04.2018) at Bangalore by

Dr. M. SATISH BHONSLE

Son of Sri.M.Madhoji Rao,

Aged about 72 years,

Residing at No.814/815, Sharadha,

Next to Supreme Overseas Factory,

24th B Cross, K.R.Main Road, Bidarahalli,

BSK 2nd Stage, BANGALORE - 560 070.

PAN : AAPPB0114M

AADHAR:791789739090

Hereinafter referred to as 'VENDOR' (which term shall mean and include his heirs, legal representatives, successors, executors, administrators and assigns, etc.) on the One part

AND

1. SRI.M.B.SHIVAPPA

Aged about 53 years,

Son of Sri. Boraiah,

Residing at "Shivakrupa Nilaya",

No.137/138/12, 14th Main, 8th 'D' Cross,

Weavers Layout, Attiguppe, Vijayanagar II Stage,

BANGALORE - 560 040.

PAN: AGYPB0489Q

AADHAR:917174181733

2. MR.T.V.THIPPESH

Aged about 44 years

Son of Sri.T.A.Venkateshulu,

Having office at No.62, 6th Cross,

"A" Street, Gandhinagar,

BANGALORE - 560 009.

PAN:ADBPT0145P

Aadhar:659166183361

M Satish Bhonsle

Shivappa
Thippesh

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2018-19

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Department of Stamps and Registration

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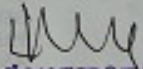
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By: M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain . ಸಂಖ್ಯೆ 924000.00
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ನಂದಾ ಪ್ರಾಜೆಕ್ಟ್ ಲಿ.ಪಿ.	841500.00	D.D.No. 848754, Dtd: 07-04-2018, Kotak Mahindra Bank, Vijayanagar, Bangalore.
ನಂದಾ ಪ್ರಾಜೆಕ್ಟ್ ಲಿ.ಪಿ.	82500.00	D.D.No. 848756, Dtd: 07-04-2018, Kotak Mahindra Bank, Vijayanagar, Bangalore.
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ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ : 09/04/2018


ಶ್ರೀ ಹೆಚ್. ಅನಿಲ್ ಕುಮಾರ್ ಜೈನ್
ಸಹ-ಪಾಲಕರು, ಸ್ವಾಮ್ಯದ ಲಿ.ಪಿ.
ಮೊದಲನೆಯ, ಮೊದಲನೆಯ
(ಸಹ-ಪಾಲಕರು)

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Hereinafter referred to as the 'CONFIRMING PARTY', (which term shall mean and include their respective heirs, legal representatives, executors and permitted assigns) on the SECOND PART;

IN FAVOUR OF

M/s. A PEACE PROJECTS LLP

A limited liability partnership (LLP)
Having its Office at No.10/1, 1st Floor,
60 feet Road, Kempegowda Layout,
Prashanthnagar, Vijayanagar,
BANGALORE - 560 079
PAN: AAZFA6692B

Represented by its Partners

1. **Sri. H. ANIL KUMAR JAIN**
Son of late Hiralal,
Aged about 45 years,
Residing at No.824/5, 6th Cross, 5th Main,
MRCR Layout, Vijayanagar,
BANGALORE - 560 040.
2. **Sri. ARVIND LALWANI**
Son of Sri. Hulaschand Lalwani,
Aged about 40 Years,
Residing at No.119, 13th Main Road,
Binny Layout, 2nd Stage, Vijayanagar,
BANGALORE - 560 040.
3. **Sri. HANSRAJ DOSHI**
Son of Sri Vijay Raj Doshi,
Aged about 43 years,
Residing at No.60, 2nd Floor, Kilari Road,
BANGALORE - 560 053.

M. S. A. P. P. S. LLP

Shankar
Dharm

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1	ಮೊದಲಿನ ಕಡು	10000.00
2	ಮೊದಲಿನ ಕಡು	665.00
3	ಮೊದಲಿನ ಕಡು	40.00
	ಒಟ್ಟು	10665.00

By: M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain

ವಿವರ	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ	ಸಹಿ
By: M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain			

ಶಾಖಾ ಮೇಲವಹಾರಾಧಿಕಾರಿ
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

ಮಾನ್ಯತೆಗೆ ಪಾತ್ರವಾಗಿದೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ	ಸಹಿ
1	M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain (ಮಾನ್ಯತೆಗೆ ಪಾತ್ರವಾಗಿದೆ)			
2	M/s A Peace Projects LLP, Rep by its Partner Sri. Anand Lalwani (ಮಾನ್ಯತೆಗೆ ಪಾತ್ರವಾಗಿದೆ)			

ಶಾಖಾ ಮೇಲವಹಾರಾಧಿಕಾರಿ
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

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₹ 8/-

4. Sri. G. SHANTILAL
 Son of late Gokul Chand Ji,
 Aged about 55 years,
 Residing at No.741/10, 9th Cross,
 MRCR Layout, Vijaynagar,
 BANGALORE - 560 040

Hereinafter referred to as 'PURCHASER' (which term shall mean and include its successors, legal representatives, executors, administrators and assigns, etc.,) on the Other part

WITNESSETH AS FOLLOWS:

- I. WHEREAS the Vendor is the sole and absolute owner of residential Site bearing No.215 and Municipal Corporation No.4 and PID No.40-56-4, formed in Sy.No.333/1, 2, 3, 4, 5, 334/1, 2 and part of Sy.No.335 of Kempapura Agrahara, situated at 4th "D" Cross Road, Kempapura Agrahara, Chamarajpet Art Silk Handloom Weavers and Exporters Association Layout, Bangalore and measuring East to West: 62ft and North to South: (39+41)2ft, totally measuring 2480sq.ft., which is morefully described in the Schedule hereunder and hereinafter referred to as 'SCHEDULE PROPERTY', he having purchased the same under a Sale Deed dated 23.01.1985, which is registered as document No.3408/84-85 in Book 1, Volume 973 at pages 23-27 in the office of the Sub-Registrar, Srirampuram, Bangalore.
- II. WHEREAS the City Improvement Trust Board under the provisions of the Bangalore Improvement Act, 1945 initiated acquisition proceedings for acquisition of various lands in Kempapura Agrahara Village Bangalore North Taluk for formation of the layout to the Chord Road Railway Line and Pipe Line Road and a notification in this regard was issued under Section 18(1) of the Bangalore Improvement Act and the

G. Shantilal

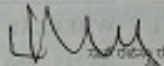
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3	M/s A Peace Projects LLP, Rep by its Partner Sri. Harmanj Doshi. (ಅಧಿಕಾರವಹರಿ)			Harmanj Doshi
4	M/s A Peace Projects LLP, Rep by its Partner Sri. G. Shantika. (ಅಧಿಕಾರವಹರಿ)			G. Shantika
5	Dr. M. Satish Bhanale. (ಅಧಿಕಾರವಹರಿ)			Dr. M. Satish Bhanale
6	M. B. Shivappa (Confirming Party). (ಅಧಿಕಾರವಹರಿ)			Shivappa MB
7	T. V. Thippesh (Confirming Party). (ಅಧಿಕಾರವಹರಿ)			Thippesh

ಇದು ಪುಸ್ತಕ 2-14 ಸಂಖ್ಯೆಯ 6 ನೇ ಪುಟ

2018.19

ಹ.ಸ.ಎಂ.ಎ. ದಾಖಲೆ


ಅವರ ನೋಂದಣಾಧಿಕಾರಿ
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು.

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lands bearing Sy.No.333 to 334/2 of Kempapura Agrahara Village are the lands included in the said notification. The Notification issued under Section 16(2) of the Land Acquisition Act dated 15.07.1975 gazetted on 09.12.1976 evidences that the possession of the said lands have been taken on 13.05.1974 and 10.06.1974.

III. WHEREAS one Chamarajpet Art & Silk Handloom Weavers and Exporters Association (in short "Association") was the owner of the lands bearing Sy.No.233/1, 233/3, 236/1 and 234 - old Sy.Nos.140, 141 and 142 of Athiguppa of Kempapura Agrahara, totally measuring 12 Acre 20 Guntas. The said lands were acquired by the City Improvement Trust Board for the Railway pipeline scheme and in lieu of the same, the Association has requested for alternate land and pursuant to request, the City Improvement Trust Board had resolved to grant an extent of 12 Acre 20 Guntas of land in Sy.No.333 to 334/2 of Kempapura Agrahara Village in lieu of the aforesaid lands belonging to the Society vide resolution of the City Improvement Trust Board dated 22.08.1974 subject to payment of difference in cost of compensation. Accordingly a letter dated 16.09.1974 was issued to the Association. Pursuant to allotment of the land in Sy.No.333 to 334/2 to the Association, the Association had deposited a sum of Rs.51,079.45 towards the conversion fine and other cesses as fixed by the City Improvement Trust Board vide letter dated 21.10.1974.

IV. WHEREAS the City Improvement Trust Board ("CITB") had handed over possession of the lands bearing Sy.No.333/1, 333/2, 333/3, 333/4, 333/5, 334/1, 334/2 and 335 part totally measuring 12 Acre 22 Guntas in Kempapura Village (said lands) to the Association vide document dated 09.04.1975 along with the sketch.

M. Satish Kumar

[Signature]

[Signature]

ಸಹಕಾರದೊಂದಿಗೆ

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2018-19

ಹ.ಸಂಖ್ಯೆ. 2018-19

ಕ್ರಮ ಸಂಖ್ಯೆ	ಸಹಕಾರಿ ಸಂಸ್ಥೆ	ವಿಳಿ
1	Navreen M. No. 67, 16th Main, Maruthi Lyr, Vijayanagar, Bangalore.	
2	Satish No. 10/1, 1st Floor, 60 ft Road, Kempagowda Lyr, Prashanthnagar, Vijayanagar, Blore	

ಉಪ ನಿರ್ದೇಶಕರು
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

1 ನೇ ಪುಟದ ಪ್ರತಿರೋಧ
ಸಂಖ್ಯೆ VJN-1-00274-2018-19
A.ಸ. ಸಂಖ್ಯೆ VJN-00202 ನೇ ಪ್ರತಿರೋಧ
ದಿನಾಂಕ 09-04-2018 ರಿಂದ ಮುಂದುವರಿಯಲಾಗಿದೆ

ಉಪನಿರ್ದೇಶಕರು ವಿಜಯನಗರ (ಬೆಂಗಳೂರು)

Designed and Developed by C.EMC, ACIS, Pune

ಉಪ ನಿರ್ದೇಶಕರು
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

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- V. **WHEREAS** after taking possession of the said lands, the association had applied for sanctioning of the private layout plan and pursuant to meeting held on 23.07.1984, the Bangalore Development Authority had resolved to approve the private layout plan and directed the Association to pay a sum of Rs.21,12,000/- (Twenty One Lakh and Twelve Thousand Rupees Only) towards layout charges vide letter dated 24.11.1984. Thereafter, the work order dated 18.10.1985 was issued to the Association and pursuant to which, the Association had formed the layout on the said lands.
- VI. **WHEREAS** the site bearing No.215 measuring **East to West: 62ft and North to South: (39+41)2ft**, formed in the said lands was allotted to one Sri.Satish Bhonsle.M by the Association. The Association has executed and registered a Sale Deed dated 23.01.1985 and put the said Sri.Satish Bhonsle.M, in the possession of the same who is the Vendor herein. Thereafter, the katha has been made in the name of Vendor in the records of the Bruhath Bangalore Mahanagara Palike and the said Vendor has been paying taxes. The said site is assigned with as Municipal Corporation No.4 and PID No.40-56-4 by the said authority. And Whereas since some error has crept-in while describing the western boundary of the schedule property in the registered Sale Deed dated 23-1-1985 and the same has been corrected in terms of the registered Confirmation Deed dated 9-4-2018 executed by M/s Chamarajpet Art Silk Handloom Weavers and Exporters Association.
- VII. **WHEREAS** in the mean time, one P. Rangaswamappa claiming to be the secretary of the Association executed a Sale Deed dated 28.12.1989 which is registered as document No.3506/89-90 of Book I, Volume 1306 at pages 16-19, in the office of Sub-Registrar Srirampuram, Bangalore in favour of Sri.B.H.Gangaiah and thereafter

M Satish Bhonsle

Shirone VR

Shirone VR



the said Sri.B.H.Gangaiah had sold the Schedule Property in in two portions under two separate Sale Deeds, one in favour of Sri. J. Lakshminarayana on 17.3.2006 which is registered as document No. SRI-1-0547505-06, stored in CD No. SRID 50 and another Sale Deed in favour of Sri. M. Megamath on 5.5.2016 which is registered as document No.SRI-1-0657006-07, stored in CD No. SRID 51, both in the office of Sub-Registrar, Srirampuram, Bangalore. The said two sale deeds came to be cancelled as per Cancellation Deed dated 23.11.2017, which is registered as document No.SRI-Rule17(3)-00003/2017-18 stored in CD No. SRID 299 of Book I in the office of the Sub-Registrar, Srirampuram, Bangalore. The cancellation of all the aforesaid sale deeds were made in terms of the Judgment and Decree passed in O.S. No. 5501/2016 on 15.11.2016, by the City Civil Judge at Bangalore. Prior to the above, pursuant to complaint filed by the actual committee, an enquiry was held and pursuant to enquiry, the Registrar of Co-operative Societies passed an order dated 23.04.1992 holding that the executive committee headed by Sri.Munivenkatappa is the actual committee. The said order was challenged by the said Sri.P.Rangaswamappa in W.P.No.15614/1992 before the Hon'ble High Court of Karnataka and the same came to be dismissed confirming the order of the Registrar of Co-operative Societies vide order dated 19.05.1992. The said order of the Learned Single Judge was unsuccessfully challenged by the said Sri.P.Rangaswamappa in W.A.No.108/1993 and the same came to be dismissed vide order dated 05.02.1993. Therefore, by virtue of the aforesaid orders it is clear that the alleged sale deed dated 28.12.1989 in favour of Sri.B.H. Gangaiah and subsequent sale deeds came to be invalid and without authority of law. Thereafter the schedule property is assigned with a Municipal

M. Satish Bhoosh

Shri. P. Rangaswamappa

Shri. P. Rangaswamappa

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Corporation No.4 and PID No.40-56-4 in the revenue records of BBMP in the name of the vendor. And Whereas since some error has crept-in while describing the eastern boundary of the schedule property in the schedule of the registered Sale Deed dated 06.06.1985, the same has been corrected in terms of the registered Confirmation Deed dated 9-4-2018 executed by M/s Chamarajpet Art Silk Handloom Weavers and Exporters Association.

VIII. WHEREAS the Vendor being the absolute owner of the Schedule Property and desirous of selling the Schedule Property for his legal necessities, family benefits and purchase some other property elsewhere has entered into an Agreement of Sale dated 12.08.2012 with Sri.M.B.Shivappa, who is Confirming Party No.1 herein for sale of the Schedule Property for valid Sale Consideration and in terms of the said Agreement of Sale he has received a sum of Rs.5,00,000/- (Rupees Five Lakhs Only) as part of the Sale Consideration from Sri.M.B.Shivappa and agreed to receive the balance of Sale Consideration at the time of execution and registration of Sale Deed in favour of Sri.M.B.Shivappa or his nominee or assignee as the case may be. And Whereas Sri.M.B.Shivappa, Confirming Party No.1 herein has assigned his rights accrued under the said Agreement of Sale in favour of Sri.T.V.Thippesh, Confirming Party No.2 herein. However the differences arose between the Vendor and the Agreement Holder M.B.Shivappa regarding quantum of Sale Consideration since he has taken long time for completion of sale transaction and in view of this fact the purchaser came forward and settled the differences and agreed to purchase schedule property by ignoring the above part payment as well as sale transaction, for total sale consideration of Rs.1,65,00,000/- (Rupees One Crore and Sixty Five

M. Satish Chandra

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Lakh Only) out of which it is agreed that Rs.1,00,00,000/- (Rupees One crore only) is payable to the Vendor and out of the rest of the amount a sum of Rs.25,00,000/- (Rupees Twenty Five Lakh only) is payable to Confirming Party No.1 and Rs.40,00,000/- (Rupees Forty Lakh only) is payable to Confirming Party No.2 and for which the Vendor and Confirming Party have agreed to receive the sale consideration in the aforesaid manner from the purchaser and further agreed to convey the schedule property for the said sale consideration.

- IX. WHEREAS under the circumstances as narrated above the Vendor and Confirming Party hereby agree to sell the Schedule Property for their legal necessities, family benefits and to purchase some other property elsewhere to the Purchaser herein for a valid sale consideration of Rs.1,65,00,000/- (Rupees One Crore and Sixty Five Lakh only) and the Purchaser on the representations made as above agreed to purchase the same for the said sale consideration free from all encumbrances, attachments, defects, disputes, acquisition or tenancy proceedings or charges of any kind.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. CONSIDERATION

- 1.1 The Total Sale Consideration as agreed by the Parties for sale of Schedule Property under this Deed is Rs.1,65,00,000/- (Rupees One Crore and Sixty Five Lakh Only).
- 1.2 The purchaser has made the payment of total Sale Consideration of Rs.1,65,00,000/- (Rupees One Crore and Sixty Five Lakh Only) to the Vendor and Confirming Party herein as in terms of the settlement reached as above which is as hereunder:

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Sl.No.	Amount	Mode of Payment
1.	99,00,000/-	Paid by Purchaser by way of DD No. 848624 dated 07.04.2018 drawn on Kotak Mahindra Bank, Bangalore favoring Vendor.
2.	4,75,000/-	Paid by Purchaser by way of DD No. 848618 dated 07.04.2018 drawn on Kotak Mahindra Bank, Bangalore favoring M.B. Shivappa, the Confirming Party No.1. at the instance of the vendor
3.	10,00,000/-	Paid by Purchaser by way of Cheque No. 001703 dated 05.05.2018 drawn on Kotak Mahindra Bank, Bangalore favoring M.B. Shivappa, the Confirming Party No.1. at the instance of the vendor
4.	10,00,000/-	Paid by Purchaser by way of Cheque No. 001713 dated 09.10.2018 drawn on Kotak Mahindra Bank, Bangalore favoring M.B. Shivappa, the Confirming Party No.1. at the instance of the vendor
5.	29,60,000/-	Paid through RTGS vide UTR no KKBKR52018040700635481 dated 07.04.2018 in favour of Sri.T.V.Thippesh, the Confirming Party 2. at the instance of the vendor
6.	5,00,000/-	Paid by way of Cheque No.001709 dated 09.07.2018 drawn on Kotak Mahindra Bank in favour of Sri.T.V.Thippesh, the Confirming Party No.2. at the instance of the vendor
7.	5,00,000/-	Paid by way of Cheque No. 001719 dated 09.10.2018 drawn on Kotak Mahindra Bank in favour of Sri.T.V.Thippesh, the Confirming Party No.2 at the instance of the vendor
8.	1,00,000/-	Paid by Challan dated 07.04.2018 towards the tax deducted at source (TDS) in favor of the Vendor
9.	25,000/-	Paid by Challan dated 07.04.2018 towards the tax deducted at source (TDS) in favor of M.B.Shivappa, Confirming Party No.1.
10.	40,000/-	Paid by Challan dated 07.04.2018 towards the tax deducted at source (TDS) in favor of T.V.Thippesh, Confirming Party No.2.
Total	Rs.1,65,00,000/-	

1.3 The above payments are made in the presence of the Sub-Registrar, Vijaynagar and the Witnesses attesting hereunder and accordingly, the Vendor and the Confirming Party hereby admit and acknowledge the receipt of full and final settlement of the

H. Sakshi Bhosale

Shivappa

Thippesh

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Total Sale Consideration for the Schedule Property, and release the Purchaser from any claim for the same or any part thereof.

2 SALE OF PROPERTY

- 2.1 That in consideration of the aforesaid sum of Rs1,65,00,000/- (Rupees One Crore and Sixty Five Lakh Only) paid by the Purchaser to the Vendor and Confirming Party as stated above, the receipt of which the Vendor and the Confirming Party hereby acknowledge and the Vendor and Confirming Party hereby transfer, convey and sell the Schedule Property with all the benefits, interests, easements, appurtenances, licenses, privileges and advantages appertaining to the same, free from all encumbrances, easements, acquisitions, attachments, injunctions, litigations, minor or maintenance claims, charges, disputes, defects or any other claims together with all the rights, title and interest therein **UNTO THE PURCHASER TO HAVE AND TO HOLD THE SAME ABSOLUTELY AND FOREVER** as its absolute owner.
- 2.2 The Vendor and the Confirming Party have this day handed over the actual vacant peaceful possession of the Schedule Property to the Purchaser.
- 2.3 The Vendor and the Confirming Party have this day delivered all the original title deeds and documents relating to the Schedule Property to the Purchaser.

M Satish Chandra

Shri. [Signature]

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3. REPRESENTATIONS AND COVENANTS OF THE VENDOR AND THE CONFIRMING PARTY WITH THE PURCHASER

- 3.1 The Vendor is the absolute owner of the Schedule Property and that the title of the Vendor to the Schedule Property hereby conveyed is good, absolute, marketable and subsisting and the Schedule Property is free from all defects, encumbrances, claims, charges, litigations, acquisitions, attachments, etc of whatsoever nature and there is no latent defect in the title of the Vendor.
- 3.2 The Vendor and the Confirming Party state that the Vendor holds valid right, authority, title and interest to convey the Schedule Property to the Purchaser and to the use of the Purchaser in the manner aforesaid.
- 3.3 The Schedule Property is physically vacant and that there is no person in occupation of the Schedule Property or any portion of the same and that no other person other than the Vendor and the Confirming Party have any right, title, interest or claim relating to the title or possession of the Schedule Property, either as lessee, licensee, trespasser or squatter and no third party is in adverse possession of the Schedule Property or has acquired or claimed or is acquiring any rights adversely affecting the Schedule Property.
- 3.4 The Schedule Property is not the subject matter of any acquisition or requisition proceedings or legal proceedings in any court of law or before any other governmental, statutory, local or other authority and is free from any land charge,

M. Satish Kumar

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recovery proceedings, acquisitions, inhibition, restriction or notice in respect of the Schedule Property.

- 3.5 The Vendor and the Confirming Party represent that there is no impediment in law for the sale of the Schedule Property in favour of the Purchaser.
- 3.6 There are no unfulfilled or unsatisfied judgments, injunctions or attachments, lispendance, court orders, dues, notices, dispute, defects, court proceedings pending or disposed off in respect of the Schedule Property.
- 3.7 The Vendor and the Confirming Party assure the Purchaser that as on date, the Schedule Property has not been mortgaged to any persons. No charge or other interest has been created, oral or written on the Schedule Property.
- 3.8 The Vendor and the Confirming Party represent that they have not executed any sale deed/s or entered into any agreement, or made any arrangement for sale of the Schedule Property with anyone else in respect of the Schedule Property, except the Purchaser herein.
- 3.9 The Vendor had not created any easement or license, nor is there in existence any license or easement on, or over or in respect of the Schedule Property or any part thereof.
- 3.10 The Vendor doesn't have any pending liabilities with regard to Income tax, Wealth Tax, or any other taxes, which would affect the title.

By Satisda Ghosh

Signature of Vendor

Signature of Purchaser

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3.11. The Vendor and Confirming Party confirm that all taxes, levies, cesses, maintenance and other statutory duties in relation to the Schedule Property has been fully paid and discharged till today and further undertakes to discharge any such amount if it is liveable upto this date.

3.12. The Vendor had herein annexed all the necessary forms and requirements in respect of the Schedule Property.

4. FURTHER ASSURANCES

4.1. The Vendor and Confirming Party and all persons claiming under them shall and will from time to time upon the request of the Purchaser do or execute all such acts, deeds and things including executing any documents or secure the consents or no objections of any persons, as may be required by the Purchaser in order to fully assure perfect and clear title over the Schedule Property in favour of the Purchaser.

5. RIGHTS OF THE PURCHASER

5.1. The Purchaser is entitled to hold, possess, own and enjoy the Schedule Property absolutely, without any let or hindrance from the Vendor, Confirming Party or any person claiming through or under them.

5.2. The Purchaser shall be entitled to get the Khata transferred in its name in the revenue records of BBMP or any Competent Authority and the Vendor and Confirming Party had no further claim or objection or right in this regard and agree to sign any further documents in this regard at the request of the Purchaser.

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6 INDEMNITY

- 6.1 The Vendor and Confirming Party hereby declare and covenant with the Purchaser that they shall do or caused to be done all acts, deeds and things which are legally or reasonably required to be done at the instance of the Purchaser for morefully and perfectly assuring the right, title and interest of the Purchaser in the Schedule Property.
- 6.2 The Vendor and Confirming Party hereby indemnify the Purchaser or any one claiming through them, against any loss or damage, claims, proceedings, actions that may be caused on account of any defect in the title of the Vendor to the Schedule Property or failure to keep such title free and marketable or breach by any or all of them of any of the covenants or representations made or of the obligations placed on his under the terms of this sale.

SCHEDULE PROPERTY

All that piece and parcel of residential vacant Site bearing No.215 and Municipal Corporation No.4 and PID No.40-56-4, formed in Sy.No.333/1, 2, 3, 4, 5, 334/1, 2 and part of Sy.No.335 of Kempapura Agrahara, situated at 4th "D" Cross Road, Kempapura Agrahara, Chamarajapet Art Silk Handloom Weavers and Exporters Association Layout, within the limits of ward No. 40 of Attiguppe of BBMP, Bangalore and measuring East to West: 62ft and North to South: (39+41)/2ft, totally measuring 2480sq.ft., and bounded by:

East : Road
 West : Site No.210 and Site No.211
 North : Site No.216
 South : Site No.214

M. Subash Reddy

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IN WITNESS WHEREOF the Vendor and Confirming Party and the Purchaser have signed this **DEED OF SALE** on the day, month and year mentioned above in the presence of the witnesses who are attesting hereunder.

WITNESSES:

1)

(Signature)
(NAVEEN.M)

#67, 16th Main, Hiranahalli layout, Vijaynagar
Bangalore - 560040.

2)

(Signature)
(Sathish Kumar)
#205, 6th Cross, 2nd
Main Road, Prokesh Nagar
Bangalore - 560021

(Signature)
H. Sathish Kumar

VENDOR1. *(Signature)* M B2. *(Signature)*

CONFIRMING PARTY
For A PEACE PROJECTS LLP

(Signature) *(Signature)*
PARTNER

PURCHASER**Drafted by:**

(Signature)
HJK LAW PARTNERS
103B, 1st Floor,
Dr. Rajkumar Road, Rajajinagar
4th Block, Bangalore-560010.

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SALE DEED

This DEED OF SALE is made and executed on this Nineth day of April Two Thousand And Eighteen (09.04.2018) at Bangalore by

M/s. SHIVAKRUPA BUILDERS
A Partnership Firm having its office at
No. 137/138/12, 8th "D" Cross,
14 th Main, Weavers Layout,
Attiguppe, Vijayanagar 2nd Stage
Bengaluru - 560 040
PAN:ADIFS7160G
Represented by its partners
1. H.P. Gayathri
2. S. Sahana

Hereinafter referred to as 'VENDOR' (which term shall mean and include her heirs, legal representatives, successors, executors, administrators and assigns, etc.) on the One part

IN FAVOUR OF

M/s. A PEACE PROJECTS LLP
A limited liability partnership (LLP)
Having its Office at No.10/1, 1st Floor,
60 feet Road, Kempogowda Layout, Prashanthnagar,
Vijayanagar,
Bangalore - 560 079
PAN: AAZFA6692B

Represented by its Partners

1. Sri. H. ANIL KUMAR JAIN
Son of late Hirallal,
Aged about 45 years,
Residing at No.824/5, 6th Cross, 5th Main,
MRCR Layout, Vijayanagar,
BANGALORE - 560 040.

For SHIVAKRUPA BUILDERS

H.P. Gayathri
Partner
Sahana

[Signature]



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ಕರ್ನಾಟಕ ಸ್ಟಾಂಪ್ ಮತ್ತು ನೋಂದಣಿ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಸ್ಟಾಂಪ್ ಮತ್ತು ನೋಂದಣಿ ಕಾಯಿದೆ ಅನ್ವಯದಲ್ಲಿ

By: M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain, ಇದರ 924100.00
ರೂಪಾಯಿಗಳಿಗೆ ಸ್ಟಾಂಪ್ ಮತ್ತು ನೋಂದಣಿ ವಾಟಾಪಡಿಸುವುದನ್ನು ಪ್ರಮಾಣಪತ್ರ

ವಿವರ	ಮೊತ್ತ (ರೂ.)	ಮೊತ್ತ ಪಾವತಿಯ ವಿವರ
ಇಲಾಖಾ ಸ್ಟಾಂಪ್ ರೂ.	811500.00	D.D.No. 848769, Dtd: 07-04-2018, Kotak Mahindra Bank, Vijayanagar, Bangalore.
ಇಲಾಖಾ ಸ್ಟಾಂಪ್ ರೂ.	82500.00	D.D.No. 848771, Dtd: 07-04-2018, Kotak Mahindra Bank, Vijayanagar, Bangalore.
ಮಾನ್ಯತೆ ರೂ.	100.00	Paid in cash
ಒಟ್ಟು:	924100.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ : 09/04/2018

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2. **Sri. ARVIND LALWANI,**
Son of Sri. Hulaschand Lalwani,
Aged about 40 Years,
Residing at No.119, 13th Main Road,
Binny Layout, 2nd Stage, Vijayanagar,
BANGALORE - 560 040.

3. **Sri. HANSRAJ DOSHI,**
Son of Sri Vijay Raj Doshi,
Aged about 43 years,
Residing at No.60, 2nd Floor, Kilari Road,
BANGALORE - 560 053.

4. **Sri. G. SHANTILAL**
Son of late Gokul Chand Ji,
Aged about 55 years,
Residing at No.741/10, 9th Cross,
MRCR Layout, Vijayanagar,
BANGALORE - 560 040

Hereinafter referred to as '**PURCHASER**' (which term shall mean and include its successors, legal representatives, executors, administrators and assigns, etc.,) on the Other part

WITNESSETH AS FOLLOWS:

- I. **WHEREAS** the Vendor is the sole and absolute owner of residential Site bearing No.216, New No.5, Bruhath Bangalore Mahanagra Palike PID No.40-56-5, formed in Sy.No.333/1, 2, 3, 4, 5, 334/1, 2 and part of Sy.No.335 of Kempapura Agrahara, situated at 4th Cross Road, Kempapura Agrahara, Chamaraajpet Art Silk Handloom

For **SHIVAKRUPA BUILDERS**

H.P. Gayathri
Partner
Sahana Singh

Shivakrupa



Print Date & Time : 09-04-2018 11:57:56 AM

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09/04/18
H. Anil Kumar, Director

ದಾಖಲೆಗೆ ಸಂಬಂಧಿಸಿದ ಉದ್ದೇಶದಿಂದ ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ 09-04-2018 ರಂದು 09:54:22 AM ಗಳಲ್ಲಿ ಈ ದಾಖಲೆ ದಾಖಲೆ ಮಾಡಿದಾಗ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊದಲಿನ ಕಡು	165000.00
2	ಮೊದಲಿನ ಕಡು	630.00
3	ಮೊದಲಿನ ಕಡು	100.00
4	ಮೊದಲಿನ ಕಡು	40.00
	ಒಟ್ಟು :	165770.00

By M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain ಸಹಾಯಕ ಅಧಿಕಾರಿ

ವಿವರ	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ	ಸಹಿ
By M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain			

ಉಪ ನಿರ್ದೇಶಕರು
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

ಪರಿಶೀಲನೆಗಾಗಿ ಒತ್ತಾಯಿಸಿದೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ	ಸಹಿ
1	M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain . (ಪರಿಶೀಲನೆ)			
2	M/s A Peace Projects LLP, Rep by its Partner Sri. Anind Lalwani . (ಪರಿಶೀಲನೆ)			

ಉಪ ನಿರ್ದೇಶಕರು
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

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Weavers and Exporters Association Layout, Bangalore and measuring East to West: 62ft and North to South: 40ft, totally measuring 2480 sq.ft., which is morefully described in the Schedule hereunder and hereinafter referred to as 'SCHEDULE PROPERTY', the Vendor having purchased the same under a Sale Deed dated 01.06.2017, which is registered as document No.VJN-1-01852/2017-18 in Book I, stored in CD No.VJND168 in the office of the Sub-Registrar, Vijayanagar, Bangalore and subsequently there was an Exchange Deed dated: 05.09.2017 executed by the M/s Anjanadri Enterprises registered as document VJN-1-05122/2017-18 in Book I, stored in CD No.VJND 178 in the office of the Sub-Registrar, Vijayanagar, Bangalore, by virtue of the above Exchange Deed the vendor herein became the absolute owner of the Schedule Property.

- II. WHEREAS the City Improvement Trust Board under the provisions of the Bangalore Improvement Act, 1945 initiated acquisition proceedings for acquisition of various lands in Kempapura Agrahara Village Bangalore North Taluk for formation of the layout to the Chord Road Railway Line and Pipe Line Road and a notification in this regard was issued under Section 18(1) of the Bangalore Improvement Act and the lands bearing Sy.No.333 to 334/2 of Kempapura Agrahara Village are the lands included in the said notification. The Notification issued under Section 16(2) of the Land Acquisition Act dated 15.07.1975 gazetted on 09.12.1976 evidences that the possession of the said lands have been taken on 13.05.1974 and 10.06.1974.

For SHIVAKRUPA BUILDERS

H.P. Goyal
Partner
Sahana Bhat

Shivakrupa

Sl. No.	Sl. No.	Sl. No.	Sl. No.	Sl. No.
3	M/s A Peace Projects LLP, Rep by its Partner Sh. Hameed Dahi (Luchkaychik)			Sh. Hameed
4	M/s A Peace Projects LLP, Rep by its Partner Sh. G. Shantika (Luchkaychik)			G. Shantika
5	M/s Shivakrupa Builders, Rep by its Partner II Sh. H. P. Sanyal (Luchkaychik)			For SHIVAKRUPA BUILDERS H. P. Sanyal Partner
6	M/s Shivakrupa Builders, Rep by its Partner II Sh. S. Sharma (Luchkaychik)			For SHIVAKRUPA BUILDERS S. Sharma Partner
7	Thippash (Luchkaychik)			Thippash Partner

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A. M. S. Sanyal

SHIVAKRUPA BUILDERS
S. Sharma
Partner

For SHIVAKRUPA BUILDERS
H. P. Sanyal
Partner

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III. WHEREAS one Chamarajpet Art & Silk Handloom Weavers and Exporters Association (in short "Association") was the owner of the lands bearing Sy.No.233/1, 233/3, 236/1 and 234 - old Sy.Nos.140, 141 and 142 of Athiguppa of Kempapura Agrahara, totally measuring 12 Acre 20 Guntas. The said lands were acquired by the City Improvement Trust Board for the Railway pipeline scheme and in lieu of the same, the Association has requested for alternate land and pursuant to request, the City Improvement Trust Board had resolved to grant an extent of 12 Acre 20 Guntas of land in Sy.No.333 to 334/2 of Kempapura Agrahara Village in lieu of the aforesaid lands belonging to the Society vide resolution of the City Improvement Trust Board dated 22.08.1974 subject to payment of difference in cost of compensation. Accordingly a letter dated 16.09.1974 was issued to the Association. Pursuant to allotment of the land in Sy.No.333 to 334/2 to the Association, the Association had deposited a sum of Rs.51,079.45 towards the conversion fine and other cesses as fixed by the City Improvement Trust Board vide letter dated 21.10.1974.

IV. WHEREAS the City Improvement Trust Board ("CITB") had handed over possession of the lands bearing Sy.NO.333/1, 333/2, 333/3, 333/4, 333/5, 334/1, 334/2 and 335 part totally measuring 12 Acre 22 Guntas in Kempapura Village (said lands) to the Association vide document dated 09.04.1975 along with the sketch.

V. WHEREAS after taking possession of the said lands, the association had applied for sanctioning of the private layout plan and pursuant to meeting held on 23.07.1984, the Bangalore Development Authority had resolved to approve the private layout plan and

For SHIVAKRUPA BUILDERS

H.P. Gayathri
Partner
Sahana Shetty

Shivakrupa

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ಸಿ.ಆರ್.ಎಸ್. ಕಾರ್ಯಾಲಯ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಹೆಸರು
1	Novena M. No. 67, 16th Main, Maruthi Lst, Vijayanagar, Bangalore.	
2	Sathish No. 10/1, 1st Floor, 60 ft Road, Kempagowda Lst, Prashanthnagar, Vijayanagar, Bengal.	

ಶಾಖಾ ಮೇಲವಹರಣಾಧಿಕಾರಿ
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

1 ದಿನಾಂಕ 077 ಸಂಖ್ಯೆಯ 8
ಸಂಖ್ಯೆ VJN-1-00277-2018-19 ಆರ್
ಸಿ.ಆರ್.ಎಸ್. ಕಾರ್ಯಾಲಯ
ದಿನಾಂಕ 09-04-2018 ರಂದು ದೋಷಪಡಿಸಲಾಗಿದೆ

ಶಾಖಾ ಮೇಲವಹರಣಾಧಿಕಾರಿ (ವಿಜಯನಗರ)

Designed and Developed by C.G.C., A.C.B., Pune

ಶಾಖಾ ಮೇಲವಹರಣಾಧಿಕಾರಿ
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

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directed the Association to pay a sum of Rs.21,12,000/- (Twenty One Lakh and Twelve Thousand Rupees Only) towards layout charges vide letter dated 24.11.1984. Thereafter, the work order dated 18.10.1985 was issued to the Association and pursuant to which, the Association had formed the layout on the said lands.

VI. WHEREAS the site bearing No 216 measuring East to West 62ft. and North to South 40ft. formed in the said lands was allotted to one Sri. Jaya Muthaiah. An absolute sale deed dated 03.06.1988 was executed by the Association in favour of Sri. Jaya Muthaiah and registered before the jurisdictional Sub-Registrar as document No.687/88-89 in Book I, Volume 1166 at pages 64-71 in the office of Sub-Registrar, Srirampuram, Bangalore. Pursuant to sale deed, katha in the Bangalore Development Authority was made in the name of Sri. Jaya Muthaiah vide Katha Certificate dated 11.7.1995. Thereafter, the said Sri. Jaya Muthaiah has executed a General Power of Attorney dated 15.06.1992, registered as document No.86/92-93 in Book IV, at pages 141-143 in the office of Sub-Registrar, Gandhinagar, Bangalore in favour of one Sri. S. Narayan empowering him with various powers including power of alienation. On the basis of the registered Power of Attorney the said Sri. S Narayan sold the said site No.216 to M/s. Anjanadevi Enterprises and M/s. Shivakrupa Builders, who is none-other than the Vendor herein under the Sale Deed dated 01.06.2017, registered as document No.VJN-1-01852/2017-18 in Book I, stored in CD No.VJND 168 in the office of the Sub-Registrar, Vijayanagar, Bangalore and put them in possession of the same.

For SHIVAKRUPA BUILDERS

HPR Goyal
Sahana Bhat

Shivakrupa

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VII. WHEREAS in the mean time, one P.Rangaswamappa claiming to be the secretary of the Association executed a Sale Deed dated 27.02.1989, registered as document No.3541/1989-90 of Book I, Volume 1306 at pages 162-165, in the office of the Sub-Registrar, Srirampuram, Bangalore in favour of Smt. Hanumakka. The said Sale deed came to be cancelled vide Cancellation deed dated 18.01.1995, registered as document No.3084/94-95 of Book I volume 1744 at pages 72-77 in the office of the Sub-Registrar, Bangalore. Apart from the same, pursuant to complaint filed by the actual committee, an enquiry was held and pursuant to enquiry, the Registrar of Co-operative Societies passed an order dated 23.04.1992 holding that the executive committee headed by Sri.Munivenkatappa is the actual committee. The said order was challenged by the said Sri.P.Rangaswamappa in W.P.No.15614/1992 before the Hon'ble High Court of Karnataka and the same came to be dismissed confirming the order of the Registrar of Co-operative Societies vide order dated 19.05.1992. The said order of the Learned Single Judge was unsuccessfully challenged by the said Sri.P.Rangaswamappa in W.A.No.108/1993 and the same came to be dismissed vide order dated 05.02.1993. Therefore, by virtue of the aforesaid orders it is clear that the alleged sale deed dated 13.06.1990 in favour of Smt. Hanumakka is without authority of law and therefore, the same is void. The said site is assigned with as Municipal Corporation No.5 and PID No.40-56-5 by the said authority. And Whereas since some error has crept-in while describing the eastern boundary of the schedule property in the registered Sale Deed dated 03-06-1988 and the same has been corrected in terms of the registered Confirmation Deed dated 9-4-2018 executed by M/s Chamarajpet Art Silk Handloom Weavers and Exporters Association.

For SHIVAKRUPA BUILDERS

H.P. Gupta
Saharajpet

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VIII. WHEREAS the said Sri. Jayamuthaiah being the absolute owner of the Schedule Property represented by his attorney S. Narayan has conveyed the ownership of the said property to M/s Shivakrupa Builders in terms of the Sale Deed dated 01.06.2017, which is registered as Document No.VJN-1-001852-17-18 stored in CD No.VJND 168 in the office of Sub-Registrar, Vijayanagar, Bangalore. And whereas both the aforesaid Partnership Firms being the purchaser in the said deed had exchanged among themselves the Schedule Property as well as another property in terms of Exchange Deed dated 05.09.2017 which is registered as Document No. VJN-1-05122/17-18, stored in CD No.VJND178 in the Office of Sub-Registrar, Vijayanagar, Bangalore. And whereas, under the said Exchange Deed the Schedule Property came in possession and enjoyment of the M/s Shivakrupa Builders who is none other than the Vendor herein. Thereafter the Vendor has got the Khata of the Schedule Property transferred in its name in the Revenue Records of BBMP vide Khata Endorsement No. DAW/132/KTR/117/2017-18 dated 27.10.2017.

IX. WHEREAS the Vendor being desirous of selling the Schedule Property for her legal necessities, family benefits and to purchase some other property elsewhere has offered to sell the same to the Purchaser herein for a valid sale consideration of Rs. 1,65,00,000/- (Rupees One Crore Sixty Five Lakh Only) and the Purchaser on the representations made as above agreed to purchase the same for the said sale consideration free from all encumbrances, attachments, defects, disputes, acquisition or tenancy proceedings or charges of any kind.

For SHIVAKRUPA BUILDERS

H.P. Gayathri
Partner
Sahana

Shivakrupa

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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. CONSIDERATION

- 1.1 The Total Sale Consideration as agreed by the Parties for sale of Schedule Property under this Deed is **Rs. 1,65,00,000/- (Rupees One Crore Sixty Five Lakh Only)**
- 1.2 The purchaser has made the payment of Sale Consideration of **Rs. 1,65,00,000/- (Rupees One Crore Sixty Five Lakh Only)** to the Vendor and at his instance the Confirming Party herein as hereunder.

Sl. No	Amount	Mode of Payment
1.	1,03,35,000/-	Paid by Purchaser by way of DD No. 848623 dated 07.04.2018 drawn on Kotak Mahindra Bank, Bangalore favoring Vendor.
2.	30,00,000/-	Paid by Purchaser by way of Cheque No. 001704 dated 05.05.2018 drawn on Kotak Mahindra Bank, Bangalore favoring the vendor
3.	30,00,000/-	Paid by way of Cheque No. 001714 dated 09.10.2018 drawn on Kotak Mahindra Bank, Bangalore favoring the Vendor.
4.	1,65,000/-	Paid by Challan dated 07.04.2018 towards the tax deducted at source (TDS) in favor of the Vendor
Total	1,65,00,000/-	

- 1.3 The above payment is made in the presence of the Sub-Registrar, Vijayanagar and the Witnesses attesting hereunder and accordingly, the Vendor and the Confirming Party hereby admit and acknowledge the receipt of full and final settlement of the Total Sale Consideration for the Schedule Property, and release the Purchaser from any claim for the same or any part thereof.

For SHIVAKRUPA BUILDERS

H.R. Gayathri
Partner

Sahana Kishore

Shivakrupa

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2. SALE OF PROPERTY

2.1 That in consideration of the aforesaid sum of Rs. 1,65,00,000/- (Rupees One Crore Sixty Five Lakh Only) paid by the Purchaser to the Vendor and Confirming Party as stated above, the receipt of which the Vendor and the Confirming Party hereby acknowledge and the Vendor and Confirming Party hereby transfer, convey and sell the **Schedule Property** with all the benefits, interests, easements, appurtenances, licenses, privileges and advantages appertaining to the same, free from all encumbrances, easements, acquisitions, attachments, injunctions, litigations, minor or maintenance claims, charges, disputes, defects or any other claims together with all the rights, title and interest therein **UNTO THE PURCHASER TO HAVE AND TO HOLD THE SAME ABSOLUTELY AND FOREVER** as its absolute owner.

2.2 The Vendor has this day handed over the actual vacant peaceful possession of the Schedule Property to the Purchaser.

2.3 The Vendor has this day delivered all the original title deeds and documents relating to the Schedule Property to the Purchaser.

3. REPRESENTATIONS AND COVENANTS OF THE VENDOR AND THE CONFIRMING PARTY WITH THE PURCHASER

3.1 The Vendor is the absolute owner of the Schedule Property and that the title of the Vendor to the Schedule Property hereby conveyed is good, absolute, marketable and subsisting and the Schedule Property is free from all defects, encumbrances, claims,

For SHIVAKRUPA BUILDERS

H. P. Goyal
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charges, litigations, acquisitions, attachments, etc of whatsoever nature and there is no latent defect in the title of the Vendor.

- 3.2. The Vendor states that the Vendor holds valid right, authority, title and interest to convey the Schedule Property to the Purchaser and to the use of the Purchaser in the manner aforesaid.
- 3.3. The Schedule Property is physically vacant and that there is no person in occupation of the Schedule Property or any portion of the same and that no other person other than the Vendor have any right, title, interest or claim relating to the title or possession of the Schedule Property, either as lessee, licensee, trespasser or squatter and no third party is in adverse possession of the Schedule Property or has acquired or claimed or is acquiring any rights adversely affecting the Schedule Property.
- 3.4. The Schedule Property is not the subject matter of any acquisition or requisition proceedings or legal proceedings in any court of law or before any other governmental, statutory, local or other authority and is free from any land charge, recovery proceedings, acquisitions, inhibition, restriction or notice in respect of the Schedule Property.
- 3.5. The Vendor represents that there is no impediment in law for the sale of the Schedule Property in favour of the Purchaser.
- 3.6. There are no unfulfilled or unsatisfied judgments, injunctions or attachments, lispendance, court orders, dues, notices, dispute, defects, court proceedings pending or disposed off in respect of the Schedule Property.

For SHIVAKRURA BUILDERS

A. R. Gayathri
Partner
Sahana

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- 3.7. The Vendor assures the Purchaser that as on date, the Schedule Property has not been mortgaged to any persons. No charge or other interest has been created, oral or written on the Schedule Property.
- 3.8. The Vendor represents that she has not executed any sale deed/s or entered into any agreement, or made any arrangement for sale of the Schedule Property with anyone else in respect of the Schedule Property, except the Purchaser herein.
- 3.9. The Vendor had not created any easement or license, nor is there in existence any license or easement on, or over or in respect of the Schedule Property or any part thereof.
- 3.10. The Vendor doesn't have any pending liabilities with regard to Income tax, Wealth Tax, or any other taxes, which would affect the title.
- 3.11. The Vendor confirms that all taxes, levies, cesses, maintenance and other statutory duties in relation to the Schedule Property has been fully paid and discharged till today and further undertakes to discharge any such amount if it is liveable upto this date.
- 3.12. The Vendor had herein annexed all the necessary forms and requirements in respect of the Schedule Property.

4. FURTHER ASSURANCES

- 4.1. The Vendor and all persons claiming under her shall and will from time to time upon the request of the Purchaser do or execute all such acts, deeds and things including

For SHIVAKRUPA BUILDERS

H.P. Gajjar

Partner

Sahana

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executing any documents or secure the consents or no objections of any persons, as may be required by the Purchaser in order to fully assure perfect and clear title over the Schedule Property in favour of the Purchaser.

5. RIGHTS OF THE PURCHASER

- 5.1 The Purchaser is entitled to hold, possess, own and enjoy the Schedule Property absolutely, without any let or hindrance from the Vendor or any person claiming through or under her.
- 5.2 The Purchaser shall be entitled to get the Khata transferred in its name in the revenue records of BBMP or any Competent Authority and the Vendor has no further claim or objection or right in this regard and agree to sign any further documents in this regard at the request of the Purchaser.

6. INDEMNITY

- 6.1 The Vendor hereby declare and covenant with the Purchaser that they shall do or caused to be done all acts, deeds and things which are legally or reasonably required to be done at the instance of the Purchaser for morefully and perfectly assuring the right, title and interest of Purchaser in the Schedule Property.
- 6.2 The Vendor hereby indemnify the Purchaser or any one claiming through her, against any loss or damage, claims, proceedings, actions that may be caused on account of any defect in the title of the Vendor to the Schedule Property or failure to keep such title free and marketable or breach by any or all of them of any of the covenants or representations made or of the obligations placed on her under the terms of this sale.

For SHIVAKRUPA BUILDERS

H.P. Goyal Partner

Sahana Singh

Shivakrupa

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7. CONSENT

- 7.1 That Sri. T. V. Thippesh had earlier agreed orally to buy the Schedule Property from the Vendor and expressed that he is not interested to buy the same and not having any objections to sell the property to the purchasers herein, as such he had signed as Consenting Witness to this Sale Deed.

SCHEDULE PROPERTY

All that piece and parcel of residential vacant Site bearing No.216 and Municipal Corporation No.5 and PID No.40-56-5, formed in Sy.No.333/1 to 333/5, 334/1, 334/2 & 335 of Kempapura Agrahara Village, situated at 4th "D" Cross Road, Kempapura Agrahara, Chamarajapet Art Silk Handloom Weavers and Exporters Association Layout, within the limits of ward No. 40 of Attiguppe of BBMP, Bangalore and measuring East to West: 62ft and North to South: 40ft, totally measuring 2480sq ft., and bounded by:

East :	Road
West :	Site No.209 & Site No.210
North :	Site No.217
South :	Site No.215

For SHIVAKRUPA BUILDERS

H.P. Gayathri

Partner

Sahana Hgh

Thippesh

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IN WITNESS WHEREOF the Vendor and Confirming Party and the Purchaser and the Consenting Witnesses have signed this **DEED OF SALE** on the day, month and year mentioned above in the presence of the witnesses who are attesting hereunder.

1. *Thippesh*
(Thippesh)

CONSENTING WITNESSES:WITNESSES:

1) *NAVEEN M*
(NAVEEN M)
#64, 16th Main, 4th Cross, 2nd Stage,
Vijayanagar, Bangalore - 560060.

2) *Sudhakar*
(Sudhakar)
#205, 16th Cross, 2nd Stage,
Vijayanagar, Bangalore - 560060.

For SHIVAKRUPA BUILDERS

H.P. Gayathri
Partner

Sahana
VENDOR

For A PEACE PROJECTS L.

Dr. Rajkumar
PARTNER

PURCHASER

Drafted by:

HJK Law Partners
HJK LAW PARTNERS
1038, 1st Floor,
Dr. Rajkumar Road, Rajajinagar
4th Block, Bangalore-560010.

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SALE DEED

This DEED OF SALE is made and executed on this Ninth day of April, Two Thousand And Eighteen (09.04.2018) at Bangalore by

Smt. H.P. Gayathri Shivappa
W/o Sri. M.B. Shivappa
Aged 49 years,
Residing at 137/138/12,
8th D Cross, 14th Main Road
Chamarajpet Weaver's Layout,
Attiguppe, Vijayanagar IIInd Stage,
Bangalore-560040
PAN: AGHPG2764J
AADHAR: 448717442958

Hereinafter referred to as 'VENDOR' (which term shall mean and include her heirs, legal representatives, successors, executors, administrators and assigns, etc.,) on the One part

IN FAVOUR OF

M/s. A PEACE PROJECTS LLP
A limited liability partnership (LLP)
Having its Office at No.10/1, 1st Floor,
60 feet Road, Kempegowda Layout,
Prashanthnagar, Vijayanagar,
BANGALORE - 560 079
PAN: AAZFA6692B
Represented by its Partners

1. Sri. H. ANIL KUMAR JAIN
Son of late Hiralal,
Aged about 45 years,
Residing at No.824/5, 6th Cross, 5th Main,
MRCR Layout, Vijayanagar,
BANGALORE - 560 040.

H.P. Gayathri Shivappa *Sri. H. Anil Kumar Jain*
Shivappa

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2018-19



ಕರ್ನಾಟಕ ಸಾರ್ವಜನಿಕ ವಿದ್ಯಾರ್ಥಿ ಸಂಸ್ಥೆ

ಕರ್ನಾಟಕ ಸಾರ್ವಜನಿಕ ವಿದ್ಯಾರ್ಥಿ ಸಂಸ್ಥೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ವಿದ್ಯಾರ್ಥಿ ಸಂಸ್ಥೆಯ ಕುರಿತು 10 ಎ ಅಕೌಂಟ್‌ನಲ್ಲಿ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain , ಇತರ: 487300.00
ರೂಪಾಯಿಗಳನ್ನು ಕರ್ನಾಟಕ ವಿದ್ಯಾರ್ಥಿ ಸಂಸ್ಥೆಯಲ್ಲಿ ಪ್ರಮಾಣಪತ್ರ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ತರತರ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	443700.00	D.D.No. 848750, Dtd: 07-04-2018, Kotak Mahindra Bank, Vijayanagar, Bangalore.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	43500.00	D.D.No. 848752, Dtd: 07-04-2018, Kotak Mahindra Bank, Vijayanagar, Bangalore.
ನಗದು ರೂಪ	100.00	Paid in cash
ಒಟ್ಟು :	487300.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ : 09/04/2018

ಶಾಪ್ ಸೋಂಪ್‌ಗಾರಿಕಾ
ವಿಭಾಗದ ಅಧಿಕಾರಿ
(ಬೆಂಗಳೂರು)

Designed and Developed by C-DAC, ACIS Pune.

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2. **Sri. ARVIND LALWANI,**
Son of Sri. Hulaschand Lalwani,
Aged about 40 Years,
Residing at No.119, 13th Main Road,
Binny Layout, 2nd Stage, Vijayanagar,
BANGALORE - 560 040.
3. **Sri. HANSRAJ DOSHI,**
Son of Sri Vijay Raj Doshi,
Aged about 43 years,
Residing at No.60, 2nd Floor, Kilari Road,
BANGALORE - 560 053.
4. **Sri. G. SHANTILAL**
Son of late Gokul Chand Ji,
Aged about 55 years,
Residing at No.741/10, 9th Cross,
MRCR Layout, Vijayanagar,
BANGALORE - 560 040

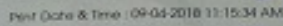
Hereinafter referred to as 'PURCHASER' (which term shall mean and include its successors, legal representatives, executors, administrators and assigns, etc.,) on the Other part

WITNESSETH AS FOLLOWS:

1. **WHEREAS** the Vendor is the sole and absolute owner of residential Site bearing No.217, New No.6, Bruhath Bangalore Mahanagra Palike, PID No.40-56-6, formed in Sy.No.333/1, 2, 3, 4, 5, 334/1, 2 and part of Sy.No.335 of Kempapura Agrahara, situated at 4th Cross Road, Kempapura Agrahara, Chamarajapet Art Silk Handloom Weavers and Exporters Association Layout, Bangalore and measuring East to West:

H.P. Gayet *[Signature]* 4 PB

[Signature] 11/05
Shirach



ಪ್ರಾಚೀನತನ : 270

ಮಾಹಿತಿ ಕುರಿತು ಸಾಮಾನ್ಯವಾಗಿರುವ ಪ್ರಶ್ನೆಗಳಿಗೆ ಈ ಕೆಳಕಂಡ ವಿಷಯ 09-06-2018 ರಂದು 09:26:44 AM ಗಳಲ್ಲಿ ಕಂಡ
ಮಾಹಿತಿ ಸರಿಯಾಗಿದೆ.

by M/s A Peace Projects LLP, Rep by its Partner Sri. H. Anil Kumar Jain without need of assignment

ಕುಪ್ಪೆ ನೋಂದಣಾಧಿಕಾರಿ
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

ಎರಡನೆಯದ್ದು, ಒಟ್ಟಾರೆ

ಕುಪ್ ನೋಂದಣಾಧಿಕಾರಿ
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

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62ft and North to South: (28 ft + 14ft)/2ft, totally measuring 1302 sq ft., which is morefully described in the Schedule hereunder and hereinafter referred to as 'SCHEDULE PROPERTY', she having purchased the same under a Sale Deed dated 08.09.2014, which is registered as document No.VJN-1-02259/2014-15 in Book I, stored in CD No.VJND 115 in the office of the Sub-Registrar, Vijaynagar, Bangalore.

- II. **WHEREAS** the City Improvement Trust Board under the provisions of the Bangalore Improvement Act, 1945 initiated acquisition proceedings for acquisition of various lands in Kempapura Agrahara Village Bangalore North Taluk for formation of the layout to the Chord Road Railway Line and Pipe Line Road and a notification in this regard was issued under Section 18(1) of the Bangalore Improvement Act and the lands bearing Sy.No.333 to 334/2 of Kempapura Agrahara Village are the lands included in the said notification. The Notification issued under Section 16(2) of the Land Acquisition Act dated 15.07.1975 gazetted on 09.12.1976 evidences that the possession of the said lands have been taken on 13.05.1974 and 10.06.1974.
- III. **WHEREAS** one Chamarajpet Art & Silk Handloom Weavers and Exporters Association (in short "Association") was the owner of the lands bearing Sy.No.233/1, 233/3, 236/1 and 234 - old Sy.Nos.140, 141 and 142 of Athiguppa of Kempapura Agrahara, totally measuring 12 Acre 20 Guntas. The said lands were acquired by the City Improvement Trust Board for the Railway pipeline scheme and in lieu of the same, the Association has requested for alternate land and pursuant to request, the

H.P. Gayet *[Signature]* 4-10-18

[Signature]
Shippesh

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಚಿತ್ರ	ಅಕ್ಷರ/ಚಿತ್ರ	ಹೆಸರು
3	M/s A Peace Projects LLP, Rep by its Partner Sri. Hanarey Doshi (ಅಧಿಕಾರವಹರಿ)			Hanarey Doshi
4	M/s A Peace Projects LLP, Rep by its Partner Sri. G. Shankar . (ಅಧಿಕಾರವಹರಿ)			G. Shankar
5	H. P. Gayathri Shivappa (ಅಧಿಕಾರವಹರಿ)			H. P. Gayathri Shivappa
6	M. B. Shivappa (ಅಧಿಕಾರವಹರಿ)			M. B. Shivappa
7	Thippiah . (ಅಧಿಕಾರವಹರಿ)			Thippiah

ಈ ಪತ್ರವು 270 ಪುಟಗಳಿಂದ 6 ನೇ ಪುಟ

2018-19

ಅ. 10 10, 2018

ಅವರ ನೋಂದಣಿ ಸಂಖ್ಯೆ
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು

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City Improvement Trust Board had resolved to grant an extent of 12 Acre 20 Guntas of land in Sy.No.333 to 334/2 of Kempapura Agrahara Village in lieu of the aforesaid lands belonging to the Society vide resolution of the City Improvement Trust Board dated 22.08.1974 subject to payment of difference in cost of compensation. Accordingly a letter dated 16.09.1974 was issued to the Association. Pursuant to allotment of the land in Sy.No.333 to 334/2 to the Association, the Association had deposited a sum of Rs.51,079.45 towards the conversion fine and other cesses as fixed by the City Improvement Trust Board vide letter dated 21.10.1974.

IV. **WHEREAS** the City Improvement Trust Board ("CITB") had handed over possession of the lands bearing Sy.NO.333/1, 333/2, 333/3, 333/4, 333/5, 334/1, 334/2 and 335 part totally measuring 12 Acre 22 Guntas in Kempapura Village (said lands) to the Association vide document dated 09.04.1975 along with the sketch.

V. **WHEREAS** after taking possession of the said lands, the association had applied for sanctioning of the private layout plan and pursuant to meeting held on 23.07.1984, the Bangalore Development Authority had resolved to approve the private layout plan and directed the Association to pay a sum of Rs.21,12,000/- (Twenty One Lakh and Twelve Thousand Rupees Only) towards layout charges vide letter dated 24.11.1984. Thereafter, the work order dated 18.10.1985 was issued to the Association and pursuant to which, the Association had formed the layout on the said lands.

H.P. Gajjar

Singh
Shippah

[illegible]

Samuel D.
Sawyer



சுவிட்சர்லாந்து நாட்டில் (சுவிட்சர்)

ಶಾಸ್ತ್ರ ಸೋಂಪುಕಾಢಿಕಾರಿ
ವಿಲಂಬನಗರ, ಬೆಂಗಳೂರು.

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VI. WHEREAS the site bearing No.217 measuring East to West:62ft. and North to South: (39+41)/2ft. formed in the said lands was allotted to one Sri. H. Ramaiah. An absolute sale deed dated 16.04.1986 was executed by the Association in favour of Sri. H. Ramaiah and registered before the jurisdictional Sub-Registrar as document No.184/86-87 in Book I, Volume 1039 at pages 64-71 in the office of Sub-Registrar, Srirampuram, Bangalore. Pursuant to sale deed, katha in the Bangalore Development Authority was made in the name of Sri. H. Ramaiah vide Katha Certificate dated 10.07.1991. And whereas the said Sri.H.Ramaiah died on 09-08-1997, leaving behind him his sons namely (1) Sri. R.Ramesh (2) Sri. Jagadish.R.Gowda and daughters (1) R.Bhagyalakshmi (2) R.Pramila (3) R.Vasantha (4) R.Susheela and (5) R. Shakuntala Raju as his successors to succeed to his estate including the aforesaid property. After his death his daughters and son Jagadish.R.Gowda have released and relinquished their right in the aforesaid property, in favour of their brother Sri.R.Ramesh in terms of the Release Deed dated 03-12-2007 which is registered as document No.SR1-1-03111/2007-08 stored in CD No.SRID73 in the office of the Sub-Registrar, Srirampuram, Bangalore. And whereas by virtue of the said Release Deed Sri.R.Ramesh becomes the absolute owner of the aforesaid property. Thereafter he had Gifted Northern Portion of the said property to his wife Smt.Lakshmi Ramesh in terms of Gift Deed dated 24-02-2012 which is registered as document No. VJN-1-02737-11-12 stored in CD No.VJND42 in the office of Sub-Registrar, Vijayanagar, Bangalore. After having gifted the Northern Portion to his wife, Sri.R.Ramesh approached the BBMP for the bifurcation of the Khata of the said property and accordingly the said Authority had bifurcated the khata of the Larger Property and

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assigned Khata No.217/6-1 to the Northern Portion which is gifted to Smt. Lakshmi Ramesh and assigned Khata No.217/6 to remaining portion of the property which is none other than the Schedule Property herein vide Special Notice bearing No.DA(G.D)132/KTR-11-12/MTR/8/12-13 dated 18-06-2012, issued under Section 147 of the Karnataka Municipal Corporation Act.

VII. **WHEREAS** the said Sri. R.Ramesh being the absolute owner of the remaining portions of the aforesaid property measuring East to West: 62ft. and North to South:(28+14)/2 which is morefully described in the schedule hereunder and hereinafter referred to as the Schedule Property had sold the same to Smt.H.P.Gayathri, who is none other than the Vendor herein, for a valid sale consideration in terms of Sale Deed dated 08-09-2014, which is registered as document No.VJN-1-02259-14-15, stored in CD NoVJND115, in the office of the Sub-Registrar Vijayanagar, Bangalore. After having purchased the same, the Vendor has got the Khata of the Schedule Property transferred in her name in the Revenue Records of BBMP as per Khata Endorsement bearing no. DA/132/KTR/162/14-15 dated 10-11-2014 where under the said Authority has assigned Khata No. as "217/6" to the Schedule Property and PID No.40-56-6. And Whereas since some error has crept-in while describing the western boundary of the schedule property in the registered Sale Deed dated 16.04.1986 and the same has been corrected in terms of the registered Confirmation Deed dated 9-4-2018 executed by M/s Chamaraipet Art Silk Handloom Weavers and Exporters Association.

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VIII. WHEREAS the Vendor being desirous of selling the Schedule Property for her legal necessities, family benefits and to purchase some other property elsewhere has offered to sell the same to the Purchaser herein for a valid sale consideration of Rs. 87,00,000/- (Rupees Eighty Seven Lakh Only) and the Purchaser on the representations made as above agreed to purchase the same for the said sale consideration free from all encumbrances, attachments, defects, disputes, acquisition or tenancy proceedings or charges of any kind.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. CONSIDERATION

- 1.1 The Total Sale Consideration as agreed by the Parties for sale of Schedule Property under this Deed is Rs. 87,00,000/- (Rupees Eighty Seven Lakh Only)
- 1.2 The purchaser has made the payment of Sale Consideration of Rs. 87,00,000/- (Rupees Eighty Seven Lakh Only) to the Vendor and at his instance the Confirming Party herein as hereunder.

Sl. No	Amount	Mode of Payment
1.	69,13,000/-	Paid by Purchaser by way of DD No. 848625 dated 07.04.2018 drawn on Kotak Mahindra Bank, Bangalore favoring Vendor.
2.	8,50,000/-	Paid by Purchaser by way of Cheque No. 001705 dated 05.05.2018 drawn on Kotak Mahindra Bank, Bangalore favoring the vendor
3.	8,50,000/-	Paid by way of Cheque vide No. 001715 dated 09.10.2018 drawn on Kotak Mahindra Bank, Bangalore favoring the Vendor.
8	87,000/-	Paid by Challan dated 07.04.2018 towards the tax deducted at source (TDS) in favor of the Vendor
Total	87,00,000/-	

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- 1.3 The above payment is made in the presence of the Sub-Registrar, Vijayanagar and the Witnesses attesting hereunder and accordingly, the Vendor and the Confirming Party hereby admit and acknowledge the receipt of full and final settlement of the Total Sale Consideration for the Schedule Property, and release the Purchaser from any claim for the same or any part thereof.

2. SALE OF PROPERTY

- 2.1 That in consideration of the aforesaid sum of **Rs. 87,00,000/- (Rupees Eighty Seven Lakh Only)** paid by the Purchaser to the Vendor and Confirming Party as stated above, the receipt of which the Vendor and the Confirming Party hereby acknowledge and the Vendor and Confirming Party hereby transfer, convey and sell the **Schedule Property** with all the benefits, interests, easements, appurtenances, licenses, privileges and advantages appertaining to the same, free from all encumbrances, easements, acquisitions, attachments, injunctions, litigations, minor or maintenance claims, charges, disputes, defects or any other claims together with all the rights, title and interest therein **UNTO THE PURCHASER TO HAVE AND TO HOLD THE SAME ABSOLUTELY AND FOREVER** as its absolute owner.
- 2.2 The Vendor has this day handed over the actual vacant peaceful possession of the Schedule Property to the Purchaser.
- 2.3 The Vendor has this day delivered all the original title deeds and documents relating to the Schedule Property to the Purchaser.

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3. REPRESENTATIONS AND COVENANTS OF THE VENDOR AND THE CONFIRMING PARTY WITH THE PURCHASER

- 3.1. The Vendor is the absolute owner of the Schedule Property and that the title of the Vendor to the Schedule Property hereby conveyed is good, absolute, marketable and subsisting and the Schedule Property is free from all defects, encumbrances, claims, charges, litigations, acquisitions, attachments, etc of whatsoever nature and there is no latent defect in the title of the Vendor.
- 3.2. The Vendor states that the Vendor holds valid right, authority, title and interest to convey the Schedule Property to the Purchaser and to the use of the Purchaser in the manner aforesaid.
- 3.3. The Schedule Property is physically vacant and that there is no person in occupation of the Schedule Property or any portion of the same and that no other person other than the Vendor have any right, title, interest or claim relating to the title or possession of the Schedule Property, either as lessee, licensee, trespasser or squatter and no third party is in adverse possession of the Schedule Property or has acquired or claimed or is acquiring any rights adversely affecting the Schedule Property.
- 3.4. The Schedule Property is not the subject matter of any acquisition or requisition proceedings or legal proceedings in any court of law or before any other governmental, statutory, local or other authority and is free from any land charge, recovery proceedings, acquisitions, inhibition, restriction or notice in respect of the Schedule Property.
- 3.5. The Vendor represents that there is no impediment in law for the sale of the Schedule Property in favour of the Purchaser.

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Shinde

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- 3.6. There are no unfulfilled or unsatisfied judgments, injunctions or attachments, lispendance, court orders, dues, notices, dispute, defects, court proceedings pending or disposed off in respect of the Schedule Property.
- 3.7. The Vendor assures the Purchaser that as on date, the Schedule Property has not been mortgaged to any persons. No charge or other interest has been created, oral or written on the Schedule Property.
- 3.8. The Vendor represents that she has not executed any sale deed/s or entered into any agreement, or made any arrangement for sale of the Schedule Property with anyone else in respect of the Schedule Property, except the Purchaser herein.
- 3.9. The Vendor had not created any easement or license, nor is there in existence any license or easement on, or over or in respect of the Schedule Property or any part thereof.
- 3.10. The Vendor doesn't have any pending liabilities with regard to Income tax, Wealth Tax, or any other taxes, which would affect the title.
- 3.11. The Vendor confirms that all taxes, levies, cesses, maintenance and other statutory duties in relation to the Schedule Property has been fully paid and discharged till today and further undertakes to discharge any such amount if it is liveable upto this date.
- 3.12. The Vendor had herein annexed all the necessary forms and requirements in respect of the Schedule Property.

4. FURTHER ASSURANCES

- 4.1. The Vendor and all persons claiming under her shall and will from time to time upon the request of the Purchaser do or execute all such acts, deeds and things including

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executing any documents or secure the consents or no objections of any persons, as may be required by the Purchaser in order to fully assure perfect and clear title over the Schedule Property in favour of the Purchaser.

5. RIGHTS OF THE PURCHASER

- 5.1 The Purchaser is entitled to hold, possess, own and enjoy the Schedule Property absolutely, without any let or hindrance from the Vendor or any person claiming through or under her.
- 5.2 The Purchaser shall be entitled to get the Khata transferred in its name in the revenue records of BBMP or any Competent Authority and the Vendor has no further claim or objection or right in this regard and agree to sign any further documents in this regard at the request of the Purchaser.

6. INDEMNITY

- 6.1 The Vendor hereby declare and covenant with the Purchaser that they shall do or caused to be done all acts, deeds and things which are legally or reasonably required to be done at the instance of the Purchaser for morefully and perfectly assuring the right, title and interest of Purchaser in the Schedule Property.
- 6.2 The Vendor hereby indemnify the Purchaser or any one claiming through her, against any loss or damage, claims, proceedings, actions that may be caused on account of any defect in the title of the Vendor to the Schedule Property or failure to keep such title free and marketable or breach by any or all of them of any of the covenants or representations made of the obligations placed on her under the terms of this sale.

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7. CONSENT

- I. Sri. M. B. Shivappa being the husband of Vendor states that the Schedule Property is the self acquired property of the Vendor, hence he is not having any objections for sale of the Schedule Property to the Purchaser herein, as such he has signed as consenting witness to this Sale Deed.
- II That Sri. T. V. Thippesh had earlier agreed orally to buy the Schedule Property from the Vendor and thereafter expressed that he is not interested to buy the same and hence not having any objections to sell the schedule property to the purchasers herein, as such he had signed as Consenting Witness to this Sale Deed.

SCHEDULE PROPERTY

All that piece and parcel of residential vacant site bearing No.217 and Municipal Corporation No.6 and PID No.40-56-6, formed in Sy.No333/1 to333/5,334/1,334/2&335 of Kempapura Agrahara Village, situated at 4th "D" Cross Road, Kempapura Agrahara, Chamarajapet Art Silk Handloom Weavers and Exporters Association Layout, within the limits of ward No. 40 of Attiguppe of BBMP, Bangalore and measuring East to West: 62ft and North to South: (28+14)/2ft, totally measuring 1302 sq.ft.,and bounded by:

East :	Road
West :	Site No. 209
North :	Remaining Portion of Site No.217 owned by Smt. Lakshmi Ramesh
South :	Site No.216

H.P. Gayathri

Shivappa

Thippesh

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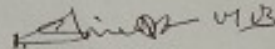
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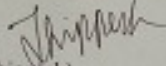
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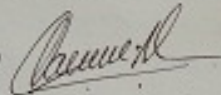
IN WITNESS WHEREOF the Vendor and Confirming Party and the Purchaser and the Consenting Witnesses have signed this **DEED OF SALE** on the day, month and year mentioned above in the presence of the witnesses who are attesting hereunder.



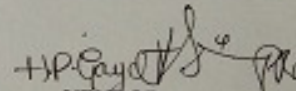
(M.B. Shivappa)

2. 
(Thippesh)

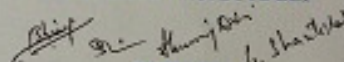
CONSENTING WITNESSES:**WITNESSES:**

1) 
(NAVEEN.M)
#67, 16th Main,
Maruthi Layout, Vijayanagar
Bangalore - 560040.

2) (SATISH)
1x/1, 1st floor 60ft Road
1cmfagowda layout
Prashanth Nagar B.7g

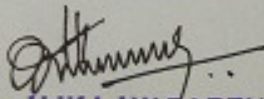

H.P. Gayathri
VENDOR

For A PEACE PROJECTS LLP


PARTNER

PURCHASER

Drafted by:


HJK LAW PARTNERS
1038, 1st Floor,
Dr. Rajkumar Road, Rajajinagar
4th Block, Bangalore-560010.