

  
**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**

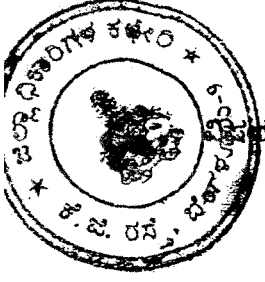
ನಂ:ಎ.ಎಲ್.ಎನ್[ಎ.ಎಸ್.ಹೆಚ್]ಎಸ್ಆರ್/56/2014-15.

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,

ಬೆಂಗಳೂರು ದಿನಾಂಕ: 19-09-2014.

**- ಅಧಿಕೃತ ಜ್ಞಾಪನ :-**



- ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸ.ನಂ.13/3ರಲ್ಲಿ 1-30 ಎ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ ಶ್ರೀ ವೆಂಕಟಸ್ವಾಮಿ ಬಿನ್ ಮದ್ದೂರಪ್ಪ ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ಇವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ.
- ಉಲ್ಲೇಖ: 1] ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ:7:ಎಲ್‌ಜಿಪಿ:95 ದಿನಾಂಕ:07-06-1999.  
2] ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಪತ್ರದ ಸಂಖ್ಯೆ:ಆರ್.ಡಿ:56:ಎಲ್‌ಜಿಪಿ:2008, ದಿನಾಂಕ: 10-9-2008 ಮತ್ತು 24-9-2008.  
3] ತಹಸೀಲ್ದಾರ್, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರ ಪತ್ರ ಸಂಖ್ಯೆ:ಎಎಲ್‌ಎನ್(ಎಸ್)ಸಿಆರ್/111/2014-15, ದಿನಾಂಕ: 18-07-2014.  
4] ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ.95,288/- ಮತ್ತು ಮೋಡಿ ಶುಲ್ಕ ರೂ.55/-, ಒಟ್ಟು ರೂ.95,343/- ಗಳನ್ನು ಚಲನ್ ಸಂಖ್ಯೆ:558, ದಿನಾಂಕ: 18-09-2014ರಂತೆ ಆನೇಕಲ್‌ನಲ್ಲಿರುವ ಎಸ್.ಬಿ.ಎಂ.ಗೆ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.  
5] ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ದಕ್ಷಿಣ), ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರದ ಸಂಖ್ಯೆ:ಬೆಂಅಪ್ರಾ/ನಯೋಸ/CON-513/537/2014-15, ದಿನಾಂಕ: 30-07-2014 ಮತ್ತು ಉಪ ಆಯುಕ್ತರು (ಭೂ.ಸ್ವಾ), ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂಖ್ಯೆ:ಬೆಂಅಪ್ರಾ/ಉಪ(ಭೂಸ್ವಾ)/26/2014-15, ದಿನಾಂಕ: 19-08-2014.

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964ರ ಕಲಂ 95(2), 95(4) ಮತ್ತು 95(7) ರ ಷರತ್ತುಗಳು ಹಾಗೂ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ(ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994ರ ನಿಯಮ 107(1)ರಂತೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ. 54,450-00 (ಐವತ್ತನಾಲ್ಕು ಸಾವಿರದ ನಾಲ್ಕುನೂರ ಐವತ್ತು ರೂ. ಮಾತ್ರ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ(4)ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ವೆಂಕಟಸ್ವಾಮಿ ಬಿನ್ ಮದ್ದೂರಪ್ಪ ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸ.ನಂ.13/3ರಲ್ಲಿ 1-30 ಎ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1. ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯಿಂದ ಅಂದರೆ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ [ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ] ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿಎ/ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣಾ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದೆ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.
2. ಈ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೆ ಬೇರೆ ಉದ್ದೇಶಕ್ಕೆ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.
3. ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ಸಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ [ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ] ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿಎ/ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣಾ ಮಂಡಳಿ ರವರಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ಸಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ನದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್ ಪ್ಲಾನಿಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಭಾರೆ ಮಾಡಕೂಡದು.

4. ಇತರೆ ಅವಶ್ಯವಾದ ರಸ್ತೆ ಜಾಗ,ರಸ್ತೆ ಮಾರ್ಜಿನ್, ಖಾಲಿ ಜಾಗ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ [ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ] ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿ.ಎ/ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣಾ ಮಂಡಳಿ ರವರಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ನಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತ್ಯಾ ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು.

5. ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿತ ನಕ್ಷೆ ಪಡೆಯದೆ ನಿವೇಶನಗಳನ್ನು/ಕಟ್ಟಡಗಳನ್ನು ನೋಂದಾವಣೆ ಮಾಡತಕ್ಕದ್ದಲ್ಲ, ಒಂದು ವೇಳೆ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರು ಮಾಡಿರುವ ಜಮೀನಿಗೆ ಮೂಲಾ ವಿವರಣೆಯನ್ನು ಮೂಲಾಟ ಮಾಡಲು ಉದ್ದೇಶಿಸಿದಲ್ಲಿ ಈ ಆದೇಶ ಅಡ್ಡಿ ಬರುವುದಿಲ್ಲ.

6. ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರಿಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಛಕ್ತಿ, ನೀರು ಸರಬರಾಜು, ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆ ಇತ್ಯಾದಿಗಳನ್ನು ಆರೋಗ್ಯ ನೈರ್ಮಲೀಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾನೂನು ರೀತ್ಯಾ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ. ಜಮೀನಿಗೆ ತಾಳು ಫೂಟ್ ಖರಾಬ್ ಜಮೀನಿದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964ರ ಕಲಂ 67ರಂತೆ ಸರ್ಕಾರದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು ಹಾಗೂ ತಹಶೀಲ್ದಾರರವರು ಈ ಬಾಬು ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ನಮೂದಿಸತಕ್ಕದ್ದು.

8. ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ: ಪಿಡಬ್ಲ್ಯೂಡಿ: 7556-665 ಆರ್ ಮತ್ತು ಬಿ-6-54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರದ ನಂ ಪಿ 1:7(11) 67, ದಿನಾಂಕ: 1.1.1966 ರಂತೆ ಸರ್ಕಾರವು ಕಾಲಕಾಲಕ್ಕೆ ನೀಡುವ ಆದೇಶದಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ, ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಕಾದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

9. ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಹೊರದೂಡುವ ಹೊಗೆ, ಅನಿಲ, ಇತರೆ ಕಲ್ಮಶಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣಾ ಮಂಡಳಿ / ಪರಿಸರ ಇಲಾಖೆಗೆ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು. ಹಾಗೂ ಸದರಿ ಜಮೀನು ಪೋಡಿ ದುರಸ್ತಿ ಪಡಿಸಿದ ನಂತರ ನಿವೇಶನಗಳನ್ನು ವಿಂಗಡಿಸತಕ್ಕದ್ದು.

10. ಈ ಆದೇಶವು ಸದರಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿನ ದಾವೆ/ರಿಟ್ ಅರ್ಜಿ/ಮೇಲ್ಮನವಿಯ ತೀರ್ಪಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

11. ವೃತ್ತಾವಿತ ಜಮೀನಿನ ಬಗ್ಗೆ ಯಾವುದೇ ಭೂ ಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆಗೆ ಒಳಪಟ್ಟಲ್ಲಿ ಈ ಪ್ರಾಧಿಕಾರವು ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.

12. ಪರಿಷ್ಕೃತ ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ 2015ರಲ್ಲಿ ಸೂಕ್ಷ್ಮವಲಯ [Sensitive Zone] ನಲ್ಲಿ ಬರುವ ಪ್ರದೇಶಗಳಿಗೆ ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಉದ್ದೇಶಿತ ಭಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿಯನ್ನು ಕೈಗೊಳ್ಳಬಾರದು.

13. ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳನ್ನು ಕೈಗೊಳ್ಳಬೇಕಾದಲ್ಲಿ ಪ್ರಾಧಿಕಾರದಿಂದ ರಚಿತವಾದ ಉಪನಮಿತಿಯ ನಿರ್ಣಯದಂತೆ ನಕ್ಷೆಗಳನ್ನು ಅನುಮೋದಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

14. ಪ್ರಶ್ನಿತ ಜಮೀನು ಸರ್ಕಾರಿ ಜಮೀನು ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಟ್ಟಲ್ಲಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964ರ ಕಲಂ 136 [3] ರ ಅಡಿ ವಿಚಾರಣೆ ನಡೆಸಿ ಹೊರಡಿಸುವ ತೀರ್ಮಾನಕ್ಕೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

15. ಸದರಿ ಜಮೀನು ಮಂಜೂರಾದ ಸರ್ಕಾರಿ ಜಮೀನಾಗಿದ್ದಲ್ಲಿ ತಕ್ಷಣವೇ ಪೋಡಿ ಮಾಡಿಸುವ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

16. ಅರ್ಜಿದಾರರು ಯಾವುದೇ ಸತ್ಯಾಂಶಗಳನ್ನು ಮರೆ ಮಾಚಿ, ಅನಧಿಕೃತ ದಾಖಲೆಗಳ ಮೇಲೆ ಈ ನೋಟೀಸ್ ಪಡೆದಿರುವುದು ಸತ್ಯಪಟ್ಟಲ್ಲಿ ಇನ್ನಾವುದೇ ತಿಳುವಳಿಕೆ ಇಲ್ಲದೆ ಈ ಅಧಿಕೃತ ಜ್ಞಾಪನ ತುರ್ತುತನೇ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ ಹಾಗೂ ಇದರಿಂದ ಅರ್ಜಿದಾರರಿಗಾಗಲೀ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳಿಗಾಗಲೀ ಆಗುವ ಯಾವುದೇ ಲುಕ್ಸಾನಿಗೆ ಸರ್ಕಾರವಾಗಲೀ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲೀ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ. ಇದರ ಪೂರ್ಣ ಹೊಣೆಗಾರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೇ ಆಗಿರುತ್ತದೆ.

17. ಮೇಲ್ಕಂಡ ಯಾವುದೇ ಪರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕಲಂ 96 ರಂತೆ ದಂಡ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು ಅಲ್ಲದೇ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೆ ಕಡವಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವ್ಯವಸ್ಥೆ ಭೂ ಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

**= ಪೆಡ್ಕೋಲ್ ವಿವರ =**

ಜಿಲ್ಲೆ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಮರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸಮೀಪದಲ್ಲಿ 1-30 ಎ/ಗಜೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿಗೆ

**= ಚಕ್ರಬಂದಿ =**

ಪೂರ್ವಕ್ಕೆ	ರೀ.ಸ.ನಂ.12ರ ಜಮೀನು.
ಪಶ್ಚಿಮಕ್ಕೆ	ರೀ.ಸ.ನಂ.16ರ ಜಮೀನು.
ಉತ್ತರಕ್ಕೆ	ರೀ.ಸ.ನಂ.13/2ರ ಜಮೀನು.
ದಕ್ಷಿಣಕ್ಕೆ	ಹುಸ್ಕೂರು ಗಡಿ ಮತ್ತು ರಸ್ತೆ.

ಸಹಿ/-

[ ವಿಶೇಷ ]

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

**ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ:-**

- 1) ತಹಶೀಲ್ದಾರ್, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಜಿಲ್ಲಾ ಮೊಂಡಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗುರುತಿಸಿ ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿಮೆಗೊಳಿಸುವುದು.
- 2) ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ [ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ] ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿ.ಎ/ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣಾ ಮಂಡಳಿ ಬೆಂಗಳೂರು ರವರಿಗೆ ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
- 3) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ಉಪ ವಿಭಾಗ, ಬೆಂಗಳೂರು.
- 4) ಉಪ ನಿರ್ದೇಶಕರು, ಭೂ ಮಾಪನ ಮತ್ತು ಭೂ ದಾಖಲೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು ಉಪ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ. ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಭೂ ಪರಿವರ್ತನಾ ಮೊಂಡಿ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಪೂರೈಸಲು ಸೂಚಿಸಿದೆ.
- 5) ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು, ಸರ್ಜಾಮರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಮುಖಪತ್ರವಾಗಿ.
- 6) ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ವೆಂಕಟಸ್ವಾಮಿ ಬಿನ್ ಮದ್ದೂರವ್ವ ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಮರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರಿಗೆ ದೃಢೀಕೃತ ಅಂಚೆ ಮೂಲಕ.
- 7) ಕಛೇರಿ ಪ್ರತಿ.

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು

13/9/14



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

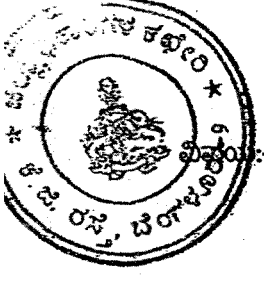
ಸಂ.ಎಎಲ್‌ಎನ್(ಎಎಸ್‌ಹೆಚ್) ಎಸ್‌ಆರ್ 91/2013-14

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,

ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 26-11-2013.

ಅಧಿಕೃತ ಜ್ಞಾಪನ



ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.16/1 ರಲ್ಲಿ 1-12 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ ಶ್ರೀ ಕೃಷ್ಣಪ್ಪ ಶ್ರೀ ನಾರಾಯಣಪ್ಪ ಶ್ರೀ ನಾಗರಾಜು ಮತ್ತು ಶ್ರೀ ಚಿನ್ನಪ್ಪ ಬಿನ್ ಕಾವೇರಪ್ಪ ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿನಾಂಕ: 02-08-2013.

- ಉಲ್ಲೇಖ:-
- 1) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ:ಆರ್‌ಡಿ 7 ಎಲ್‌ಜಿಪಿ 95 ದಿನಾಂಕ: 7-6-1999.
  - 2) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ:ಆರ್‌ಡಿ.56:ಎಲ್‌ಜಿಪಿ 2008 ದಿನಾಂಕ:10-9-2008 ಮತ್ತು 24-9-2008.
  - 3) ತಹಶೀಲ್ದಾರ್, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ರವರ ವರದಿ ಸಂಖ್ಯೆ: ಎಎಲ್‌ಎನ್ (ಸ) ಎಸ್‌ಆರ್: 155/13-14 ದಿನಾಂಕ:03-10-2013
  - 4) ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ.70,785-00 ಹಾಗೂ ಮೋಡಿ ಶುಲ್ಕ ರೂ. 55-00 ಒಟ್ಟು ರೂ.70,840-00ಗಳನ್ನು ಚಲನ್ ನಂ.00098 ದಿನಾಂಕ:31-10-2013ರಂದು ಎಸ್.ಬಿ.ಎಂ. ಆನೇಕಲ್ ಬ್ರಾಂಚ್ ಗೆ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.
  - 5) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಮೂರ್ವ) ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ರವರ ಪತ್ರದ ಸಂಖ್ಯೆ: ಬೆಂಅಪ್ರಾ/ ನಯೋಸ/ಸಿಒಎನ್-619/2466/2013-14 ದಿನಾಂಕ:21-08-2013 ಮತ್ತು ಉಪ ಆಯುಕ್ತರು, (ಭೂ.ಸ್ವಾ) ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ. ಬೆಂಅಪ್ರಾ/ಉಆ(ಭೂಸ್ವಾ)/ 3396/2013-14 ದಿನಾಂಕ: 20-08-2013.

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ರ ಕಲಂ 95(2), 95(4) ಮತ್ತು 95(7) ರ ಷರತ್ತುಗಳು, ಹಾಗೂ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994 ರ ನಿಯಮ 107(1) ರಂತೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ.54,450-00 ( ಐವತ್ತಾಲ್ಪು ಸಾವಿರದ ನಾಲ್ಕು ನೂರಾ ಐವತ್ತು ಮಾತ್ರ ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ (4) ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ಕೃಷ್ಣಪ್ಪ ಶ್ರೀ ನಾರಾಯಣಪ್ಪ ಶ್ರೀ ನಾಗರಾಜು ಮತ್ತು ಶ್ರೀ ಚಿನ್ನಪ್ಪ ಬಿನ್ ಕಾವೇರಪ್ಪ ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.16/1 ರಲ್ಲಿ 1-12 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1. ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದಿಂದ ಅಂದರೆ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್‌ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣಾ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.
2. ಈ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಈ ಜಮೀನನ್ನು ಮೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.

3. ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರಿವಾನಾಗಿ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಎಸ್.ಎ.ಪಿ.ಎ/ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿದ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಅನುಮೋದಿಸಿದ ನಂತರ ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಅನುಮೋದಿಸಿದ ನಂತರ ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು.

4. ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಿಭಾರೆ ಮಾಡಿಕೊಡದು. ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಿಭಾರೆ ಮಾಡಿಕೊಡದು. ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಿಭಾರೆ ಮಾಡಿಕೊಡದು.

5. ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿತ ನಕ್ಷೆ ಪಡೆಯದೆ ನಿವೇಶನಗಳನ್ನು/ಕಟ್ಟಡಗಳನ್ನು ಮೊಂಡಾಡಾಧಿಕಾರಿಗಳಿಂದ ಉಪಮೊಂಡಾಡಾಧಿಕಾರಿಗಳಿಂದ ನೋಡಾವಣೆ ಮಾಡತಕ್ಕದ್ದಲ್ಲ. ಖಾತೆದಾರರು ಒಂದು ವೇಳೆ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರು ಮಾಡಿರುವ ಜಮೀನಿನ ಪೂರ್ಣ ವಿಸ್ತೀರ್ಣವನ್ನು ಮಾರಾಟ ಮಾಡಲು ಉದ್ದೇಶಿಸಿದಲ್ಲಿ ಆದೇಶದ ಅಡ್ಡಿ ಬರುವುದಿಲ್ಲ.

6. ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ಸಾಗರೀಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಛಕ್ತಿ, ರಸ್ತೆ ಕುಡಿಯುವ ನೀರು, ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆ ಇತ್ಯಾದಿಗಳನ್ನು ಆರೋಗ್ಯ ನೈರ್ಮಲಿಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾನೂನು ರೀತ್ಯ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

7. ಈ ಜಮೀನಿಗೆ ತಾಸು ಪೂರ್ಟ್ ಖರಾಬ್ ಜಮೀನು ಇದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 67 ರಂತೆ ಸರ್ಕಾರದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು. ತಹಶೀಲ್ದಾರರವರು ಈ ಬಾಬು ಆರ್.ಬಿ.ಸಿ.ಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ನಮೂದಿಸತಕ್ಕದ್ದು.

8. ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಪಿಡಬ್ಲ್ಯೂ.ಡಿ 7556-665 ಆರ್ ಮತ್ತು ಬಿ-6-54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರದ ಸಂ. ಪಿ.1/7(11)67, ದಿನಾಂಕ: 01-01-1966 ರಂತೆ ಸರ್ಕಾರವು ಕಾಲಕಾಲಕ್ಕೆ ನೀಡುವ ಆದೇಶದಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಕಾಯ್ದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

9. ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಹೊರದೂಡುವ ಹೊಗೆ, ಅನಿಲ, ಇತರೆ ಕಲ್ಮಶಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ಹಾಗೂ ಪರಿಸರ ಇಲಾಖೆಗೆ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು.

10. ಈ ಆದೇಶವು ಸದರಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿನ ದಾವೆ / ರಿಟ್ ಅರ್ಜಿ / ಮೇಲ್ಮನವಿಯ ತೀರ್ಪಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

11. ಪ್ರಸ್ತಾವಿತ ಜಮೀನಿನ ಬಗ್ಗೆ ಯಾವುದೇ ಭೂಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಈ ಪ್ರಾಧಿಕಾರವು ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ.

12. ಪ್ರಶ್ನಿತ ಜಮೀನು ಸರ್ಕಾರಿ ಜಮೀನು ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 136(3) ರ ಅಡಿ ವಿಚಾರಣೆ ನಡೆಸಿ ಹೊರಡಿಸುವ ತೀರ್ಮಾನಕ್ಕೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

13. ಪರಿಷ್ಕೃತ ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ -2015 ರಲ್ಲಿ ಸೂಕ್ಷ್ಮ ವಲಯ (Sensitive Zone) ನಲ್ಲಿ ಬರುವ ಪ್ರದೇಶಗಳಿಗೆ ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದ ಮೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಉದ್ದೇಶಿತ ಭಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿಯನ್ನು ಕೈಗೊಳ್ಳಬಾರದು.

14. ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳನ್ನು ಕೈಗೊಳ್ಳಬೇಕಾದಲ್ಲಿ ಪ್ರಾಧಿಕಾರದಿಂದ ರಚಿತವಾದ ಉಪ ಸಮಿತಿಯ ನಿರ್ಣಯದಂತೆ ನಕ್ಷೆಗಳನ್ನು ಅನುಮೋದಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

15. ಪ್ರಶ್ನಿತ ಜಮೀನು ಸರ್ಕಾರಿ ಜಮೀನು ಮಂಜೂರಾದ ಸರ್ಕಾರಿ ಜಮೀನಾಗಿದ್ದಲ್ಲಿ ತಕ್ಷಣವೇ ಪಕ್ಕ ಮೊಂಡಿ ಮಾಡಿಸುವ ಪರತ್ತಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

ವಡೆದಿರುವುದು ಸ್ಪಷ್ಟಪಟ್ಟಲ್ಲಿ ತನುತಾನೇ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ ಹಾಗೂ ಇವರಿಂಪ ಅರ್ಜಿದಾರರಿಗಾಗಲೀ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳಿಗಾಗಲೀ ಆಗುವ ಯಾವುದೇ ಉಕ್ತಾನಿಗೆ ಸರ್ಕಾರವಾಗಲೀ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲೀ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರರಾಗಿರುವುದಿಲ್ಲ. ಇದರ ಮೂರ್ಣ ಹೊಣೆಗಾರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೇ ಆಗಿರುತ್ತದೆ.



17. ಮೇಲ್ಕಂಡ ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶವನ್ನು ಯಾವುದೇ ಸೂಚನೆ ಇಲ್ಲದೇ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕಲಂ 96 ರಂತೆ ದಂಡ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೇ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೇ ಕಡೆವಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವ್ಯಯವನ್ನು ಭೂ ಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೇದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

#### ಷೆಡ್ಯೂಲ್ ವಿವರ

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.16/1 ರಲ್ಲಿ 1-12 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿಗೆ ಚಕ್ಕುಬಂದಿ

#### -ಚಕ್ಕುಬಂದಿ :-

ಮೂರ್ವಕ್ಕೆ	ರೀ. ಸ.ನಂ. 16/3
ಪಶ್ಚಿಮಕ್ಕೆ	ರೀ. ಸ.ನಂ. 17
ಉತ್ತರಕ್ಕೆ	ರೀ. ಸ.ನಂ. ರಸ್ತೆ
ದಕ್ಷಿಣಕ್ಕೆ	ರೀ. ಸ.ನಂ. 16/2

ಸಹಿ/-


(ಡಾ. ಜಿ.ಸಿ. ಪ್ರಕಾಶ್),

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

#### ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಲಾಗಿದೆ.

- 1) ತಹಶೀಲ್ದಾರರು, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಆನೇಕಲ್ ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಚಲನ್‌ದೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂ. ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಿಕೀಕೃತ ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸತಕ್ಕದ್ದು. ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೇದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ನದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿತಗೊಳಿಸತಕ್ಕದ್ದು.
- 2) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಮೂರ್ವ) ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ಬೆಂಗಳೂರು ಮತ್ತು ವಿಶೇಷ ಅಪರ ಭೂ ಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
- 3) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು.
- 4) ಉಪನಿರ್ದೇಶಕರು, ಭೂ ಮಾಪನ ಮತ್ತು ಭೂ ದಾಖಲೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು. ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಭೂ ಪರಿವರ್ತನಾ ಪೋಡಿ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಮೂರ್ತಿಸಲು ಸೂಚಿಸಿದೆ.
- 5) ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಅಗತ್ಯ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
- 6) ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ಕೃಷ್ಣಪ್ಪ ಶ್ರೀ ನಾರಾಯಣಪ್ಪ, ಶ್ರೀ ನಾಗರಾಜು ಮತ್ತು ಶ್ರೀ ಚಿನ್ನಪ್ಪ ಬಿನ್ ಕಾವೇರಪ್ಪ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರಿಗೆ ದೃಢೀಕೃತ ಅಂಚೆ ಮೂಲಕ ಕಳುಹಿಸಲಾಗಿದೆ.
- 7) ಹೆಚ್ಚಿನ ಪ್ರತಿ.

  
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,  
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.



**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**

ಸಂ.ಎಎಲ್‌ಎನ್(ಎಎಸ್‌ಹೆಚ್) ಎಸ್‌ಆರ್ 90/2013-14

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ,  
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,  
ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 08-11-2013.

**ಅಧಿಕೃತ ಜ್ಞಾಪನ**

**ವಿಷಯ:-** ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.16/2 ರಲ್ಲಿ 0-34 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ ಶ್ರೀ ಕೃಷ್ಣಪ್ಪ ಶ್ರೀ ನಾರಾಯಣಪ್ಪ ಶ್ರೀ ನಾಗರಾಜು ಮತ್ತು ಶ್ರೀ ಚಿನ್ನಪ್ಪ ಬಿನ್ ಕಾವೇರಪ್ಪ ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿನಾಂಕ: 02-08-2013.

**ಉಲ್ಲೇಖ:-** 1) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ:ಆರ್‌ಡಿ 7 ಎಲ್‌ಜಿಪಿ 95 ದಿನಾಂಕ: 7-6-1999.  
2) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ:ಆರ್‌ಡಿ.56.ಎಲ್‌ಜಿಪಿ 2008 ದಿನಾಂಕ:10-9-2008 ಮತ್ತು 24-9-2008.



ತಹಶೀಲ್ದಾರ್, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ರವರ ವರದಿ ಸಂಖ್ಯೆ: ಎಎಲ್‌ಎನ್ (ಸ) ಎಸ್‌ಆರ್: 157/13-14 ದಿನಾಂಕ: 03-10-2013.

ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ.46,283-00 ಹಾಗೂ ಪೋಡಿ ಶುಲ್ಕ ರೂ. 55-00 ಒಟ್ಟು ರೂ.46,338-00ಗಳನ್ನು ಚಲನ್ ನಂ.00097 ದಿನಾಂಕ:31-10-2013ರಂದು ಎಸ್.ಬಿ.ಎಂ. ಆನೇಕಲ್ ಬ್ರಾಂಚ್ ಗೆ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.

5) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪೂರ್ವ) ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ರವರ ಪತ್ರದ ಸಂಖ್ಯೆ: ಬೆಂಅಪ್ರಾ/ ನಯೋಸ/ಸಿಒಎನ್-618/2465/2013-14 ದಿನಾಂಕ:21-08-2013 ಮತ್ತು ಉಪ ಆಯುಕ್ತರು, (ಭೂ.ಸ್ವಾ) ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ. ಬೆಂಅಪ್ರಾ/ಉಆ(ಭೂಸ್ವಾ)/ 3397/2013-14 ದಿನಾಂಕ: 20-08-2013.

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ರ ಕಲಂ 95(2), 95(4) ಮತ್ತು 95(7) ರ ಷರತ್ತುಗಳು, ಹಾಗೂ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994 ರ ನಿಯಮ 107(1) ರಂತೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ.54,450-00 ( ಐವತ್ತಾಲ್ಕು ಸಾವಿರದ ನಾಲ್ಕು ನೂರಾ ಐವತ್ತು ಮಾತ್ರ ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ (4) ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ಕೃಷ್ಣಪ್ಪ ಶ್ರೀ ನಾರಾಯಣಪ್ಪ ಶ್ರೀ ನಾಗರಾಜು ಮತ್ತು ಶ್ರೀ ಚಿನ್ನಪ್ಪ ಬಿನ್ ಕಾವೇರಪ್ಪ ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.16/2 ರಲ್ಲಿ 0-34 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1. ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದಿಂದ ಅಂದರೆ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್‌ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣಾ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.
2. ಈ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.

3. ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿ.ಎ/ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್/ ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಭಾರೆ ಮಾಡಿಕೊಡದು.



4. ಜಮೀನಿನಲ್ಲಿ ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿ.ಎ/ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ನಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತ್ಯಾ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು.

5. ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿತ ನಕ್ಷೆ ಪಡೆಯದೆ ನಿವೇಶನಗಳನ್ನು/ಕಟ್ಟಡಗಳನ್ನು ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರಿಗಳಿಂದ ಉಪನೋದಪ್ರಾಧಿಕಾರಿಗಳಿಂದ ನೋಂದಾವಣೆ ಮಾಡತಕ್ಕದ್ದಲ್ಲ. ಖಾತೆದಾರರು ಒಂದು ವೇಳೆ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರು ಮಾಡಿರುವ ಜಮೀನಿನ ಪೂರ್ಣ ವಿಸ್ತೀರ್ಣವನ್ನು ಮಾರಾಟ ಮಾಡಲು ಉದ್ದೇಶಿಸಿದಲ್ಲಿ ಆದೇಶದ ಅಡ್ಡಿ ಬರುವುದಿಲ್ಲ.

6. ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರೀಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಛಕ್ತಿ, ರಸ್ತೆ, ಕುಡಿಯುವ ನೀರು, ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆ ಇತ್ಯಾದಿಗಳನ್ನು ಆರೋಗ್ಯ ನೈರ್ಮಲಿಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾಮಾನು ರೀತ್ಯ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

7. ಈ ಜಮೀನಿಗೆ ತಾಕು ಪೂಟ್ ಖರಾಬ್ ಜಮೀನು ಇದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕಲಂ 67 ರಂತೆ ಸರ್ಕಾರದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು. ತಹಶೀಲ್ದಾರರವರು ಈ ಬಾಬು ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ನಮೂದಿಸತಕ್ಕದ್ದು.

8. ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಪಿಡಬ್ಲ್ಯೂಡಿ 7556-665 ಆರ್ ಮತ್ತು ಬಿ-6-54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರದ ನಂ. ಪಿ.1/7(11)67, ದಿನಾಂಕ: 01-01-1966 ರಂತೆ ಸರ್ಕಾರವು ಕಾಲಕಾಲಕ್ಕೆ ನೀಡುವ ಆದೇಶದಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಕಾಯ್ದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

9. ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಹೊರದೂಡುವ ಹೊಗೆ, ಅನಿಲ, ಇತರೆ ಕಲ್ಮಶಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ಹಾಗೂ ಪರಿಸರ ಇಲಾಖೆಗೆ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು.

10. ಈ ಆದೇಶವು ಸದರಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿನ ದಾವೆ / ರಿಟ್ ಅರ್ಜಿ/ ಮೇಲ್ಮನವಿಯ ತೀರ್ಪಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

11. ಪ್ರಸ್ತಾವಿತ ಜಮೀನಿನ ಬಗ್ಗೆ ಯಾವುದೇ ಭೂಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಈ ಪ್ರಾಧಿಕಾರವು ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ.

12. ಪ್ರಶ್ನಿತ ಜಮೀನು ಸರ್ಕಾರಿ ಜಮೀನು ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 136(3) ರ ಅಡಿ ವಿಚಾರಣೆ ನಡೆಸಿ ಹೊರಡಿಸುವ ತೀರ್ಮಾನಕ್ಕೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

13. ಪರಿಷ್ಕೃತ ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ -2015 ರಲ್ಲಿ ಸೂಕ್ಷ್ಮ ವಲಯ (Sensitive Zone) ನಲ್ಲಿ ಬರುವ ಪ್ರದೇಶಗಳಿಗೆ ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದ ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಉದ್ದೇಶಿತ ಭಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿಯನ್ನು ಕೈಗೊಳ್ಳಬಾರದು.

14. ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳನ್ನು ಕೈಗೊಳ್ಳಬೇಕಾದಲ್ಲಿ ಪ್ರಾಧಿಕಾರದಿಂದ ರಚಿತವಾದ ಉಪ ಸಮಿತಿಯ ನಿರ್ಣಯದಂತೆ ನಕ್ಷೆಗಳನ್ನು ಅನುಮೋದಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

15. ಪ್ರಶ್ನಿತ ಜಮೀನು ಸರ್ಕಾರಿ ಜಮೀನು ಮಂಜೂರಾದ ಸರ್ಕಾರಿ ಜಮೀನಾಗಿದ್ದಲ್ಲಿ ತಕ್ಷಣವೇ ಪಕ್ಕ ಮೊಂಡಿ ಮಾಡಿಸುವ ಪರತಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

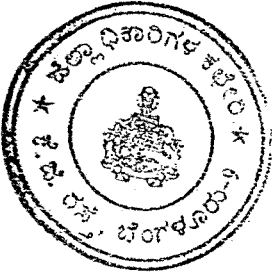
16. ಅರ್ಜಿದಾರರು ಯಾವುದೇ ಸತ್ಯಾಂಶಗಳನ್ನು ಮರ ಮಾಚಿ, ಅನಧಿಕೃತ ದಾಖಲೆಗಳ ಮೇಲೆ ಈ ಅಭ್ಯಾಸ ಪಟ್ಟಿ ಪಡೆದಿರುವುದು ಸ್ಪಷ್ಟಪಟ್ಟಲ್ಲಿ ತನ್ಮತಾನೇ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ ಹಾಗೂ ಇದರಿಂದ ಅರ್ಜಿದಾರರಿಗಾಗಲೀ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳಿಗಾಗಲೀ ಆಗುವ ಯಾವುದೇ ಲುಕ್ಸಾನಿಗೆ ಸರ್ಕಾರವಾಗಲೀ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲೀ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರಾಗಿರುವುದಿಲ್ಲ. ಇದರ ಪೂರ್ಣ ಹೊಣೆಗಾರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೇ ಆಗಿರುತ್ತದೆ.

17. ಮೇಲ್ಕಂಡ ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶವನ್ನು ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೇ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕಲಂ 96 ರಂತೆ ದಂಡ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೇ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೇ ಕಡವಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂ ಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

### ಷೆಡ್ಯೂಲ್ ವಿವರ

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.16/2 ರಲ್ಲಿ 0-34 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿಗೆ ಚಕ್ಕುಬಂದಿ

### -ಚಕ್ಕುಬಂದಿ :-



ಪೂರ್ವಕ್ಕೆ	ರೀ. ಸ.ನಂ. 16/4, 5, 6, 7, 8
ಪಶ್ಚಿಮಕ್ಕೆ	ರೀ. ಸ.ನಂ. 17
ಉತ್ತರಕ್ಕೆ	ರೀ. ಸ.ನಂ. 16/1
ದಕ್ಷಿಣಕ್ಕೆ	ರೀ. ಸ.ನಂ. 17

ಸಹಿ/-

(ಡಾ: ಜಿ.ಸಿ. ಪ್ರಕಾಶ್),

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಲಾಗಿದೆ.

- 1) ತಹಶೀಲ್ದಾರರು, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಆನೇಕಲ್ ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಚಲನ್‌ದೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂ. ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಿಕೀಕೃತ ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸತಕ್ಕದ್ದು. ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿತಗೊಳಿಸತಕ್ಕದ್ದು.
- 2) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪೂರ್ವ) ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ಬೆಂಗಳೂರು ಮತ್ತು ವಿಶೇಷ ಅಪರ ಭೂ ಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
- 3) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು.
- 4) ಉಪನಿರ್ದೇಶಕರು, ಭೂ ಮಾಪನ ಮತ್ತು ಭೂ ದಾಖಲೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು. ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಭೂ ಪರಿವರ್ತನಾ ಪೋಡಿ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಪೂರೈಸಲು ಸೂಚಿಸಿದೆ.
- 5) ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಅಗತ್ಯ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
- 6) ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ಕೃಷ್ಣಪ್ಪ, ಶ್ರೀ ನಾರಾಯಣಪ್ಪ, ಶ್ರೀ ನಾಗರಾಜು ಮತ್ತು ಶ್ರೀ ಚಿನ್ನಪ್ಪ ಬಿನ್ ಕಾವೇರಪ್ಪ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರಿಗೆ ದೃಢೀಕೃತ ಅಂಚೆ ಮೂಲಕ ಕಳುಹಿಸಲಾಗಿದೆ.
- 7) ಹೆಚ್ಚಿನ ಪ್ರತಿ.

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,  
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಸಂ:ಎಎಲ್‌ಎಸ್.(ಎ).(ಎಸ್.ಹೆಚ್.):ಎಸ್‌ಆರ್:46/13-14

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,

ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 26-07-2013.

ಅಧಿಕೃತ ಜ್ಞಾಪನ



ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 16/3 ರಲ್ಲಿ 1-20 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ ಶ್ರೀಮತಿ ಲಕ್ಷ್ಮಮ್ಮ ಕೋಂ ಲೇಟ್ ಲಕ್ಷ್ಮಣಪ್ಪ, ಶ್ರೀ ಸಂತೋಷ್‌ಕುಮಾರ್ ಬಿನ್ ಲೇಟ್ ಅಯ್ಯಪ್ಪನ್‌ಕುಟ್ಟಿ ಮತ್ತು ಶಿವಶಂಕರ್ ಬಿನ್ ಗುಂಡಪ್ಪ (ಜಂಟಿ) ಗಟ್ಟಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿನಾಂಕ: 09-07-2013

- ಉಲ್ಲೇಖ:-
- 1) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ:ಆರ್‌ಡಿ 7 ಎಲ್‌ಜಿಪಿ 95 ದಿನಾಂಕ: 7-6-1999.
  - 2) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ:ಆರ್‌ಡಿ.56:ಎಲ್‌ಜಿಪಿ 2008 ದಿನಾಂಕ:10-9-2008 ಮತ್ತು 24-9-2008.
  - 3) ತಹಶೀಲ್ದಾರ್, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ರವರ ವರದಿ ಸಂಖ್ಯೆ ಎಎಲ್‌ಎಸ್:(ಎಸ್)ಎಸ್.ಆರ್:99/13-14, ದಿನಾಂಕ: 15-07-2013.
  - 4) ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ. 81,675-00 ಹಾಗೂ ಮೋಡಿ ಶುಲ್ಕ ರೂ. 55-00 ಒಟ್ಟು ರೂ. 81,730-00 ಗಳನ್ನು ಚಲನ್ ನಂ. ದಿ: 22-7-2013 ರಂದು ಆನೇಕಲ್ ಎಸ್.ಬಿ.ಎಂ.ಗೆ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.
  - 5) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು(ಮಾರ್ವ) ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ರವರ ಪತ್ರ ಸಂಖ್ಯೆ:ಬೆಂ.ಅಪ್ರಾ/ನಯೋಸ/ಸಿಒಎನ್-414 1757/12-13, ದಿನಾಂಕ: 17-7-2013 ಮತ್ತು ಉಪ ಆಯುಕ್ತರು(ಭೂ.ಸ್ವಾ), ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ ಬೆಂ.ಅಪ್ರಾ/ಉಆ(ಭೂಸ್ವಾ)/3333/13-14, ದಿನಾಂಕ: 17-07-2013.

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ರ ಕಲಂ 95(2), 95(4) ಮತ್ತು 95(7) ರ ಷರತ್ತುಗಳು, ಹಾಗೂ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994 ರ ನಿಯಮ 107(1) ರಂತೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ.54,450-00 (ರೂಪಾಯಿಗಳು ಐವತ್ತಾಲ್ಪು ಸಾವಿರದ ನಾನ್ವೂರ ಐವತ್ತು ಮಾತ್ರ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ (4) ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ ಶ್ರೀಮತಿ ಲಕ್ಷ್ಮಮ್ಮ ಕೋಂ ಲೇಟ್ ಲಕ್ಷ್ಮಣಪ್ಪ, ಶ್ರೀ ಸಂತೋಷ್‌ಕುಮಾರ್ ಬಿನ್ ಲೇಟ್ ಅಯ್ಯಪ್ಪನ್‌ಕುಟ್ಟಿ ಮತ್ತು ಶಿವಶಂಕರ್ ಬಿನ್ ಗುಂಡಪ್ಪ (ಜಂಟಿ) ಗಟ್ಟಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 16/3 ರಲ್ಲಿ 1-20 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1. ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸ್ವಾಮ್ಯ ಪ್ರಾಧಿಕಾರದಿಂದ ಅಂದರೆ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್‌ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣಾ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.
2. ಈ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಈ ಜಮೀನನ್ನು ಮಾರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.

ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿ.ಎ/ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್/ ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಭಾರೆ ಮಾಡಕೂಡದು.

5. ಇತರೆ ಅವಶ್ಯವಾದ ರಸ್ತೆ ಜಾಗ, ರಸ್ತೆ ಮಾರ್ಜಿನ್, ಉದ್ಯಾನವನ, ಸಿ.ಎ ನಿವೇಶನ ಖಾಲಿ ಜಾಗ, ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ)/ ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿ.ಎ/ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ನಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತ್ಯಾ ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು.

6. ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿತ ನಕ್ಷೆ ಪಡೆಯದೆ ನಿವೇಶನಗಳನ್ನು/ಕಟ್ಟಡಗಳನ್ನು ನೋಂದಣಾಧಿಕಾರಿಗಳಿಂದ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳಿಂದ ನೋಂದಾವಣೆ ಮಾಡತಕ್ಕದ್ದಲ್ಲ, ಖಾತೆದಾರರು ಒಂದು ವೇಳೆ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರು ಮಾಡಿರುವ ಜಮೀನಿನ ಪೂರ್ಣ ವಿಸ್ತೀರ್ಣವನ್ನು ಮಾರಾಟ ಮಾಡಲು ಉದ್ದೇಶಿಸಿದಲ್ಲಿ ಅದೇಶದ ಅಡ್ಡಿ ಬರುವುದಿಲ್ಲ.

7. ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರೀಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಛಕ್ತಿ, ರಸ್ತೆ, ಕುಡಿಯುವ ನೀರು, ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆ ಇತ್ಯಾದಿಗಳನ್ನು ಆರೋಗ್ಯ ನೈರ್ಮಲಿಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾನೂನು ರೀತ್ಯಾ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

8. ಈ ಜಮೀನಿಗೆ ತಾಕು ಪೂಟ್ ಖರಾಬ್ ಜಮೀನು ಇದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 67 ರಂತೆ ಸರ್ಕಾರದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು. ತಹಶೀಲ್ದಾರರವರು ಈ ಬಾಬು ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ನಮೂದಿಸತಕ್ಕದ್ದು.

9. ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಪಿಡಬ್ಲ್ಯೂಡಿ 7556-665 ಆರ್ ಮತ್ತು ಬಿ-6-54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರದ ನಂ. ಪಿ.1/7(11)67, ದಿನಾಂಕ: 01-01-1966 ರಂತೆ ಸರ್ಕಾರವು ಕಾಲಕಾಲಕ್ಕೆ ನೀಡುವ ಆದೇಶದಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಕಾಯ್ದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

10. ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಹೊರದೂಡುವ ಹೊಗೆ, ಅನಿಲ, ಇತರೆ ಕಲ್ಮಶಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ಹಾಗೂ ಪರಿಸರ ಇಲಾಖೆಗೆ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು.

11. ಈ ಆದೇಶವು ಸದರಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿನ ದಾವೆ / ರಿಟ್ ಅರ್ಜಿ/ ಮೇಲ್ಮನವಿಯ ತೀರ್ಪಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

12. ಪ್ರಸ್ತಾವಿತ ಜಮೀನಿನ ಬಗ್ಗೆ ಯಾವುದೇ ಭೂಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಈ ಪ್ರಾಧಿಕಾರವು ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ.

13. ಪ್ರಶ್ನಿತ ಜಮೀನು ಸರ್ಕಾರಿ ಜಮೀನು ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 136(3) ರ ಅಡಿ ವಿಚಾರಣೆ ನಡೆಸಿ ಹೊರಡಿಸುವ ತೀರ್ಮಾನಕ್ಕೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

14. ಪರಿಷ್ಕೃತ ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ -2015 ರಲ್ಲಿ ಸೂಕ್ಷ್ಮ ವಲಯ (Sensitive Zone) ನಲ್ಲಿ ಬರುವ ಪ್ರದೇಶಗಳಿಗೆ ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದ ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿಯನ್ನು ಕೈಗೊಳ್ಳಬಾರದು.

15. ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳನ್ನು ಕೈಗೊಳ್ಳಬೇಕಾದಲ್ಲಿ ಪ್ರಾಧಿಕಾರದಿಂದ ರಚಿತವಾದ ಉಪ ಸಮಿತಿಯ ನಿರ್ಣಯದಂತೆ ನಕ್ಷೆಗಳನ್ನು ಅನುಮೋದಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

16. ಪ್ರಶ್ನಿತ ಜಮೀನು ಮಂಜೂರಾದ ಸರ್ಕಾರಿ ಜಮೀನಾಗಿದ್ದಲ್ಲಿ ತಕ್ಷಣವೇ ಪಕ್ಕ ಮೊದಲಿ ಮಾಡಿಸುವ ಪರತ್ತಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

ಪಡೆದಿರುವುದು ಸ್ಪಷ್ಟಪಟ್ಟಲ್ಲಿ ತನ್ಮತಾನೇ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ ಹಾಗೂ ಇದರಿಂದ ಅರ್ಜಿದಾರರಿಗಾಗಲೀ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳಿಗಾಗಲೀ ಆಗುವ ಯಾವುದೇ ಉಕ್ತಾನಿಗೆ ಸರ್ಕಾರವಾಗಲೀ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲೀ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರಾಗಿರುವುದಿಲ್ಲ. ಇದರ ಮೂರ್ಣ ಹೊಣೆಗಾರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೇ ಆಗಿರುತ್ತದೆ.

17. ಮೇಲ್ಕಂಡ ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶವನ್ನು ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೇ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕಲಂ 96 ರಂತೆ ದಂಡ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೇ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೇ ಕೆಡವಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ಖರ್ಚನ್ನು ಭೂ ಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

#### ಷೆಡ್ಯೂಲ್ ವಿವರ

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 16/3 ರಲ್ಲಿ 1-20 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನ ಚಕ್ರಬಂದಿ:

:- ಚಕ್ರಬಂದಿ :-

ಪೂರ್ವಕ್ಕೆ	ರೀ. ಸರ್ವೆ ನಂ. 14 ರ ಜಮೀನು
ಪಶ್ಚಿಮಕ್ಕೆ	ರೀ. ಸರ್ವೆ ನಂ. 16/1 ರ ಜಮೀನು
ಉತ್ತರಕ್ಕೆ	ರಸ್ತೆ
ದಕ್ಷಿಣಕ್ಕೆ	ರೀ. ಸರ್ವೆ ನಂ. 16/2 ರ ಜಮೀನು

ಸಹಿ/-

(ಡಾ|| ಜಿ.ಸಿ. ಪ್ರಕಾಶ್),

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಲಾಗಿದೆ.

- 1) ತಹಶೀಲ್ದಾರರು, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಚಲನ್‌ದೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂ. ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಿಕೀಕೃತ ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸತಕ್ಕದ್ದು. ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿತಗೊಳಿಸತಕ್ಕದ್ದು.
- 2) ನಗರ ಯೋಜನಾ ಸದಸ್ಯರು, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಸಲ್ಲಿಸಿದೆ.
- 3) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು.
- 4) ಉಪನಿರ್ದೇಶಕರು, ಭೂ ಮಾಪನ ಮತ್ತು ಭೂ ದಾಖಲೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು. ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಭೂ ಪರಿವರ್ತನಾ ಮೋಡಿ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಪೂರೈಸಲು ಸೂಚಿಸಿದೆ.
- 5) ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಆನೇಕಲ್ ಬೆಂಗಳೂರು ಇವರಿಗೆ ಅಗತ್ಯ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
- 6) ಅರ್ಜಿದಾರರಾದ ಶ್ರೀಮತಿ ಲಕ್ಷ್ಮಮ್ಮ ಕೋಂ ಲೇಟ್ ಲಕ್ಷ್ಮಣಪ್ಪ, ಶ್ರೀ ಸಂತೋಷ್‌ಕುಮಾರ್ ಬಿನ್ ಲೇಟ್ ಅಯ್ಯಪ್ಪನಕುಟ್ಟಿ ಮತ್ತು ಶಿವಶಂಕರ್ ಬಿನ್ ಗುಂಡಪ್ಪ, ಗಟ್ಟಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರಿಗೆ ದೃಢೀಕೃತ ಅಂಚೆ ಮೂಲಕ ಕಳುಹಿಸಲಾಗಿದೆ.
- 7) ಹೆಚ್ಚಿನ ಪ್ರತಿ.

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

26/4/13



**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**

ಸಂ.ಎಎಲ್‌ಎನ್(ಎಎಸ್‌ಹೆಚ್) ಎಸ್‌ಆರ್ 92/2013-14

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ,  
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,  
ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 08-11-2013.

**ಅಧಿಕೃತ ಜ್ಞಾಪನ**

**ವಿಷಯ:-** ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.16/4 ರಲ್ಲಿ 0-09.08 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ ಶ್ರೀ ರಾಮಯ್ಯ ಬಿನ್ ದೊಡ್ಡಮ್ಮನಿಯಪ್ಪ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿನಾಂಕ: 02-08-2013.

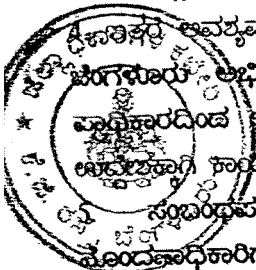
- ಉಲ್ಲೇಖ:-**
- 1) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ:ಆರ್‌ಡಿ 7 ಎಲ್‌ಜಿಪಿ 95 ದಿನಾಂಕ: 7-6-1999.
  - 2) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ:ಆರ್‌ಡಿ.56:ಎಲ್‌ಜಿಪಿ 2008 ದಿನಾಂಕ:10-9-2008 ಮತ್ತು 24-9-2008.
  - 3) ತಹಶೀಲ್ದಾರ್, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ರವರ ವರದಿ ಸಂಖ್ಯೆ: ಎಎಲ್‌ಎನ್ (ಎಸ್) ಎಸ್‌ಆರ್: 156/13-14 ದಿನಾಂಕ: 26-08-2013.
  - 4) ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ.12,932-00 ಹಾಗೂ ಮೋಡಿ ಶುಲ್ಕ ರೂ. 55-00 ಒಟ್ಟು ರೂ.12,987-00ಗಳನ್ನು ಚಲನ್ ನಂ. 00096 ಹಾಗೂ 00098 ದಿನಾಂಕ 31-10-2013 ರಂದು ಎಸ್.ಬಿ.ಎಂ. ಆನೇಕಲ್ ಬ್ರಾಂಚ್ ಗೆ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.
  - 5) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪೂರ್ವ) ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ರವರ ಪತ್ರದ ಸಂಖ್ಯೆ: ಬೆಂಆಪ್ರಾ/ ನಯೋಸ/ಸಿಒಎನ್-620/2464/2013-14 ದಿನಾಂಕ:21-08-2013 ಮತ್ತು ಉಪ ಆಯುಕ್ತರು, (ಭೂ.ಸ್ವಾ) ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ. ಬೆಂಆಪ್ರಾ/ಉಆ(ಭೂಸ್ವಾ)/ 3398/2013-14 ದಿನಾಂಕ: 20-08-2013.

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ರ ಕಲಂ 95(2), 95(4) ಮತ್ತು 95(7) ರ ಷರತ್ತುಗಳು, ಹಾಗೂ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994 ರ ನಿಯಮ 107(1) ರಂತೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ.54,450-00 ( ಐವತ್ತಾಲ್ಪ ನಾವಿರದ ನಾಲ್ಕು ನೂರಾ ಐವತ್ತು ಮಾತ್ರ ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ (4) ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ರಾಮಯ್ಯ ಬಿನ್ ದೊಡ್ಡಮ್ಮನಿಯಪ್ಪ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.16/4 ರಲ್ಲಿ 0-09.08 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಅದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1. ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದಿಂದ ಅಂದರೆ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್‌.ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣಾ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಅದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.
2. ಈ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.

3. ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿ.ಎ/ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್/ ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಭಾರೆ ಮಾಡಕೂಡದು.



ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ)/ ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿ.ಎ/ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ನಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತ್ಯಾ ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು.

ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿತ ನಕ್ಷೆ ಪಡೆಯದೆ ನಿವೇಶನಗಳನ್ನು/ಕಟ್ಟಡಗಳನ್ನು ಹೊಂದಾಣಿಕೆಗಾಗಿ ಉಪನೋದಪ್ರಾಧಿಕಾರಿಗಳಿಂದ ನೋಂದಾವಣೆ ಮಾಡತಕ್ಕದ್ದಲ್ಲ. ಖಾತೆದಾರರು ಒಂದು ವೇಳೆ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರು ಮಾಡಿರುವ ಜಮೀನಿನ ಪೂರ್ಣ ವಿಸ್ತೀರ್ಣವನ್ನು ಮಾರಾಟ ಮಾಡಲು ಉದ್ದೇಶಿಸಿದಲ್ಲಿ ಆದೇಶದ ಅಡ್ಡಿ ಬರುವುದಿಲ್ಲ.

6. ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರಿಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಛಕ್ತಿ, ರಸ್ತೆ, ಕುಡಿಯುವ ನೀರು, ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆ ಇತ್ಯಾದಿಗಳನ್ನು ಆರೋಗ್ಯ ನೈರ್ಮಲೀಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾನೂನು ರೀತ್ಯ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

7. ಈ ಜಮೀನಿಗೆ ತಾಕು ಪೂಟ್ ಖರಾಬ್ ಜಮೀನು ಇದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕಲಂ 67 ರಂತೆ ಸರ್ಕಾರದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು. ತದನಂತರವೂ ಈ ಬಾಬು ಅರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ನಮೂದಿಸತಕ್ಕದ್ದು.

8. ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಪಿಡಬ್ಲ್ಯೂಡಿ 7556-665 ಆರ್ ಮತ್ತು ಬಿ-6-54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾಡಿಗೆ ಇಲಾಖೆಯ ಪತ್ರದ ನಂ. ಪಿ.1/7(11)67, ದಿನಾಂಕ: 01-01-1966 ರಂತೆ ಸರ್ಕಾರವು ಕಾಲಕಾಲಕ್ಕೆ ನೀಡುವ ಆದೇಶದಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಕಾಯ್ದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

9. ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಹೊರದೂಡುವ ಹೊಗೆ, ಅಪಿಐ, ಇತರೆ ಕಲ್ಮಶಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ಹಾಗೂ ಪರಿಸರ ಇಲಾಖೆಗೆ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು.

10. ಈ ಆದೇಶವು ಸದರಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿನ ದಾವೆ / ರಿಟ್ ಅರ್ಜಿ/ ಮೇಲ್ಮನವಿಯ ತೀರ್ಪಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

11. ಪ್ರಸ್ತಾವಿತ ಜಮೀನಿನ ಬಗ್ಗೆ ಯಾವುದೇ ಭೂಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಈ ಪ್ರಾಧಿಕಾರವು ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ.

12. ಪ್ರಶ್ನಿತ ಜಮೀನು ಸರ್ಕಾರಿ ಜಮೀನು ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 136(3) ರ ಅಡಿ ವಿಚಾರಣೆ ನಡೆಸಿ ಹೊರಡಿಸುವ ತೀರ್ಮಾನಕ್ಕೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

13. ಪರಿಷ್ಕೃತ ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ -2015 ರಲ್ಲಿ ಸೂಕ್ಷ್ಮ ವಲಯ (Sensitive Zone) ನಲ್ಲಿ ಬರುವ ಪ್ರದೇಶಗಳಿಗೆ ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದ ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಉದ್ದೇಶಿತ ಭಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿಯನ್ನು ಕೈಗೊಳ್ಳಬಾರದು.

14. ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳನ್ನು ಕೈಗೊಳ್ಳಬೇಕಾದಲ್ಲಿ ಪ್ರಾಧಿಕಾರದಿಂದ ರಚಿತವಾದ ಉಪ ಸಮಿತಿಯ ನಿಯಮದಂತೆ ನಕ್ಷೆಗಳನ್ನು ಅನುಮೋದಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

15. ಪ್ರಶ್ನಿತ ಜಮೀನು ಸರ್ಕಾರಿ ಜಮೀನು ಮಂಜೂರಾದ ಸರ್ಕಾರಿ ಜಮೀನಾಗಿದ್ದಲ್ಲಿ ತಕ್ಷಣವೇ ನಕ್ಷೆ ಪೋಡಿ ಮಾಡಿಸುವ ಪರತ್ತಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

ಪಡೆದಿರುವುದು ಸ್ಪಷ್ಟಪಟ್ಟಲ್ಲಿ ತನ್ಮತಾನೇ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ ಹಾಗೂ ಇದರಿಂದ ಅರ್ಜಿದಾರರಿಗಾಗಲೀ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳಿಗಾಗಲೀ ಆಗುವ ಯಾವುದೇ ಉಕ್ತಾನಿಗೆ ಸರ್ಕಾರವಾಗಲೀ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲೀ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರಾಗಿರುವುದಿಲ್ಲ. ಇದರ ಮೂರ್ತಿಯ ಹೊಣೆಗಾರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೇ ಆಗಿರುತ್ತದೆ.

17. ಮೇಲ್ಕಂಡ ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶವನ್ನು ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೇ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕಲಂ 96 ರಂತೆ ದಂಡ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೇ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೇ ಕಡೆವಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂ ಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

#### ಷೆಡ್ಯೂಲ್ ವಿವರ

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.16/4 ರಲ್ಲಿ 0-09.08 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿಗೆ ಚಕ್ರಬಂದಿ

#### -ಚಕ್ರಬಂದಿ :-

ಮೂರ್ವಕ್ಕೆ	ರೀ. ಸ.ನಂ. 13
ಪಶ್ಚಿಮಕ್ಕೆ	ರೀ. ಸ.ನಂ. 16/2
ಉತ್ತರಕ್ಕೆ	ರೀ. ಸ.ನಂ. 16/1
ದಕ್ಷಿಣಕ್ಕೆ	ರೀ. ಸ.ನಂ. 16/5



ಸಹಿ/-

(ಹಾ: ಜಿ.ಸಿ. ಪ್ರಕಾಶ್),

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಲಾಗಿದೆ.

- 1) ತಹಶೀಲ್ದಾರರು, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಆನೇಕಲ್ ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಚಲನ್‌ದೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂ. ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಕೀಕೃತ ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸತಕ್ಕದ್ದು. ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ನದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿತಗೊಳಿಸತಕ್ಕದ್ದು.
- 2) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಮೂರ್ವ) ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ಬೆಂಗಳೂರು ಮತ್ತು ವಿಶೇಷ ಅವರ ಭೂ ಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
- 3) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು.
- 4) ಉಪನಿರ್ದೇಶಕರು, ಭೂ ಮಾಪನ ಮತ್ತು ಭೂ ದಾಖಲೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು. ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಭೂ ಪರಿವರ್ತನಾ ಮೋಡಿ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಪೂರೈಸಲು ಸೂಚಿಸಿದೆ.
- 5) ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಅಗತ್ಯ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
- 6) ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ರಾಮಯ್ಯ ಬಿನ್ ದೊಡ್ಡಮುನಿಯಪ್ಪ ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರಿಗೆ ದೃಢೀಕೃತ ಅಂಚೆ ಮೂಲಕ ಕಳುಹಿಸಲಾಗಿದೆ.
- 7) ಹೆಚ್ಚಿನ ಪ್ರತಿ.

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,  
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.



**ಸಾರ್ವಜನಿಕ ಸರ್ಕಾರ**

ಸರ್ವಿಸ್ವಲ್ಪವನ್ (ಎಎಸ್‌ಎಲ್‌ಎಸ್) ಎನ್‌ಆರ್ 135/2014-15

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ,  
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,  
ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 31-12-2014

**ಅಧಿಕೃತ ಜಾಹಾನ್**

**ವಿಷಯ:-** ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ಸಂ.16/5ರಲ್ಲಿ 0-06ಗು, ಸಂ.16/6ರಲ್ಲಿ 0-06ಗು, ಸಂ.16/7ರಲ್ಲಿ 0-06 ಗು ಮತ್ತು ಸಂ.16/8ರಲ್ಲಿ 0-06.08ಗು ಒಟ್ಟು 0-24.08ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ ಶ್ರೀ ಎನ್. ಜಯರಾಮ ರೆಡ್ಡಿ ಸಂ.147, ಏರ್‌ಮೋರ್ಸ್ ರೋಡ್, ಮಾರತ್ತಹಳ್ಳಿ, ಬೆಂಗಳೂರುರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿನಾಂಕ: 07-11-2014

**ಉಲ್ಲೇಖ:-**

- 1) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ:ಆರ್‌ಡಿ 7 ಎಲ್‌ಜಿಪಿ 95 ದಿನಾಂಕ: 7-6-1999.
- 2) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ:ಆರ್‌ಡಿ.26ಎಲ್‌ಜಿಪಿ 2008 ದಿನಾಂಕ:10-9-2008 ಮತ್ತು 24-9-2008.
- ತಹಶೀಲ್ದಾರ್, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ರವರ ಪತ್ರ ಸಂ. ಎಎಲ್‌ಎಸ್(ಎನ್) ಸಿಆರ್ 262/2014-15 ದಿನಾಂಕ
- 3) ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ. 33,351-00 ಹಾಗೂ ಪೋಡಿ ಶುಲ್ಕ ರೂ.220-00 ಒಟ್ಟು ರೂ.33,571-00ಗಳನ್ನು ಚಲನ್ ಸಂ.52 ದಿನಾಂಕ:30-12-2014ರಂದು ಎನ್.ಬಿ.ಎಂ.ಆನೇಕಲ್ ಬ್ಯಾಂಕ್ ಗೆ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.
- 4) ಸಹಾಯಕ ವಿದೇಶಕರು (ದಕ್ಷಿಣ), ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಬೆಂಅಪ್ರಾ/ಸಯೋಜ/ಸಿ.ಎಸ್-1203/1191/2014-15 ದಿನಾಂಕ:04-12-2014 ಮತ್ತು ಉಪ ಆಯುಕ್ತರು, (ಭೂಸ್ವಾ) ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ. ಬೆಂಅಪ್ರಾ/ಉಪ (ಭೂಸ್ವಾ)/718/2014-15 ದಿನಾಂಕ:03-12-2014.

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ಸಾರ್ವಜನಿಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ರ ಕೆಲಸ 95(2), 95(4) ಮತ್ತು 95(7) ರ ಷರತ್ತುಗಳು, ಹಾಗೂ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ ಸರ್ವಜನಿಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994 ರ ನಿಯಮ 107(1) ರಂತೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ.54,450/- (ಐವತ್ತಾಲ್ಪು ನಾವಿರದ ನಾಲ್ಕು ಸಾವಿರಾ ಐವತ್ತು ಮಾತ್ರ ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ(4)ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಶ್ರೀ ಎನ್. ಜಯರಾಮ ರೆಡ್ಡಿ ಸಂ.147, ಏರ್‌ಮೋರ್ಸ್ ರೋಡ್, ಮಾರತ್ತಹಳ್ಳಿ, ಬೆಂಗಳೂರು ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ, ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ಸಂ.16/5ರಲ್ಲಿ 0-06 ಗು, ಸಂ.16/6ರಲ್ಲಿ 0-06ಗು, ಸಂ.16/7ರಲ್ಲಿ 0-06ಗು ಮತ್ತು ಸಂ.16/8ರಲ್ಲಿ 0-06.08ಗು ಒಟ್ಟು 0-24.08ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1. ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದಿಂದ ಅಂದರೆ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್‌ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿ.ಎ/ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣಾ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆದುದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.

2. ಈ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.

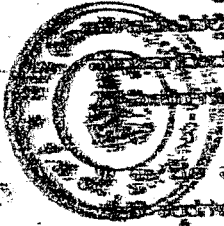
3. ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ಸಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್‌ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿ.ಎ/ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ಸಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ನದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್/ ಬ್ಲಾಕ್ ಸಕ್ಷೆಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಭಾರ ಮಾಡಬಾರದು.

4 ಇಂತಹ ಅನುಭವದ ರಕ್ಷೆ ಹಾಗೂ ರಕ್ಷೆ ಮಾರ್ಚ್, ಉದ್ಯಮನ, ಸಿಎ ನಿವೇಶನ ಪಾಲಿ ಹಾಗೂ ಇತ್ಯಾದಿಗಳನ್ನು ಯೋಜಿಸುವ ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದಿಂದ (ಪ್ರಕೃತಿಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ) ಬಿಎಂಎಸ್.ಎ.ಎ.ಎ/ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿದ ಹಣಕಾಸು ಸಚ್ಚಿ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ವಿಶೇಷ ರೀತ್ಯಾ ಸದರಿ ಅಭಿವೃದ್ಧಿ ಕಾರ್ಯವನ್ನು ಹಾಗೂ ಪ್ರಕೃತಿಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ವಿಧಿಸಿರುವ ಪರಮ್ಪುರ್ವೀಕರಿಸುತ್ತದೆ.

5 ಸಂಬಂಧಿಸಿದ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿತ ಸಚ್ಚಿ ಪಡೆಯುವ ವಿವೇಚನೆಗಳು/ಕಟ್ಟಡಗಳನ್ನು ಯೋಜನಾಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿತಪ್ರಾಧಿಕಾರದಿಂದ ಮೊದಲನೇ ಮಂಡಿತಕ್ಕಿಲ್ಲ ಪಾತಕಾರರು ಒಂದು ವೇಳೆ ಭೂ ಪರಿವರ್ತನೆ ಮಂಡಿತವಾಗಿ ಮಂಡಿತವಾಗಿ ಜಮೀನಿನ ಮೇಲೆ ವಿಸ್ತೀರ್ಣವನ್ನು ಮಾರಾಟ ಮಾಡಲು ಅರ್ಜಿಬಿಡಲಿ ಅಂತಹ ಅತಿ ಅನುಭವಿಲ್ಲ.

6 ಸರ್ಕಾರದ ಹಿತವನ್ನು ಸುರಕ್ಷಿಸುವ ಸಲುವಾಗಿ ವಿವೇಚನೆಯಾಗಿ ನಾಗರಿಕ ಸೌಲಭ್ಯಗಳಾದ ವಿಶ್ವವ್ಯಾಪ್ತಿ ರಸ್ತೆ ಹೆಚ್ಚಿಸುವ ಸಲುವಾಗಿ ಒಳಮುಖ ಸಚ್ಚಿ ಇತ್ಯಾದಿಗಳನ್ನು ಅರೋಗ್ಯ ವೈದ್ಯಕೀಯ ಹಾಗೂ ಭದ್ರತೆಗಳ ಅಭಿವೃದ್ಧಿಯಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಹಣಕಾಸು ರೀತ್ಯಾ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

7 ಈ ಜಮೀನಿಗೆ ಹಣಕಾಸು ಭೂಮಿ ಪೂರೈಕೆ ಜಮೀನು ಇದ್ದಲ್ಲಿ ಕಾರ್ಖಾನೆ ಭೂ ಕುಡಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಾ 66 ರಂತೆ ಸರ್ಕಾರದಿಂದ ಅಭಿವೃದ್ಧಿ ಕಾರ್ಯವನ್ನು ಕುರಿತು ಅರ್ಜಿದಾರರು ಈ ದಾಖಲೆ ಅರ್ಜಿಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ವಿವರಿಸಬೇಕು.



8 ಸರ್ಕಾರದ ಅರಬ್ ಮುಖ್ಯ ವಿಶ್ವವಿದ್ಯಾನಿಲಯ 756-665 ಅರ್ ಮತ್ತು ಬಿ-6-54-5 ಮತ್ತು ಕೆಎಸ್ ಸರ್ಕಾರದ ನಾಗರಿಕ ಹಣಕಾಸು ಸಚ್ಚಿ ಸಿ. ಪಿ.ಎಸ್.ಎಸ್. ದಿವಾನ್ 01-01-1966 ರಂತೆ ಸರ್ಕಾರದ ಕಾಲಕಾಲಕ್ಕೆ ನೀಡುವ ಆದೇಶದಂತೆ ಅಭಿವೃದ್ಧಿ ಕಾರ್ಯವನ್ನು ಕೈಗೊಳ್ಳುವುದು ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ ಈ ವಿಶ್ವವಿದ್ಯಾನಿಲಯ ಅಂತರವನ್ನು ಮತ್ತು ಕೆಎಸ್ ಹೆದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ ಅಂತರವನ್ನು ಕಾಯ್ದಿರಬೇಕು ಹಾಗೂ ಈ ಪಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

9 ವಿವೇಚನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾನೀಕರಣ ಕೈಗೊಂಡು ಫಲಿತಗಳು ಹೊರಬರುವವರೆಗೆ, ಅವಿಲ, ಕಟ್ಟಡಗಳನ್ನು ನಿರ್ಮಿಸಬಾರದು. ಈ ಸಚ್ಚಿ ಸರ್ಕಾರದ ಅರೋಗ್ಯ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ನಗರದ ಮಾಲಿಕ್ಯವಾಗದಂತೆ ಮೊದಲನೇ ಕಟ್ಟಡ ಕೈಗೊಂಡು ಅಭಿವೃದ್ಧಿ ಭೂ ಪರಿವರ್ತನೆ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾನೀಕರಣ ಕೈಗೊಂಡು ಫಲಿತಗಳು ಕಾರ್ಖಾನೆ ಮಾಲಿಕ್ಯ ವಿರುದ್ಧ ಮಂಡಲಿ ಹಾಗೂ ಪರಿಣತ ಇಲಾಖೆಗೆ ಅನುಮತಿ ಹೊಂದಿಸಬೇಕು.

10 ಈ ಆದೇಶದ ಸಲುವಾಗಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿನ ದಾವೆ / ರೀಟ್ ಅರ್ಜಿ / ಮೊಂಡುಮಾಡುವ ಶೀಟಿಂಗ್ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

11 ಪ್ರಸ್ತುತ ಜಮೀನಿನ ಹಾಗೂ ಯಾವುದೇ ಭೂಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆ ಒಳಪಟ್ಟಲ್ಲಿ ಈ ಪ್ರಾಧಿಕಾರದ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

12 ಪ್ರಸ್ತುತ ಜಮೀನು ಸರ್ಕಾರಿ ಜಮೀನು ಸ್ವಾಧೀನ ಒಳಪಟ್ಟಲ್ಲಿ ಕಾರ್ಖಾನೆ ಭೂ ಕುಡಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಾ 66(2) ರ ಅಡಿ ವಿಚಾರಣೆ ಸಚ್ಚಿ ಮೊದಲನೇ ತೀರ್ಮಾನಕ್ಕೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

13 ಪರಿಷ್ಕೃತ ಮೆಟ್ರೋ ಪ್ಲಾನ್ -2015 ರಲ್ಲಿ ಸೂಕ್ಷ್ಮ ವಲಯ (Sensitive Zone) ಪಲ್ಲಿ ಬರುವ ಪ್ರದೇಶಗಳಿಗೆ ಸಂಬಂಧಿಸಿದ ಪ್ರಾಧಿಕಾರದ ಹಣಕಾಸುಮಾತಿ ಇಲ್ಲದೇ ಅಭಿವೃದ್ಧಿ ಭಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿಯನ್ನು ಕೈಗೊಳ್ಳಬಾರದು.

14 ಅಭಿವೃದ್ಧಿ ಹಾಗೂ ರೀತಿಯ ಅಭಿವೃದ್ಧಿ ಜಮೀನಿನಲ್ಲಿ ಕೈಗೊಳ್ಳಬೇಕಾದಲ್ಲಿ ಪ್ರಾಧಿಕಾರದಿಂದ ರೀತಿಯಾದ ಉಪ ಜಮೀನಿಯ ನಿರ್ವಹಣೆಯಂತೆ ಸಚ್ಚಿಗಳನ್ನು ಅನುಮೋದಿಸಿಕೊಳ್ಳಬೇಕು.

15 ಪ್ರಸ್ತುತ ಜಮೀನು ಸರ್ಕಾರಿ ಜಮೀನು ಮಂಜೂರಾದ ಸರ್ಕಾರಿ ಜಮೀನಾಗಿದ್ದಲ್ಲಿ ಸಚ್ಚಿ ಮೊದಲ ಮಂಡಿತವಾದ ಸಚ್ಚಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

16. ಅರ್ಜಿದಾರರು ಯಾವುದೇ ನೌಕರರನ್ನು ಮರ ಮಾಚಿ, ಅನಧಿಕೃತ ದಾಖಲೆಗಳ ಮೇಲೆ ಈ ಅಧಿಕೃತ ದೃಢೀಕರಣ ಪಡೆದಿರುವುದು ಸ್ಪಷ್ಟಪಟ್ಟಲ್ಲಿ ತನಿಖಾ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ ಹಾಗೂ ಇದರಿಂದ ಅರ್ಜಿದಾರರಿಗಾಗಲೀ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳಿಗಾಗಲೀ ಆಗುವ ಯಾವುದೇ ಲುಪ್ತವಾಗಿ ಸರ್ಕಾರವಾಗಲೀ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲೀ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರಾಗಿರುವುದಿಲ್ಲ. ಇದರ ಮೂರ್ತಿಯ ಹೊಣೆಗಾರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೇ ಆಗಿರುತ್ತದೆ.

17. ಮೇಲ್ಕಂಡ ಯಾವುದೇ ವರದಿಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶವನ್ನು ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೇ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕಲಂ 96 ರಂತೆ ದಂಡ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೇ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೇ ಕಡವೆಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂ ಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

#### ಪೆಡ್ಡುಲ್ ವಿವರ

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ ಅನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಮರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.16/5 ರಲ್ಲಿ 0-06 ಗು, ಸ.ನಂ.16/6 ರಲ್ಲಿ 0-06 ಗು, ಸ.ನಂ.16/7 ರಲ್ಲಿ 0-06 ಗು ಮತ್ತು ಸ.ನಂ.16/8 ರಲ್ಲಿ 0-06.08 ಗು ಒಟ್ಟು 0-24.08 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಜಮೀನಿನ ಚಕ್ರಬಂಧಿ:

ಸ.ನಂ.	ವಿಸ್ತೀರ್ಣ	ಮೂಲ	ಪಟ್ಟಿಮೆ	ಉತ್ತರ	ದಕ್ಷಿಣ
16/5	0-06	ರೀ.ಸ.ನಂ.13	ರೀ.ಸ.ನಂ.16/2	ರೀ.ಸ.ನಂ.16/4	ರೀ.ಸ.ನಂ.16/6
16/6	0-06	ರೀ.ಸ.ನಂ.13	ರೀ.ಸ.ನಂ.16/2	ರೀ.ಸ.ನಂ.16/5	ರೀ.ಸ.ನಂ.16/7
16/7	0-06	ರೀ.ಸ.ನಂ.13	ರೀ.ಸ.ನಂ.16/2	ರೀ.ಸ.ನಂ.16/6	ರೀ.ಸ.ನಂ.16/8
16/8	0-06.08	ರೀ.ಸ.ನಂ.13	ರೀ.ಸ.ನಂ.17	ರೀ.ಸ.ನಂ.16/7	ರೀ.ಸ.ನಂ.17 ಮತ್ತು ರಸ್ತೆ

ಸಹಿ/-

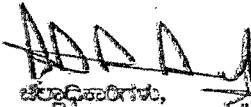
(ವಿ. ಶಂಕರ್),

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಲಾಗಿದೆ.

- 1) ತಹಶೀಲ್ದಾರರು, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು, ಅನೇಕಲ್ ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಬರಹದೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂ. ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಕೀಕೃತ ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸತಕ್ಕದ್ದು. ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ನದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿತಗೊಳಿಸತಕ್ಕದ್ದು.
- 2) ಅಯುಕ್ತರು, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರಿಗೆ ರವಾನಿಸಿದೆ.
- 3) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು.
- 4) ಉಪನಿರ್ದೇಶಕರು, ಭೂ ಮಾಪನ ಮತ್ತು ಭೂ ದಾಖಲೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು. ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಭೂ ಪರಿವರ್ತನಾ ಮೊದಲ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಮುರೈಸಲು ಸೂಚಿಸಿದೆ.
- 5) ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು, ಸರ್ಜಾಮರ ಹೋಬಳಿ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಅಗತ್ಯ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
- 6) ಶ್ರೀ ಎನ್. ಜಯರಾಮ ರೆಡ್ಡಿ ನಂ.147, ಎಂ.ಪೋರ್ಟ್ ರೋಡ್, ಮಾರತ್ತಹಳ್ಳಿ, ಬೆಂಗಳೂರು ರವರಿಗೆ ದೃಢೀಕೃತ ಅಂಚೆ ಮೂಲಕ ಕಳುಹಿಸಲಾಗಿದೆ.
- 7) ಹೆಚ್ಚಿನ ಪ್ರತಿ.

  
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

1.1.15





ಸಂ.ಎಎಲ್.ಎಸ್.(ಎ.ಎಸ್.ಹೆಚ್).ಎಸ್.ಆರ್./225/15-16

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ,  
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,  
ಬೆಂಗಳೂರು, ದಿನಾಂಕ 21-03-2016

### ಅಧಿಕೃತ ಜ್ಞಾಪನ

**ವಿಷಯ:-** ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಕಾರಿ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 17/2ಬಿ ರಲ್ಲಿ 1-20 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ ಶ್ರೀಮತಿ ಹೆಚ್.ಆರ್. ಅನುಸೂಯ ಕೋಲ ಲೇಟ್ ಎ.ಆರ್.ಅಶ್ವಥ್‌ನಾರಾಯಣ್‌ರಡ್ಡಿ, ನಂ. 479, 13ನೇ ಕ್ರಾಸ್, ಕೋರಮಂಗಲ, ಬೆಂಗಳೂರು ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿ: 27-01-2016

**ಉಲ್ಲೇಖ:-** 1) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ.ಆರ್.ಡಿ.7 ಎಲ್.ಜಿ.ಪಿ 95 ದಿನಾಂಕ: 7-6-1999.  
2) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ.ಆರ್.ಡಿ.56ಎಲ್.ಜಿ.ಪಿ 2008 ದಿನಾಂಕ:10-9-2008 ಮತ್ತು 24-9-2008.



ತಾಲ್ಲೂಕು, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ರವರ ಮರದಿ ಸಂಖ್ಯೆ  
ಫೈಲ್.ಎಸ್.(ಎಸ್)ಸಿ.ಆರ್./332/15-16, ದಿನಾಂಕ: 04-02-2016.  
3) ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ. 81,675-00 ಹಾಗೂ ಮೋಡಿ ಶುಲ್ಕ ರೂ. 100-00 ಒಟ್ಟು ರೂ. 81,730-00 ಗಳನ್ನು ಚಲನ್ ನಂ. 224 ದಿನಾಂಕ: 10-03-2016 ರಂದು ಆನೇಕಲ್ ಎಸ್.ಬಿ.ಎಂ.ಗೆ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.

5) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು, (ದಕ್ಷಿಣ) ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಪತ್ರ ಸಂಖ್ಯೆ.ಬೆಂ.ಅಪ್ರ/ನಯೋಸ/ಸಿ.ಎ.ಎಸ್-1418/1453/15-16 ದಿನಾಂಕ: 20-02-2016 ಮತ್ತು ಉಪ ಆಯುಕ್ತರು(ಭೂಸ್ವಾ),ಬಿ.ಡಿ.ಎ., ಬೆಂಗಳೂರು ರವರ ಪತ್ರದ ಸಂಖ್ಯೆ.ಬೆಂ.ಅಪ್ರ/ಉಪ(ಭೂಸ್ವಾ)/942/2015-16, ದಿನಾಂಕ: 19-02-2016. ಹಾಗೂ ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಎಸ್.ಎಲ್.ಎ ಒ/ಜಿಎಲ್/1287/15-16, ದಿನಾಂಕ: 22-02-2016 ಮತ್ತು ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿ-2, ಕರ್ನಾಟಕ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಮಂಡಳಿ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಬೆಂಗಳೂರು/ವಿಭೂಸ್ವಾ/297/15-16, ದಿನಾಂಕ: 20-02-2016 ಮತ್ತು ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿ, ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಕೆ.ಗೃಹ/ವಿಭೂಸ್ವಾ/767/2015-16, ದಿನಾಂಕ: 19-02-2016.

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ರ ಕಲಂ 95(2), 95(4) ಮತ್ತು 95(7) ರ ಷರತ್ತುಗಳು, ಹಾಗೂ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994 ರ ನಿಯಮ 107(1) ರಂತೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ.54,450-00 (ರೂಪಾಯಿಗಳು ಐವತ್ತಾಲ್ಕು ಸಾವಿರದ ನಾಲ್ಕು ಐವತ್ತು ಮಾತ್ರ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ(4)ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ ಶ್ರೀಮತಿ ಹೆಚ್.ಆರ್. ಅನುಸೂಯ ಕೋಲ ಲೇಟ್ ಎ.ಆರ್.ಅಶ್ವಥ್‌ನಾರಾಯಣ್‌ರಡ್ಡಿ, ನಂ. 479, 13ನೇ ಕ್ರಾಸ್, ಕೋರಮಂಗಲ, ಬೆಂಗಳೂರು ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಕಾರಿ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 17/2ಬಿ ರಲ್ಲಿ 1-20 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಅದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1. ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದಿಂದ ಅಂದರೆ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿ.ಎ/ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣಾ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಅದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.
2. ಈ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.

3. ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ಸಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿ.ಎ/ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ಸಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್/ಕಟ್ಟಡ ಸಕ್ಷೆಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಭಾರೆ ಮಾಡಕೂಡದು.

4. ಇತರೆ ಅವಶ್ಯವಾದ ರಸ್ತೆ ಜಾಗ, ರಸ್ತೆ ಮಾರ್ಜಿನ್, ಉದ್ಯಾನವನ, ಸಿ.ಎ ನಿವೇಶನ ಖಾಲಿ ಜಾಗ, ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ)/ ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿ.ಎ/ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ಸಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತ್ಯಾ ಸದರಿ

ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು.

5. ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿತ ಸಕ್ಷೆ ಪಡೆಯದೆ ನಿವೇಶನಗಳನ್ನು/ಕಟ್ಟಡಗಳನ್ನು ಸಂಬಂಧಪಟ್ಟ ಅಧಿಕಾರಿಗಳಿಂದ ಉಪನೋದಪ್ರಾಧಿಕಾರಿಗಳಿಂದ ನೋಂದಾವಣೆ ಮಾಡತಕ್ಕದ್ದಲ್ಲ, ಖಾತೆದಾರರು ಒಂದು ವೇಳೆ ಸಂಬಂಧಪಟ್ಟ ಮಂಜೂರು ಮಾಡಿರುವ ಜಮೀನಿನ ಪೂರ್ಣ ವಿಸ್ತೀರ್ಣವನ್ನು ಮಾರಾಟ ಮಾಡಲು ಉದ್ದೇಶಿಸಿದಲ್ಲಿ ಅದಕ್ಕೆ ಅಡ್ಡಿ ಬರುವುದಿಲ್ಲ.

6. ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರಿಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಛಕ್ತಿ, ರಸ್ತೆ, ಕುಡಿಯುವ ನೀರು, ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆ ಇತ್ಯಾದಿಗಳನ್ನು ಆರೋಗ್ಯ ನೈರ್ಮಲೀಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾನೂನು ರೀತ್ಯಾ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

7. ಈ ಜಮೀನಿಗೆ ತಾಕು ಪೂಟ್ ಖರಾಬ್ ಜಮೀನು ಇದ್ದಲ್ಲಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 67 ರಂತೆ ಸರ್ಕಾರದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು. ತಹಶೀಲ್ದಾರರವರು ಈ ಬಾಬು ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ನಮೂದಿಸತಕ್ಕದ್ದು.

8. ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಪಿಡಬ್ಲ್ಯೂಡಿ 7556-665 ಆರ್ ಮತ್ತು ಬಿ-6-54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರದ ನಂ. ಪಿ.1/7(II)67, ದಿನಾಂಕ: 01-01-1966 ರಂತೆ ಸರ್ಕಾರವು ಕಾಲಕಾಲಕ್ಕೆ ನೀಡುವ ಆದೇಶದಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಕಾಯ್ದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

9. ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಹೊರದೂಡುವ ಹೊಗೆ, ಅನಿಲ, ಇತರೆ ಕಲ್ಮಶಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ಹಾಗೂ ಪರಿಸರ ಇಲಾಖೆಗೆ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು.

10. ಈ ಆದೇಶವು ಸದರಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿನ ದಾವೆ / ರಿಟ್ ಅರ್ಜಿ/ ಮೇಲ್ಮನವಿಯ ತೀರ್ಪಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

11. ಪ್ರಸ್ತಾವಿತ ಜಮೀನಿನ ಬಗ್ಗೆ ಯಾವುದೇ ಭೂಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಈ ಪ್ರಾಧಿಕಾರವು ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ.

12. ಪ್ರಶ್ನಿತ ಜಮೀನು ಸರ್ಕಾರಿ ಜಮೀನು ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 136(3) ರ ಅಡಿ ವಿಚಾರಣೆ ನಡೆಸಿ ಹೊರಡಿಸುವ ತೀರ್ಮಾನಕ್ಕೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

13. ಪರಿಷ್ಕೃತ ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ -2015 ರಲ್ಲಿ ಸೂಕ್ಷ್ಮ ವಲಯ (Sensitive Zone) ನಲ್ಲಿ ಬರುವ ಪ್ರದೇಶಗಳಿಗೆ ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದ ಮಾರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿಯನ್ನು ಕೈಗೊಳ್ಳಬಾರದು.

14. ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳನ್ನು ಕೈಗೊಳ್ಳಬೇಕಾದಲ್ಲಿ ಪ್ರಾಧಿಕಾರದಿಂದ ರಚಿತವಾದ ಉಪ ಸಮಿತಿಯ ನಿರ್ಣಯದಂತೆ ಸಕ್ಷೆಗಳನ್ನು ಅನುಮೋದಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

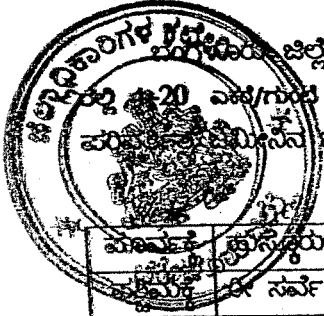
15. ಪ್ರಶ್ನಿತ ಜಮೀನು ಮಂಜೂರಾದ ಸರ್ಕಾರಿ ಜಮೀನಾಗಿದ್ದಲ್ಲಿ ತಕ್ಷಣವೇ ಪಕ್ಕ ಮೋಡಿ ಮಾಡಿಸುವ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

16. ಅರ್ಜಿದಾರರು ಯಾವುದೇ ಸತ್ಯಾಂಶಗಳನ್ನು ಮರೆ ಮಾಚಿ, ಅನಧಿಕೃತ ದಾಖಲೆಗಳ ಮೇಲೆ ಈ ಅಧಿಕೃತ ಜ್ಞಾಪನ ಪಡೆದಿರುವುದು ಸ್ಪಷ್ಟಪಟ್ಟಲ್ಲಿ ತುರ್ತುತನಾ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ ಹಾಗೂ ಇದರಿಂದ ಅರ್ಜಿದಾರರಿಗಾಗಲೀ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳಿಗಾಗಲೀ ಆಗುವ ಯಾವುದೇ ಲುಕ್ಸಾನಿಗೆ ಸರ್ಕಾರವಾಗಲೀ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲೀ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರಾಗುವುದಿಲ್ಲ. ಇದರ ಪೂರ್ಣ ಹೊಣೆಗಾರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೇ ಆಗಿರುತ್ತದೆ.

17. ಮೇಲ್ಕಂಡ ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶವನ್ನು ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೇ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕಲಂ 96 ರಂತೆ ದಂಡ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೇ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೇ ಕಡವಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂ ಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

18. ಸಹಾಯಕ ನಿರ್ದೇಶಕರು, (ದಕ್ಷಿಣ), ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ರವರ ದಿನಾಂಕ: 20-02-2016 ರ ಪತ್ರದಲ್ಲಿ ಸೂಚಿಸಿರುವಂತೆ ಷರತ್ತಿಗೆ ಒಳಪಡಿಸಿದೆ.

ಷೆಡ್ಯೂಲ್ ವಿವರ



ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಜಿಲ್ಲಾ ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 17/2ಬಿ ಎಚ್/ಗುರುತಿ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತನೆಯನ್ನು ಚಕ್ಕಬಂದಿ:

:- ಚಕ್ಕಬಂದಿ :-

ಮೂಲಕ್ಕೆ	ಪ್ರಸ್ತುತವಾಗಿ ಗಡಿ ಮತ್ತು ರೀ. ಸರ್ವೆ ನಂ. 16 ರ ಜಮೀನು
ಪರಿವರ್ತನೆಗೆ	ರೀ. ಸರ್ವೆ ನಂ. 17/1 ರ ಜಮೀನು
ಉತ್ತರಕ್ಕೆ	ರೀ. ಸರ್ವೆ ನಂ. 17/2ಎ ರ ಜಮೀನು
ದಕ್ಷಿಣಕ್ಕೆ	ರಸ್ತೆ

ಸಹಿ/-

(ವಿ. ಶಂಕರ್),

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಲಾಗಿದೆ.

- 1) ತಹಶೀಲ್ದಾರರು, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಆನೇಕಲ್ ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಚಲನ್‌ದೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂ. ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಿಕೀಕೃತ ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿತಗೊಳಿಸತಕ್ಕದ್ದು.
- 2) ನಗರ ಯೋಜನಾ ಸದಸ್ಯರು, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಸಲ್ಲಿಸಿದೆ.
- 3) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು.
- 4) ಉಪನಿರ್ದೇಶಕರು, ಭೂ ಮಾಪನ ಮತ್ತು ಭೂ ದಾಖಲೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು. ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಭೂ ಪರಿವರ್ತನಾ ಮೋಡಿ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಪೂರೈಸಲು ಸೂಚಿಸಿದೆ.
- 5) ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಆನೇಕಲ್ ಬೆಂಗಳೂರು ಇವರಿಗೆ ಅಗತ್ಯ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
- 6) ಅರ್ಜಿದಾರರಾದ ಶ್ರೀಮತಿ ಹೆಚ್.ಆರ್. ಅನುಸೂಯ ಕೋಲ ಲೇಟ್ ಎ.ಆರ್.ಅಶ್ವಥನಾರಾಯಣರಡ್ಡಿ, ನಂ. 479, 13ನೇ ಕ್ರಾಸ್, ಕೋರಮಂಗಲ, ಬೆಂಗಳೂರು ರವರಿಗೆ ದೃಢೀಕೃತ ಅಂಚೆ ಮೂಲಕ ಕಳುಹಿಸಲಾಗಿದೆ.
- 7) ಹೆಚ್ಚಿನ ಪ್ರತಿ.

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.  
20/02/16



ಅಧಿಕೃತ ಜ್ಞಾಪನ

**ವಿಷಯ:-** ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಮರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 18 ರಲ್ಲಿ 3-18 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯಾಂತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ ಶ್ರೀ ಸಂಜೀವಪ್ಪ ಬಿನ್ ತೋಟದಲಯ್ಯಪ್ಪ ಮತ್ತು ಶ್ರೀ ಹೆಚ್.ಪಿ.ಕೃಷ್ಣಾರೆಡ್ಡಿ ಬಿನ್ ಚಿಕ್ಕವಾಪಯ್ಯ ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಮರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿನಾಂಕ: 30-07-2013.

**ಉಲ್ಲೇಖ:-** 1) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ:ಆರ್.ಡಿ.7 ಎಲ್.ಜಿ.ಪಿ 95 ದಿನಾಂಕ: 7-6-1999.  
2) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ:ಆರ್.ಡಿ.56ಎಲ್.ಜಿ.ಪಿ 2008 ದಿನಾಂಕ:10-9-2008 ಮತ್ತು 24-9-2008.

3) ತಹಶೀಲ್ದಾರ್, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ರವರ ವರದಿ ಸಂಖ್ಯೆ ಎಎಲ್.ಎಸ್.(ಸಿ.ಸಿ.ಆರ್)/146/13-14, ದಿನಾಂಕ: 06-08-2013.

4) ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ. 1,87,853-00 ಹಾಗೂ ಪೋಡಿ ಶುಲ್ಕ ರೂ. 55-00 ಒಟ್ಟು ರೂ. 1,87,908-00 ಗಳನ್ನು ದಿನಾಂಕ: 26-08-2013 ರಂದು ಆನೇಕಲ್ ಎಸ್.ಬಿ.ಎಂ.ಗೆ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.

5) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು(ಪೂರ್ವ) ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ರವರ ಪತ್ರ ಸಂಖ್ಯೆ:ಬೆಂ.ಅ.ಪ್ರಾ/ನಯೋಸ/ಸಿ.ಎ.ಎಸ್-576/2363/13-14, ದಿನಾಂಕ:13-08-2013 ಮತ್ತು ಉಪ ಆಯುಕ್ತರು (ಭೂ.ಸ್ವಾ) ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ ಬೆಂ.ಅ.ಪ್ರಾ/ಉ.ಆ(ಭೂಸ್ವಾ)/3387/13-14, ದಿನಾಂಕ: 08-08-2013.

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ರ ಕಲಂ 95(2), 95(4) ಮತ್ತು 95(7) ರ ಷರತ್ತುಗಳು, ಹಾಗೂ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994 ರ ನಿಯಮ 107(1) ರಂತೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ.54,450-00 (ರೂಪಾಯಿಗಳು ಐವತ್ತಾಲ್ಪು ನಾವಿರದ ನಾನ್ವೂರ ಐವತ್ತು ಮಾತ್ರ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ(4)ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ಸಂಜೀವಪ್ಪ ಬಿನ್ ತೋಟದಲಯ್ಯಪ್ಪ ಮತ್ತು ಶ್ರೀ ಹೆಚ್.ಪಿ.ಕೃಷ್ಣಾರೆಡ್ಡಿ ಬಿನ್ ಚಿಕ್ಕವಾಪಯ್ಯ ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಮರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಮರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 18 ರಲ್ಲಿ 3-18 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯಾಂತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1. ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದಿಂದ ಅಂದರೆ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿ.ಎ/ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣಾ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.
2. ಈ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.
3. ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ.(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ ಬಿ.ಎಂ.ಎ.ಸಿ.ಎ.ಪಿ.ಎ/ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್/ ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಭಾರೆ ಮಾಡಕೂಡದು.

-3-

ಬೆಂಗಳೂರು ವಿಧಾನಸಭಾ ಮಂಡಳಿಯ ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೇ ಈ ಜಮೀನಿನಲ್ಲಿ ಅವಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೇ ಕಡೆವಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂ ಕಂದಾಯ ಬಾಕಿ ಎಂಬ ಖಾತೆಯಡಿ ಸೇರಿಸಿ ಮರುಪಾವತಿ ಮಾಡಲಾಗುವುದು.

18. Buffer ಗಾಗಿ ಹಾಗೂ ಡ್ರೈವ್‌ವಾಹಿನಿ ಸೇರಿಸಿರುವ ಜಾಗವನ್ನು ಯಥಾರೀತಿ ಕಾಯ್ದಿರಿಸುವ ಮತ್ತು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ರವರ ದಿನಾಂಕ 13-08-2013 ರ ಪತ್ರದಲ್ಲಿ ಸೇರಿಸಿರುವ ಪರಸ್ಪರಗಳಿಗೆ ಒಳಪಡಿಸಿದೆ.

#### ಪೆಡ್ಡೋಲ್ ವಿವರ

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಮರ ಹೋಬಳಿ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮದ ನಂ. 18 ರಲ್ಲಿ 3-18 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯಾಂತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತಕ ಜಮೀನಿನ ಚಕ್ರಬಂದಿ:

#### :- ಚಕ್ರಬಂದಿ :-

ಮೂಲಕ್ಕೆ	ಲಾ.ನಂ. 17 ರ ಜಮೀನು
ಪಶ್ಚಿಮಕ್ಕೆ	ಲಾ.ನಂ. 22 ರ ಜಮೀನು
ಉತ್ತರಕ್ಕೆ	ರಸ್ತೆ
ದಕ್ಷಿಣಕ್ಕೆ	ರಸ್ತೆ

ಸಹಿ/-

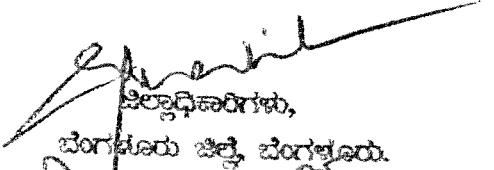
(ಡಾ|| ಜಿ.ಸಿ. ಪ್ರಸಾದ್),

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

ಪ್ರತಿಯನ್ನು ಮುಖ್ಯಮಂತ್ರಿಗಳ ಕಛೇರಿಗೆ ಕಳುಹಿಸಲಾಗಿದೆ.

- 1) ತಹಶೀಲ್ದಾರರು, ಸರ್ಜಾಮರ ತಾಲ್ಲೂಕು, ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಚಲನ್‌ದೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಈ ಆದೇಶದ ಪ್ರಕಾರ ನಂಬರ್‌ಗಟ್ಟಿ ನಂ. ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಕೀಕೃತ ಆರ್.ಟಿ.ಸಿಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸಲ್ಪಟ್ಟು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆಯಾರರ ಲೆಕ್ಕದಲ್ಲಿ ನದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿತಗೊಳಿಸತಕ್ಕದ್ದು.
- 2) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪೂರ್ವ) ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಸಲ್ಲಿಸಿದೆ.
- 3) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು.
- 4) ಉಪನಿರ್ದೇಶಕರು, ಭೂ ಮಾಪನ ಮತ್ತು ಭೂ ದಾಖಲೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಭೂ ಪರಿವರ್ತನಾ ಮೊದಲಿ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಮುಂದುವರಿಸುವಂತೆ ಸೂಚಿಸಿದೆ.
- 5) ಉಪ ನಿರ್ದೇಶಕಾಧಿಕಾರಿಗಳು, ಸರ್ಜಾಮರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಆನೇಕಲ್ ಬೆಂಗಳೂರು ಇವರಿಗೆ ಅಗತ್ಯ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
- 6) ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ಸುಜೀವಪ್ಪ ಬಿನ್ ಕೋಟೆದಲಯಪ್ಪ ಮತ್ತು ಶ್ರೀ ಹೆಚ್.ಪಿ.ಕೃಷ್ಣರಾಜ್ ಬಿನ್ ಚಿಕ್ಕವಾಸಯ್ಯ, ಗಟ್ಟಿಹಳ್ಳಿ ಗ್ರಾಮ, ಸರ್ಜಾಮರ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು ರವರಿಗೆ ದೃಢೀಕೃತ ಅಂಚೆ ಮೂಲಕ ಕಳುಹಿಸಲಾಗಿದೆ.
- 7) ಹೆಚ್ಚಿನ ಪ್ರತಿ.

  
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,  
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.  
16/9/13



**ABSOLUTE SALE DEED**

**THIS DEED OF ABSOLUTE SALE** is made and executed on this 25<sup>th</sup> day May, Two Thousand Sixteen (25/05/2016) at Bangalore.

**BY:**

1. **Sri. K.KRISHNAPPA**, aged about 65 years,  
Son of Late.Kaverappa
- 1a. **Sri. MUNIRAJU**, aged about 35 years,  
Son of Sri.Krishnappa,
- 1c. **Smt. RENUKAMMA**, aged about 30 years,  
Daughter of Sri.Krishnappa
- 1d. **Sri. NAGARAJU**, aged about 25 years,  
Son of Sri.Krishnappa,
2. **Sri. K.NARAYANAPPA**, aged about 63 years,  
Son of Late.Kaverappa,
- 2a. **Sri. MURALI**, aged about 30 years,  
Son of Sri.Narayanappa,
- 2c. **Sri. MURTHY**, aged about 28 years,  
Son of Sri.Narayanappa,
3. **Smt. MUNIYAMMA**, aged about 57 years,  
Daughter of Late.Kaverappa,
4. **Sri. CHINNAPPA**, aged about 53 years,  
Son of Late.Kaverappa,
- 4a. **Sri.MANJUNATH**, aged about 29 years,  
Son of Sri.Chinnappa,
- 4c. **Smt. MALLIKA**, aged about 27 years,  
Daughter of Sri.Chinnappa,



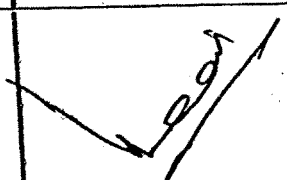
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ಪ್ರಾಪ್ತಿ ಸಂಖ್ಯೆ : 1079

ಅನೇಕಲ್ ಜಿಲ್ಲೆಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಹುಮಾನದ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು 11:39:58 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ



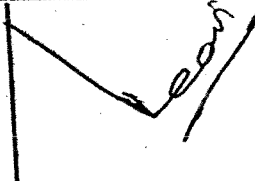



ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	99400.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	525.00
	ಒಟ್ಟು :	99925.00

ಶ್ರೀ Kiran .V S/o R. Venugopal Reddy ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Kiran .V S/o R. Venugopal Reddy			

ಬರಹಗೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Kiran .V S/o R. Venugopal Reddy . (ಬರಹಗೊಟ್ಟವರು)			
2	K. Krishnappa, Muniraju. Renukamma, Nagaraju, K. Narayanappa, Murali, Murthy. Muniyamma, Chinnappa. Manjunath, Malika, Murthy, K. Rajappa ( Self & Minor Guardian for master Karthik), Ku. Ramya. Renukamma @ Munilakshmmamma Rep by their GPA Holder Kiran .V			

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

- 4d. Sri. MURTHY, aged about 25 years,  
Son of Sri. Chinnappa,
5. Sri. K.RAJAPPA, aged about 51 years,  
Son of Late.Kaverappa,
- 5a. Kumari. RAMYA, aged about 21 years,  
Daughter of Sri.Rajappa,
- 5c. Master. KARTHIK, aged about 10 years,  
Son of Sri.Rajappa,  
Sl.No. 5c is minor represented by their guardian father Sri.Rajappa
6. Smt. RENUKAMMA @MUNIILAKSHMAMMA, aged about 48 years,  
Daughter of Late. Kaverappa,

All are residing at Gattahalli, Village, Sarjapura, Hobli, Anekal Taluk, Bangalore.

All are represented by their General Power of Attorney Holder Sri. KIRAN.V, aged about 37 years, Son of Sri. R. Venugopal Reddy, residing at No. 1140, 17<sup>th</sup> Cross, 7<sup>th</sup> Sector, H.S.R. Layout, Bangalore - 560 102. under registered General Power of Attorney dated 03/08/2013, registered as document bearing No.159/2013-14, of Book IV, Stored in C.D.No. ANKD358, registered in the Office of the Sub-Registrar, Basavanagudi (Anekal).

Hereinafter referred to as the "VENDORS" which expression shall, wherever the context so requires or admits, mean and include their respective Legal Heirs, Executors, Administrators, Legal Representatives, Assigns, etc., of the ONE PART.

**AND IN FAVOUR OF:**

Sri.KIRAN.V, aged about 37 years,  
Son of Sri.R.Venugopal Reddy,  
Residing at No.1140, 17<sup>th</sup> Cross,  
7<sup>th</sup> Sector, H.S.R.Layout,  
Bangalore - 560 102.

Hereinafter referred to as the "PURCHASER/S" (which term shall wherever the context so permits and admits, mean and include his respective Legal Heirs, Representatives, Administrators, Executors and assigns, etc.,) of the OTHER PART.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ  
Department of Stamps and Registration

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಶ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Kiran .V S/o R. Venugopal Reddy , ಇವರು 304280.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಶ ಶುಲ್ಕವಾಗಿ  
ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20.00	Paid by cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	239650.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore DD No. 390786 dt 26/5/2016
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	14910.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore DD No. 390787 dt 26/5/2016
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	49700.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore DD No. 390788 dt 26/5/2016
ಒಟ್ಟು :	304280.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 26/05/2016

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

**WITNESSES AS FOLLOWS:**

WHEREAS, the Vendors are the absolute owners of all that piece and parcel of converted land bearing Survey Number 16/1, measuring 1 acre 12 guntas, out of which vendors intend to sell an extent of 30 ½ guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, they having acquired the same vide Registered Sale Deed dated 05.03.1960 bearing document No.3130/1959-60 registered before the office of the sub- registrar Anekal, and the revenue records are mutated in the name of Sri.Krishnappa, Sri.Narayanappa, Sri.Nagaraju and Sri.Chinnappa vide MR.No.10/93-94 which property is morefully described in the schedule hereunder, hereinafter referred to as "SCHEDULE PROPERTY", for the sake of brevity,

WHEREAS, the Vendors are the absolute owners as mentioned above and are in peaceful possession and occupation of the Schedule Property and have been exercising acts of ownership, rights, free from all encumbrances from the date of acquisition till date and the Vendors have paid taxes to the concerned Revenue Authorities up to date.

WHEREAS the vendors at Sl.No. 1, 2, 3, 5 and 6 have executed a registered release deed dated 03/08/2013, registered as document No.2262/13-14 registered before the office of the Sub- Registrar, Anekal, in respect of property measuring 21 ½ guntas in Sy.No. 16/1 situated at Gattahalli, Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, in favour of Sri. Chinnappa, i.e., vendor at Sl.No.4, The Vendor at Sl. No.4 has also released his rights in respect of 30 ½ guntas of Sy. No. 16/1 and 34 guntas in Sy. No. 16/2, in favour of Vendors at Sl. No. 1, 2, 3, 5 and 6 in the above said Release Deed.

WHEREAS, in pursuant to the above, the Vendors herein have applied/approached Deputy Commissioner for conversion of Land bearing Survey No.16/1, measuring 1 acre 12 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, which came to be converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 26.11.2013, bearing No.ALN(ASH)SR/91/2013-14, issued by the Deputy Commissioner, Bangalore District, Bangalore.

WHEREAS the Vendors being in need of funds to discharge their family necessities/obligations, legal necessities and for the welfare and benefit of minors, the Vendors have decided to sell the Schedule Property free from all encumbrances, lien, lispendens, attachments, mortgages, claims including minors' claims, acquisitions, trust or tenancy of any nature whatsoever.



BOOK-1 CONTAINING TOTAL SHEETS.....

OF 6-12 PAGE

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿವರ	ಸಹಿ
1	Chalapathi S/o Narayanaswamy Museum Road Bangalore -01	<i>[Signature]</i>
2	Shivakumar S/o G.K. Rudrappa Museum Road Bangalore -01	<i>G.R. Nijaburne</i>

*[Signature]*  
H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 253750/- has been paid thereon. Vide Book IV GPA Reg No. ANK-4-00159-2013-14 dt 3/8/2013, Stored in CD No. ANKD 358

 <p>1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ ANK-1-01079-2016-17 ಆಗಿ ಪಿ.ಡಿ. ಸಂಖ್ಯೆ ANKD404 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p>ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಆನೇಕಲ್)</p>	 <p>H. M. VENKATESH Senior Sub-Registrar ANEKAL</p>
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*[Signature]*  
H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

**THE VENDORS DO HEREBY REPRESENT TO THE PURCHASER AS FOLLOWS:**

- a) That the Vendors are the absolute owners of the Schedule Property and the same is free from all encumbrances, lien, lispendens, minors' claims, attachments, disputes, mortgages, acquisitions, court attachments/decrees, tenancy claims, occupancy rights, assignment or trust of any nature whatsoever and the same has not been offered as security or charge or otherwise to any court, revenue authority, banks/financial institutions or other Authorities.
- b) That the Vendors are entitled to hold and transfer the Schedule Property to the Purchaser and that there is no impediment to sell the same or are there any proceedings pending under any of the statutory laws and regulations to hold and/or transfer the same to the Purchaser and that the title of Vendors to the Schedule Property is clear and marketable and they are authorized to sell the same.
- c) That except the Vendors no one else has any right, title, claim, interest or demand of any nature whatsoever over and in respect of the Schedule Property or any portion thereof.
- d) That there is no previous Sale or purchase agreement/s or memorandum of understanding entered into in respect of the Schedule Property nor have the Vendors entered into any agreement for lease or development or arrangement for the transfer of the Schedule Property or any part thereof of, which is still subsisting as on date. Further, the Vendors have not executed any Power of Attorney for Sale/Development of the Schedule Property.
- e) The Vendors have not executed any Will or Codicil in favour of anyone in respect of the Schedule Property as on date.
- f) That the Vendors have not received any notification of any kind in respect of the Schedule Property, that may in any manner derogate their full and absolute ownership of the Schedule Property.
- g) That the Vendors have not received any notice of attachment/acquisition under any Act or from any Competent/Statutory Authority in respect of the Schedule Property.
- h) That there are no applications for registration of Tenancy Rights pending in respect of the Schedule Property vide Endorsement issued by the Tahsildar, Anekal Taluk.



i) That there are no easements, quasi-easements, disputes regarding the boundaries, rights, exceptions or other similar matters whether or not apparent on inspection or disclosed in respect of the Schedule Property.

j) That there are no acquisition proceeding initiated/pending by the Karnataka Industrial Areas Development Board or any other Planning Authority or any other Statutory Authority/ Body and that no notice have been received for road widening from the National Highways Authority of India, Bangalore Metropolitan Regional Development Authority, Bangalore Development Authority or any other authority, in respect of the Schedule Property.

k) That the Vendors have not received any notice/s or orders affecting the Schedule Property from the local or other competent/statutory authorities or from any third party and so far the Vendors are aware that there are no proposals made or intended to be made by any such authority concerning the whole or any part of the Schedule Property and the Schedule Property is not the subject matter of any notification and or any acquisition or requisition under any applicable law.

l) That the Vendors have not received any notice of attachment under the Income Tax Act or any other Act or from any Competent Authority in respect of the Schedule Property and further represents that there are no tax recovery or certificate proceedings initiated or pending against the Vendors affecting the Schedule Property.

Based on the above representations of the Vendors, the Purchaser has agreed to purchase the Schedule Property from the Vendors. Hence this Sale Deed:

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-**

That in pursuance of the above common intention and covenants, and as desired by the Vendors, the Purchaser have paid the entire sale consideration of **Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand Only)** to the Vendors, in the manner mentioned below:

a) a sum of Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only) vide Demand Draft bearing No. 009862, dated 03/08/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Sri. K. Krishnappa.

b) a sum of Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only) vide Demand Draft bearing No. 009864, dated 03/08/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Sri. K. Narayanappa.



c) a sum of Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only) vide Demand Draft bearing No. 009868, dated 03/08/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Sri. K. Rajappa.

d) a sum of Rs. 9,00,000/- (Rupees Nine Lakhs Only) vide Demand Draft bearing No. 009870, dated 03/08/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Smt. Muniyamma.

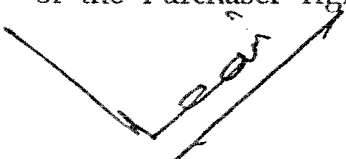
e) a sum of Rs. 9,00,000/- (Rupees Nine Lakhs Only) vide Demand Draft bearing No. 009873, dated 03/08/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Smt. Renukamma @ Munilakshamma.

The receipt of which the Vendors hereby jointly admit and acknowledge for having received the above said entire sale consideration in full satisfaction and final settlement from the Purchaser before the Sub-Registrar and the Witnesses. The Vendors hereby sell, transfer all their rights, title and interest in the said Property and sets-over the vacant possession of the Schedule Property to the Purchaser as absolute owner from here on and forever, the Vendors hereby acknowledges and acquits the Purchaser of any such payment in the presence of the before the Witnesses.

The Vendors are the absolute Owners of all that piece and parcel of the Schedule Property do hereby sell, convey, transfer, alienate UNTO the Purchaser all that piece and parcel of the Schedule Property TO HAVE AND TO HOLD the same as its absolute Owners with all rights, liberties, privileges, easements, hereditaments, ways, water courses and free from all encumbrances.

**THE VENDORS COVENANTS WITH THE PURCHASER AS FOLLOWS:**

1. That the Vendors hereby vest in the Purchaser the full, absolute, unencumbered and exclusive title to the Schedule Property hereby sold.
2. That the Purchaser shall enter into and upon the Schedule Property and shall enjoy exclusive ownership, possession and also rents and profits if any received there from without any interruption or disturbance by the Vendors or any person claiming through or under him and without any unlawful disturbance or interruption by any other person whatsoever.
3. That the Vendors do hereby indemnify and agree to keep indemnified the Purchaser against any loss or damage which the Purchaser may sustain on account of the Purchaser right to remain in peaceful possession and enjoyment of the





Schedule Property as absolute owners being disturbed in any manner whatsoever, on account of any defect or deficiency in the title of the Vendors and the Vendors agree to defend the right, title and interest of the Purchaser to the Schedule Property against all claims and that all costs and expenses in this regard shall be borne and paid for by the Vendors.

4. That the Vendors shall meet all demands received subsequent to the signing of this Deed for all taxes, revenues and other levies, impositions and outgoings whatsoever in respect of the Schedule Property for the period prior to taking over possession by the Purchaser or reimburse the Purchaser of such demands if the same are met by the Purchaser.
5. That the Vendors hereby assure the Purchaser that they have not done or caused to be done any acts, deeds or things which are contrary to or inconsistent with the covenants herein contained and which may have the effect of affecting, prejudicing, jeopardizing or otherwise abrogating the right, title and interest of the Purchaser in respect of the Schedule Property herein conveyed in any manner and to any extent whatsoever and that in the event should there be any encumbrance(s) or liability(s) in respect of the Schedule Property or any third party claims, the Vendors shall liquidate all such encumbrance(s), liability(s) without any consequential liability to the Purchaser or to his successor or successors and assigns from time to time.
6. That the Vendors have this day handed over the available title deeds relating to the Schedule Property to the Purchaser.
7. That the Vendors undertake to always indemnify and reimburse the Purchaser, its assigns, executors, assigns, etc., against all losses/ damages/ expenses incurred and damages that the Purchaser may incur/ suffer/ sustain on account of any encumbrances, claims, charges, demands from any third party/ies, clogs, litigations, court/s attachments, hindrances, cesses, wealth tax, gift tax, property taxes or any other tax which would create a charge and interruptions of whatsoever kind and from whomsoever or on account of any defect in title, latent or patent which the Purchaser could otherwise discover in respect of the Schedule Property hereby conveyed in future.
8. That the Vendors hereby covenant with the Purchaser that, they have not alienated the Schedule Property hereby conveyed by way of sale / mortgage or otherwise to any third party/ies or is the Schedule Property the subject matter of any Will/ Last Testament or Court-attachments under any legal proceedings and/or has



been offered as Collateral Security/Surety and there are no claims, charges or otherwise on the Schedule Property.

9. That the Vendors being fully aware of all facts assure the Purchaser that, all contents of this Absolute Sale Deed are correct and have been confirmed by us, while in good health, sound mind and having faculty power.

10. That the Vendors further declare and confirm that, from this day onwards they have no manner of right, title or interest in the Schedule Property hereby sold.

11. That the Vendors covenant with the Purchaser that they are entitled to lawfully convey the Schedule Property and that they have not done or been a party to any act of deed whereby they are prevented from conveying the Schedule Property or any part/s thereof in the manner herein appearing.

12. That the Purchaser shall henceforth be entitled to enter into and upon the Schedule Property and fully utilize the same for their bonafide use and occupation and derive profits, peacefully and quietly hold, possess, enjoy and exploit the Schedule Property as its Absolute Property with all benefits accruing thereto, without any let or hindrance either by the Vendors or any one claiming through or under them or in trust for them.

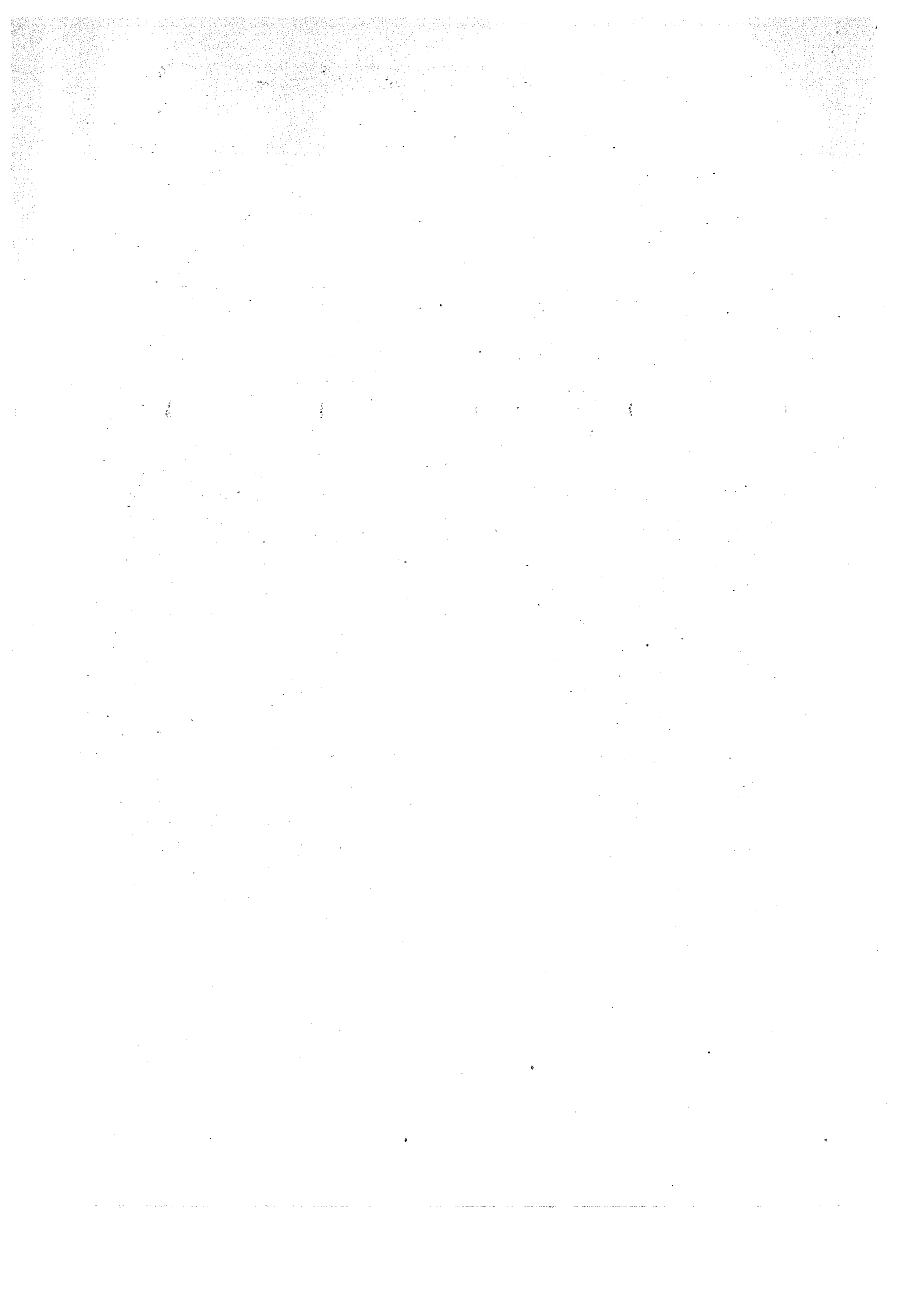
13. That the Purchaser shall hold the Schedule Property free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the Vendors and well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances, whatsoever made occasioned and suffered by the Vendors or by any other person/s claiming or to claim, by, from under or in trust for him.

14. That the Vendors have this day placed the Purchaser in vacant and peaceful possession of the Schedule Property. The Vendors have No Objection whatsoever in the Purchaser getting the mutation/khata of the Schedule Property transferred in the names of the Purchaser.

15. The contents of this sale deed is explained in Kannada to the vendors before the Sub-Registrar and also by the witnesses and the vendors have understood the contents of the sale deed and have executed this sale deed.

16. The Stamp duty and Registration fee paid as per market value of the Schedule Property.

*[Handwritten signature]*



17. That the Schedule Property is not developed except for being converted from agricultural use to non-agricultural Residential purpose.

### SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF THE Converted Land bearing Survey Number-16/1 measuring 30½ guntas, (out of 1 acre 12 guntas), Converted vide Official Memorandum dated 26.11.2013, bearing No ALN(ASH)SR/91/2013-14, issued by the Deputy Commissioner Bangalore, situated at Gattahalli, Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the:

East by : Land bearing Sy.No.16/3;  
West by : Land bearing Sy.No.17/2A and Sy.No.17/2B;  
North by : Remaining portion of same Sy. No.;  
South by : Land bearing Sy.No.16/2;

IN WITNESS WHEREOF, the Parties have affixed below their respective signatures to this DEED OF ABSOLUTE SALE on the day, month and year first above written:

#### WITNESSES:

1. G.R. Hegde  
No 16 & 16/1  
Museum Road  
Bangalore

Vendors at Sl. No. 1 to 6 represented by their GPA Holder Kiran.V

2. G.R. Hegde  
No 16 & 16/1  
Museum Road  
Bangalore  
Drafted by:

VENDORS  
(KIRAN.V)  
PURCHASER

P.V. Hegde  
(Prabhat Hegde)  
Advocate.



Book-I 1082/16-17

BNG(U)ANKL SRO No. 1082/16-17  
BOOK-1 CONTAINING TOTAL SHEETS 4  
OF 1-2 PAGE

### DEED OF GIFT

THIS DEED OF GIFT made and executed on this the 25<sup>th</sup> day of May, Two Thousand and Sixteen (25/05/2016) at Bangalore;

BY:

Sri.KIRAN.V, aged about 37 years,  
Son of Sri.R.Venugopal Reddy,  
Residing at No.1140, 17<sup>th</sup> Cross,  
7<sup>th</sup> Sector, H.S.R.Layout,  
Bangalore-560 102.

Hereinafter called as the DONOR, the expression unless repugnant to the subject or context, shall mean and include his legal heirs, legal representatives, assigns, executors, administrators etc., or any one claiming through or under them, on the first party: and

AND IN FAVOUR OF;

Smt.KAVITHA.V, aged about 36 years,  
Daughter of of Sri.R.Venugopal Reddy,  
Wife of Sri. A. Rama Reddy,  
Residing at No. 479, 13<sup>th</sup> Cross,  
Koramangala, 3<sup>rd</sup> Block,  
Bangalore - 560 095.

Hereinafter called as the DONEE, the expression unless repugnant to the subject or context, shall mean and include her respective legal heirs, legal representatives, assigns, executors, administrators etc., or any one claiming through or under them, on the Second party: and

*[Signature]*

*[Signature]*

BNG(U)ANKL SRO No.....1082/16-12

BOOK-1 CONTAINING TOTAL SHEETS.....4

OF 2-7 PAGE




Print Date &amp; Time : 26-05-2016 03:16:43 PM

ಸಾಕ್ಷಿ ಸಂಖ್ಯೆ : 1082

ಅನೇಕಲ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು 03:03:51 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ







ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	500.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	280.00
	ಒಟ್ಟು :	780.00

ಶ್ರೀಮತಿ Kavitha .V D/o R. Venugopal Reddy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ Kavitha .V D/o R. Venugopal Reddy			

H. M. VENKATESI  
Senior Sub-Registrar  
ANEKAL

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Kavitha .V D/o R. Venugopal Reddy . (ಬರೆದುಕೊಂಡವರು)			
2	Kiran .V S/o R. Venugopal Reddy . (ಬರೆದುಕೊಂಡವರು)			

H. M. VENKATESI  
Senior Sub-Registrar  
ANEKAL

1082/1872  
SNG(U)ANKL SRO No.....  
BOOK-1 CONTAINING TOTAL SHEETS...4...  
OF 3-7.....PAGE 2

WITNESSETH AS FOLLOWS:

WHEREAS, the Donor is the sole and absolute owner of all that piece and parcel of residentially converted land bearing Survey No. 16/1, measuring 30 ½ guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, which came to be converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 26/11/2013, bearing No.ALN(ASH)SR:91/2013-14, issued by the Deputy Commissioner, Bangalore District, Bangalore, which property is morefully described hereunder and hereinafter referred to as "SCHEDULE PROPERTY", for the sake of brevity, he having acquired the same vide Registered Sale Deed dated 25/05/2016, bearing document No ANK-1-01079/2016-17, Book-I, stored in C.D. No. ANKD.404, registered before the office of the sub-registrar, Anekal,

THUS the Donor is the absolute owner of the Schedule Property and right from the date of its acquisition, the Donor is exercising acts of ownership and possession over the same without any let or hindrance from anyone.

WHEREAS the Donor desires to confer a valid, clear and uninterrupted title to the Donee. The Donor is the brother of Donee and wishes as hereunder.

The Donor desires to gift the Schedule Property to the Donee as gift in consideration of natural love and affection subject to the conditions hereinafter mentioned. The Donee have accepted the said gift.

NOW THIS DEED WITNESSETH that the Donor, without any monetary consideration and in consideration of natural love and affection which the Donors bears to the Donee, doth hereby grants and transfers by way of gift the Schedule Property, together with all and all the things permanently attached thereto or standing thereon and all the liberties, privileges, easements and advantages appurtenant thereto and all the estate, right, title, interest, use, inheritance, possession, benefit, claims and demand whatsoever of the Donor to have and to hold the same unto and to the use of the Donee absolutely but subject to the payment of all taxes, rates, assessments dues and duties now and hereafter chargeable thereon to the Government or Municipality or other Local Authority.

BNG(U)ANKL SRO No. 1082/1672

BOOK-1 CONTAINING TOTAL SHEETS.....4

OF 4 - 7 PAGE

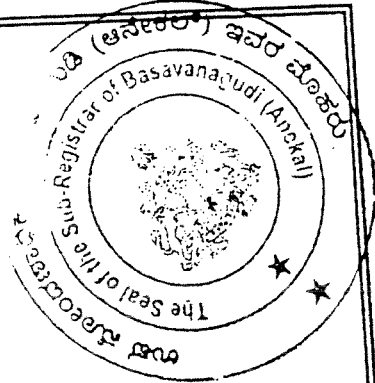
ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Chalapathi S/o Narayanaswamy Museum Road Bangalore -01	<i>[Signature]</i>
2	Shivakumar S/o G.K. Rudrappa Museum Road Bangalore -01	<i>[Signature]</i>

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL



1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು  
ನಂಬರ ANK-1-01082-2016-17 ಆಗಿ  
ಸಿ.ಡಿ. ನಂಬರ ANKD404 ನೇ ಧರಲ್ಲಿ  
ದಿನಾಂಕ 26-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಆನಕಲ್)

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

AND the Donor doth hereby covenant with the Donee;

- a) That the Donor has good right, full power and absolute authority to gift the Schedule Property hereby gifted in the manner aforesaid.
- b) The Donee may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the Schedule Property and receive the rents, issues, and profits thereof and every part thereof to and for their own use and benefit without any suit, lawfully eviction, interruption, claim or demand whatsoever from or by the Donor or their his, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the Donors.
- c) That the Schedule Property is free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Donor and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever, had made, executed, occasioned or suffered by the Donor or by any other person or persons lawfully claiming or to claim by from under or in trust for the Donors.
- d) AND FURTHER that the Donor and all persons having or lawfully claiming any estate or interest whatsoever to the Schedule Property or any part thereof from under or trust for the Donor or his heirs, executors, administrators and assigns or any of him shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other acts, deeds things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said land and premises and every part thereof unto and to the use of the Donee in the manner aforesaid as by the Donee, their heirs, executors, administrators and assigns or counsel in law shall be reasonably required.
- e) The Donor has this day handed over all the relevant available original copies of title deeds along with vacant possession of the Schedule Property to the Donee, on this day.

*[Signature]*

*[Signature]*

BNG(U)ANKL SRO No. 1082/16-12  
BOOK-1 CONTAINING TOTAL SHEETS...4  
OF 6-7 PAGE



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ Kavitha .V D/o R. Venugopal Reddy , ಇವರು 1150.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	1150.00	paid by cash
ಒಟ್ಟು :	1150.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 26/05/2016

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧೀಕ್ಷಕರು  
H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

Designed and Developed by C- DAC ACTS Pune.

BNG(U)ANKL SRO No. 1082/16-17  
BOOK-1 CONTAINING TOTAL SHEETS 4  
OF 7.....PAGE

### SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF THE Converted Land bearing Survey Number-16/1 measuring 30 ½ guntas, (Converted vide Official Memorandum dated 26/11/2013, bearing No. ALN(ASH)SR:91/2013-14, issued by the Deputy Commissioner Bangalore District, Bangalore), situated at Gattahalli, Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the:

East by : Land bearing Sy.No.16/3;  
West by : Land bearing Sy.No.17/2A and Sy.No.17/2B;  
North by : Remaining portion of same Sy. No.;  
South by : Land bearing Sy.No.16/2;

IN WITNESS WHEREOF, the Donor as well as the Donee (by way of acceptance of the said gift) have put their respective hands the day, month and year first hereinabove written.

#### WITNESSES:

1. G.R. Nibakama  
No 26 E 16/1  
Museum Road  
B'lore

(KIRAN.V)  
(DONOR)

2. D. S. S. S.  
Museum Road  
B'lore

(KAVITHA.V)  
(DONEE)  
(Accepted the Gift)

Drafted by;  
P. V. Hegde  
(Prabhat Hegde)  
Advocate.



BOOK 1 1083/16-17

BNG(U)ANKL SRO No. 1083/16-17

BOOK-1 CONTAINING TOTAL SHEETS, 4

OF 1-2 PAGE

### DEED OF GIFT

THIS DEED OF GIFT made and executed on this the 25<sup>th</sup> day of May, Two Thousand and Sixteen (25/05/2016) at Anekal, Bangalore;

BY:

Smt.KAVITHA.V, aged about 36 years,  
Daughter of of Sri.R.Venugopal Reddy,  
Wife of Sri. A. Rama Reddy,  
Residing at No. 479, 13<sup>th</sup> Cross,  
Koramangala, 3<sup>rd</sup> Block,  
Bangalore - 560 034.

Hereinafter called as the DONOR, the expression unless repugnant to the subject or context, shall mean and include her legal heirs, legal representatives, assigns, executors, administrators etc., or any one claiming through or under them, on the first party: and

### AND IN FAVOUR OF

Sri. A. RAMA REDDY, aged about 41 years,  
Son of Late A.R. Ashwathanarayana Reddy,  
Residing at No. 479, 13<sup>th</sup> Cross,  
Koramangala, 3<sup>rd</sup> Block,  
Bangalore - 560 034.

Hereinafter called as the DONEE/S, the expression unless repugnant to the subject or context, shall mean and include his respective legal heirs, legal representatives, assigns, executors, administrators etc., or any one claiming through or under them, on the Second party: and

*Kavitha*

*M*



Print Date & Time : 26-05-2016 03:19:09 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1083

BNG(U)ANKL SRO No. 1083/167  
BOOK-1 CONTAINING TOTAL SHEETS 4  
OF 2 - 7 PAGE

ಆನೇಕಲ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು 03:11:41 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	500.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	280.00
	ಒಟ್ಟು :	780.00

ಶ್ರೀ A. Rama Reddy S/o Late A.R. Ashwathanarayana Reddy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ A. Rama Reddy S/o Late A.R. Ashwathanarayana Reddy			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

H. M. VENKATE  
Senior Sub-Registrar  
ANEKAL

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	A. Rama Reddy S/o Late A.R. Ashwathanarayana Reddy . (ಬರೆದುಕೊಂಡವರು)			
2	Kavitha .V D/o R. Venugopal Reddy . (ಬರೆದುಕೊಂಡವರು)			

H. M. VENKATE  
Senior Sub-Registrar  
ANEKAL

BNG(U)ANKL SRO No. 1083/16-12

BOOK-1 CONTAINING TOTAL SHEETS 4

OF 3-2 PAGE

WITNESSETH AS FOLLOWS:

WHEREAS, the Donor is the sole and absolute owner of all that piece and parcel of residentially converted land bearing Survey Number 16/1, measuring 30 ½ guntas, (converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 26/11/2013, bearing No. ALN(ASH)SR: 91/2013-14, issued by the Deputy Commissioner, Bangalore District, Bangalore) under a Deed of Gift dated 25/05/2016, registered as document bearing No. ANK-1-21082/2016-17, Book-I, stored in C.D. No. ANKD.4/4/ registered in the office of the Sub-Register, Anekal Taluk, Bangalore. Which property is morefully described hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.

WHEREAS the Donor desires to confer a valid, clear and uninterrupted title to the Donee. The Donor is the wife of the Donee and wishes as hereunder.

The Donor desires to gift the Schedule Property to the Donee as gift in consideration of natural love and affection subject to the conditions hereinafter mentioned. The Donee has accepted the said gift.

NOW THIS DEED WITNESSETH that the Donor, without any monetary consideration and in consideration of natural love and affection which the Donor bears to the Donee, doth hereby grants and transfers by way of gift the Schedule Property, together with all and all the things permanently attached thereto or standing thereon and all the liberties, privileges, easements and advantages appurtenant thereto and all the estate, right, title, interest, use, inheritance, possession, benefit, claims and demand whatsoever of the Donor to have and to hold the same unto and to the use of the Donee absolutely but subject to the payment of all taxes, rates, assessments dues and duties now and hereafter chargeable thereon to the Government or Municipality or other Local Authority.

AND the Donor doth hereby covenant with the Donee;

- a) That the Donor has good right, full power and absolute authority to gift the Schedule Property hereby gifted in the manner aforesaid.
- b) The Donee may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the Schedule Property and receive the rents, issues, and profits thereof and every part thereof to and for his own use and benefit without any

BNG(U)ANKL SRO No.....1083/16 (2)  
BOOK-1 CONTAINING TOTAL SHEETS.....  
OF 4.....PAGE

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Chalapathi S/o Narayanaswamy Museum Road Bangalore -01	<i>[Signature]</i>
2	Shivakumar S/o G.K. Rudrappa Museum Road Bangalore -01	<i>G.R. Shivakuma</i>

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ ANK-1-01083-2016-17 ಆಗಿ ಪಿ.ಡಿ. ಸಂಖ್ಯೆ ANKD404 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: center;"><b>H. M. VENKATESH</b> Senior Sub-Registrar ANEKAL</p>	<p style="text-align: center;">ಬಸವನಗುಡಿ (ಆನೇಕಲ) ಇಲಾಖೆ The Seal of the Sub-Registrar of Basavanna-gudi (Anekal) ಬಸವನಗುಡಿ (ಆನೇಕಲ) ಇಲಾಖೆ</p>
--	---

suit, lawfully eviction, interruption, claim or demand whatsoever from or by the Donor or her heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the Donors.

c) That the Schedule Property is free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Donor and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever, had made, executed, occasioned or suffered by the Donor or by any other person or persons lawfully claiming or to claim by from under or in trust for the Donor.

d) AND FURTHER that the Donor and all persons having or lawfully claiming any estate or interest whatsoever to the Schedule Property or any part thereof from under or trust for the Donor or her heirs, executors, administrators and assigns or any of her shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other acts, deeds things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said land and premises and every part thereof unto and to the use of the Donee in the manner aforesaid as by the Donee, their heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

e) The Donor has this day handed over all the relevant available original copies of title deeds along with vacant possession of the Schedule Property to the Donee, on this day.

#### SCHEDULE PROPERTY

All that piece and parcel of Converted Land bearing Survey Number 16/1, measuring 30 ½ (converted from agricultural to non-agricultural residential purposes vide Official Memorandum dated 26/11/2013, bearing No. ALN(ASH)SR:91/2013-14, passed by the Deputy Commissioner, Bangalore District, Bangalore), situated at Gathalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, and bounded on the:

East by : Land bearing Sy.No.16/3;  
West by : Land bearing Sy.No.17/2A and Sy.No.17/2B;  
North by : Remaining portion of same Sy. No.;  
South by : Land bearing Sy.No.16/2;

*[Signature]*

*[Signature]*

BNG(U)ANKL SRO No. 1083/1672  
BOOK-1 CONTAINING TOTAL SHEETS 4  
OF 6-2 PAGE



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ A. Rama Reddy S/o Late A.R. Ashwathanarayana Reddy , ಇವರು 1150.00  
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	1150.00	Paid by cash
ಒಟ್ಟು :	1150.00	

ಸ್ಥಳ : ಆನೇಕಲ್

ದಿನಾಂಕ : 26/05/2016


H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

BNG(U)ANKL SRO No. 1083/16 72  
BOOK-1 CONTAINING TOTAL SHEETS... 4  
OF 7-7 PAGE


IN WITNESS WHEREOF, the Donor as well as the Donee (by way of acceptance of the said gift) have put their respective hands the day, month and year first hereinabove written.

WITNESSES:

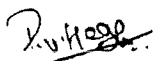
1. S. Mallappa  
Mugan Road  
B-lore, 01

  
(KAVITHA.V.)  
(DONOR)

2. G.R. Maheshwara  
No 16 & 16/1  
Museum Road  
B-lore

  
(A.RAMA REDDY)  
(DONEE)  
(Accepted the Gift)

Drafted by;

  
(Prabhat Hegde)  
Advocate.



SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this 25<sup>th</sup> day of May, Two Thousand Sixteen (25/05/2016) at Bangalore.

BY:

1. Sri. CHINNAPPA, aged about 51 years,  
Son of Late.Kaverappa,
2. Smt. RAJAMMA aged about 48 years,  
Wife of Sri.Chinnappa,
3. Sri.MANJUNATH, aged about 27 years,  
Son of Sri.Chinnappa,
4. Smt. MALLIKA, aged about 25 years,  
Daughter of Sri.Chinnappa,
5. Sri. MURTHY, aged about 23 years,  
Son of Sri. Chinnappa,

All are residing at Gattahalli, Village,  
Sarjapura, Hobli, Anekal Taluk, Bangalore.

Represented by their Special Power of Attorney Holder;  
Registered as Document No. 2511/2013-14, dated 21/10/2015

Sri.B.K.MAHALINGAPPA, aged about 67 years,  
Son of Late Sri. Kengapa Gowda,  
Residing at No. A/71, 31<sup>st</sup> 'A' Main,  
7<sup>th</sup> Block, Jayanagar,  
Bangalore-560 082.

Hereinafter referred to as the "VENDORS" which expression shall, wherever the context so requires or admits, mean and include their respective Legal Heirs, Executors, Administrators, Legal Representatives, Assigns, etc., of the ONE PART.

K. 25/05/16

C. 25/05/16

multy

Rajamma




Print Date & Time : 26-05-2016 02:39:58 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1078

ಅನೇಕಲ್ ಜಿಲ್ಲೆಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು 11:35:49 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ






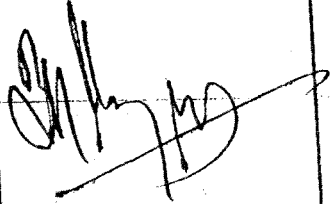
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	48890.00
2	ಸ್ಟ್ಯಾನ್ಸಿಂಗ್ ಫೀ	420.00
	ಒಟ್ಟು :	49310.00

ಶ್ರೀ A. Rama Reddy S/o Late A.R. Ashwathanarayana Reddy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ A. Rama Reddy S/o Late A.R. Ashwathanarayana Reddy			

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	A. Rama Reddy S/o Late A.R. Ashwathanarayana Reddy . (ಬರೆದುಕೊಂಡವರು)			
2	Chinnappa, Rajamma, Manjunath, Mallika, Murthy. Rep by their SPA Holder B.K. Mahalingappa . (ಬರೆದುಕೊಂಡವರು)			

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

AND IN FAVOUR OF:

1. ~~Sri. H.P. RAMA REDDY, aged about 66 years,  
Son of Late Sri. Chikkapapaiah,  
Residing at No. 255, 36<sup>th</sup> Cross,  
5<sup>th</sup> Main, 4<sup>th</sup> Block, Jayanagar,  
Bangalore - 560 011.~~

2. Sri. A. RAMA REDDY, aged about 39 years,  
Son of Late: Sri .A.R. Ashwathanarayana Reddy,  
Residing at No.479, 13<sup>th</sup> Main,  
3<sup>rd</sup> Block, Koramangala,  
Bangalore - 560 095.

3. ~~Sri. KIRAN V, aged about 35 years,  
Son of Sri. R. Venugopal Reddy,  
Residing at No. 1140, 17<sup>th</sup> Cross,  
7<sup>th</sup> Sector, H.S.R. Layout,  
Bangalore 560 102.  
PAN: ADXPK1472A~~

Hereinafter referred to as the "PURCHASER/S" (which term shall wherever the context so permits and admits, mean and include their respective Legal Heirs, Representatives, Administrators, Executors and assigns, etc.,) of the OTHER PART.

WITNESSES AS FOLLOWS:

WHEREAS, the Vendors are the absolute owners of all that piece and parcel of converted land bearing Survey Number 16/1, measuring 1 acre 12 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, having acquired the same along with his brothers vide Registered Sale Deed dated 05.03.1960 bearing document No.3130/1959-60 registered before the office of the sub- registrar Anekal, and the revenue records are mutated in the name of Sri.Krishnappa, Sri.Narayanappa, Sri.Nagaraju and Sri.Chinnappa vide MR.No.10/93-94, and whereas under registered release deed dated 03.08.2013 executed by Krishnappa, and others measuring 21 ½ guntas, in favour of vendor at Sl.No.1 registered as document No.2262/13-14, registered before the office of the Sub-registrar Anekal. Whereas vendors intend to sell an extent of 00-15 guntas (out of 21 ½ guntas), which property is morefully described hereunder and hereinafter referred to as "SCHEDULE PROPERTY",

Muniswathappa

18.2.2013

G. S. S. S.

muthy. C


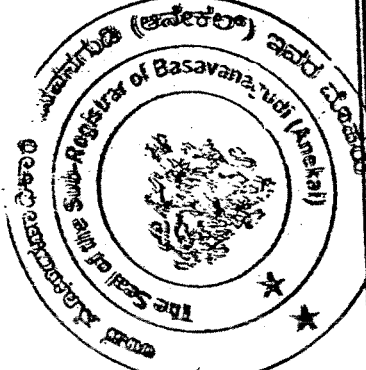
B. Rajamma

ಗುರುತಿಪವವರು

BNG(U)ANKL SRO No. 1270/10  
BOOK-1 CONTAINING TOTAL SHEETS  
OF 4-11 PAGE

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Chalapathi S/o Narayanaswamy Museum Road Bangalore -01	<i>[Signature]</i>
2	Shivakumar S/o G.K. Rudrappa Museum Road Bangalore -01	<i>[Signature]</i>

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ ANK-1-01078-2016-17 ಆಗಿ ಪಿ.ಡಿ. ನಂಬರ ANKD404 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: center;"><b>H. M. VENKATESH</b> Senior Sub-Registrar ANEKAL</p>	<p style="text-align: center;"></p>
---	--

WHEREAS, the Vendors are the absolute owners as mentioned above and are in peaceful possession and occupation of the Schedule Property and have been exercising acts of ownership, rights, free from all encumbrances from the date of acquisition till date.

WHEREAS, in pursuant to the above, the Vendors herein have applied/approached Deputy Commissioner for conversion of Land bearing Survey No.16/1, measuring 1 acre 12 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Rural District, which came to be converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 26/11/2013, bearing No. ALN(CASH)SR 91/2013-14 issued by the Deputy Commissioner, Bangalore District, Bangalore.

WHEREAS, the Vendors are the absolute owners as mentioned above and are in peaceful possession and occupation of the Schedule Property and have been exercising acts of ownership, rights, free from all encumbrances from the date of acquisition till date and the Vendors have paid taxes to the concerned Revenue Authorities up to date.

WHEREAS the Vendors being in need of funds to discharge their family necessities/ obligations, legal necessities, and welfare and benefit of minors the Vendors have decided to sell the Schedule Property free from all encumbrances, lien, lispendens, attachments, mortgages, claims including minors' claims, acquisitions, trust or tenancy of any nature whatsoever.

**THE VENDORS DO HEREBY REPRESENT TO THE PURCHASERS AS FOLLOWS:**

- That the Vendors are the absolute owner of the Schedule Property and the same is free from all encumbrances, lien, lispendens, minors' claims, attachments, disputes, mortgages, acquisitions, court attachments/decrees, tenancy claims, occupancy rights, assignment or trust of any nature whatsoever and the same has not been offered as security or charge or otherwise to any court, revenue authority, banks/financial institutions or other Authorities.
- That the Vendors are entitled to hold and transfer the Schedule Property to the Purchasers and that there is no impediment to sell the same or are there any proceedings pending under any of the statutory laws and regulations to hold and/or transfer the same to the Purchaser and that the title of Vendors to the Schedule Property is clear and marketable and they are authorized to sell the same.
- That except the Vendors no one else has any right, title, claim, interest or demand of any nature whatsoever over and in respect of the Schedule Property or any portion thereof.

K.2824

Mahjandra.C

A Rajamma

C.2828

muthy.6

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಮೊದಲ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ A. Rama Reddy S/o Late A.R. Ashwathanarayana Reddy , ಇವರು 276230.00

ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20.00	
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	244425.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore DD No. 390790 dt 26/5/2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	24445.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore DD No. 390792 dt 26/5/2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	7340.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore DD No. 390791 dt 26/5/2016
ಒಟ್ಟು:	276230.00	

ಸ್ಥಳ : ಅನೇಕಲ್

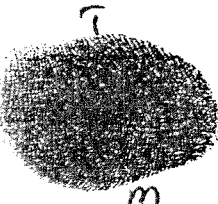
ದಿನಾಂಕ : 26/05/2016

H. M. VENKATESH  
Senior S/o Registrar  
(ಅನೇಕಲ್)  
AMEKAL

- d) That there is no previous Sale or purchase agreement/s or memorandum of understanding entered into in respect of the Schedule Property nor have the Vendors entered into any agreement for lease or development or arrangement for the transfer of the Schedule Property or any part thereof of, which is still subsisting as on date. Further, the Vendors have not executed any Power of Attorney for Sale/Development of the Schedule Property.
- e) The Vendors have not executed any Will or Codicil in favour of anyone in respect of the Schedule Property as on date.
- f) That the Vendors have not received any notification of any kind in respect of the Schedule Property, that may in any manner derogate their full and absolute ownership of the Schedule Property.
- g) That the Vendors have not received any notice of attachment/acquisition under any Act or from any Competent/Statutory Authority in respect of the Schedule Property.
- h) That there are no applications for registration of Tenancy Rights pending in respect of the Schedule Property vide Endorsement issued by the Tahsildar, Anekal Taluk.
- i) That there are no easements, quasi-easements, disputes regarding the boundaries, rights, exceptions or other similar matters whether or not apparent on inspection or disclosed in respect of the Schedule Property.
- j) That there are no acquisition proceeding initiated/pending by the Karnataka Industrial Areas Development Board or any other Planning Authority or any other Statutory Authority/ Body and that no notice have been received for road widening from the National Highways Authority of India, Bangalore Metropolitan Regional Development Authority, Bangalore Development Authority or any other authority, in respect of the Schedule Property.
- k) That the Vendors have not received any notice/s or orders affecting the Schedule Property from the local or other competent/statutory authorities or from any third party and so far the Vendors are aware that there are no proposals made or intended to be made by any such authority concerning the whole or any part of the Schedule Property and the Schedule Property is not the subject matter of any notification and or any acquisition or requisition under any applicable law.

*Handwritten signature*

*Handwritten signature*



*Handwritten signature: B Rajamma*

*Handwritten signature: C. S. S. S.*

*Handwritten signature: muthy. c*

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

## ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ A. Rama Reddy S/o Late A.R. Ashwathanarayana Reddy ಇವರು 276230.00  
ರೂಪಾಯಿಗಳನ್ನು ನಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20.00	
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	244425.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore DD No. 390790 dt 26/5/2016
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	24445.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore DD No. 390792 dt 26/5/2016
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	7340.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore DD No. 390791 dt 26/5/2016
ಒಟ್ಟು :	276230.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 26/05/2016

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
(ಅನೇಕಲ್)

l) That the Vendors have not received any notice of attachment under the Income Tax Act or any other Act or from any Competent Authority in respect of the Schedule Property and further represents that there are no tax recovery or certificate proceedings initiated or pending against the Vendors affecting the Schedule Property.

Based on the above representations of the Vendors, the Purchasers have agreed to purchase the Schedule Property from the Vendors. Hence this Sale Deed:

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-**

That in pursuance of the above common intention and covenants, and as desired by the Vendors, the Purchasers have paid the entire sale consideration of Rs. 33,76,000/- (Rupees Thirty Three Lakhs Seventy Six Thousand Only) to the Vendors, in the manner mentioned below:

a) a sum of Rs. 33,76,000/- (Rupees Thirty Three Lakhs Seventy Six Thousand Only) vide Demand Draft bearing No. 010418, dated 19 /10/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Sri. Chinnappa.

The receipt of which the Vendors hereby jointly admit and acknowledge for having received the above said entire sale consideration in full satisfaction and final settlement from the Purchasers before the Sub-Registrar and the Witnesses. The Vendors hereby sell, transfer all their rights, title and interest in the said Property and sets-over the vacant possession of the Schedule Property to the Purchasers as absolute owners from hereon and forever, the Vendors hereby acknowledges and acquits the Purchasers of any such payment in the presence of the before the Witnesses.

The Vendors are the absolute Owners of all that piece and parcel of the Schedule Property do hereby sell, convey, transfer, alienate UNTO the Purchasers all that piece and parcel of the Schedule Property TO HAVE AND TO HOLD the same as its absolute Owners with all rights, liberties, privileges, easements, hereditaments, ways, water courses and free from all encumbrances.

**THE VENDORS COVENANTS WITH THE PURCHASERS AS FOLLOWS:**

1. That the Vendors hereby vest in the Purchasers the full, absolute, unencumbered and exclusive title to the Schedule Property hereby sold.

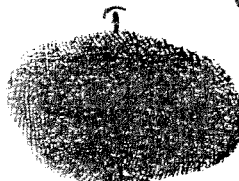
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B. Rajamma





DEED OF SALE

2. That the Purchasers shall enter into and upon the Schedule Property and shall enjoy exclusive ownership, possession and also rents and profits if any received there from without any interruption or disturbance by the Vendors or any person claiming through or under him and without any unlawful disturbance or interruption by any other person whatsoever.
3. That the Vendors do hereby indemnify and agree to keep indemnified the Purchasers against any loss or damage which the Purchasers may sustain on account of the Purchasers right to remain in peaceful possession and enjoyment of the Schedule Property as absolute owners being disturbed in any manner whatsoever, on account of any defect or deficiency in the title of the Vendors and the Vendors agree to defend the right, title and interest of the Purchasers to the Schedule Property against all claims and that all costs and expenses in this regard shall be borne and paid for by the Vendors.
4. That the Vendors shall meet all demands received subsequent to the signing of this Deed for all taxes, revenues and other levies, impositions and outgoings whatsoever in respect of the Schedule Property for the period prior to taking over possession by the Purchasers or reimburse the Purchasers of such demands if the same are met by the Purchasers.
5. That the Vendors hereby assure the Purchasers that they have not done or caused to be done any acts, deeds or things which are contrary to or inconsistent with the covenants herein contained and which may have the effect of affecting, prejudicing, jeopardizing or otherwise abrogating the right, title and interest of the Purchasers in respect of the Schedule Property herein conveyed in any manner and to any extent whatsoever and that in the event should there be any encumbrance(s) or liability(s) in respect of the Schedule Property or any third party claims, the Vendors shall liquidate all such encumbrance(s), liability(s) without any consequential liability to the Purchasers or to his successor or successors and assigns from time to time.
6. That the Vendors have this day handed over the available title deeds relating to the Schedule Property to the Purchasers.
7. That the Vendors undertake to always indemnify and reimburse the Purchasers, its assigns, executors, assigns, etc., against all losses/ damages/expenses incurred and damages that the Purchasers may incur/suffer/sustain on account of any encumbrances, claims, charges, demands from any third party/ies, clogs, litigations, court/s attachments, hindrances, cesses, wealth tax, gift tax, property taxes or any other tax which would create a charge and interruptions of whatsoever kind and from whomsoever or on account of any

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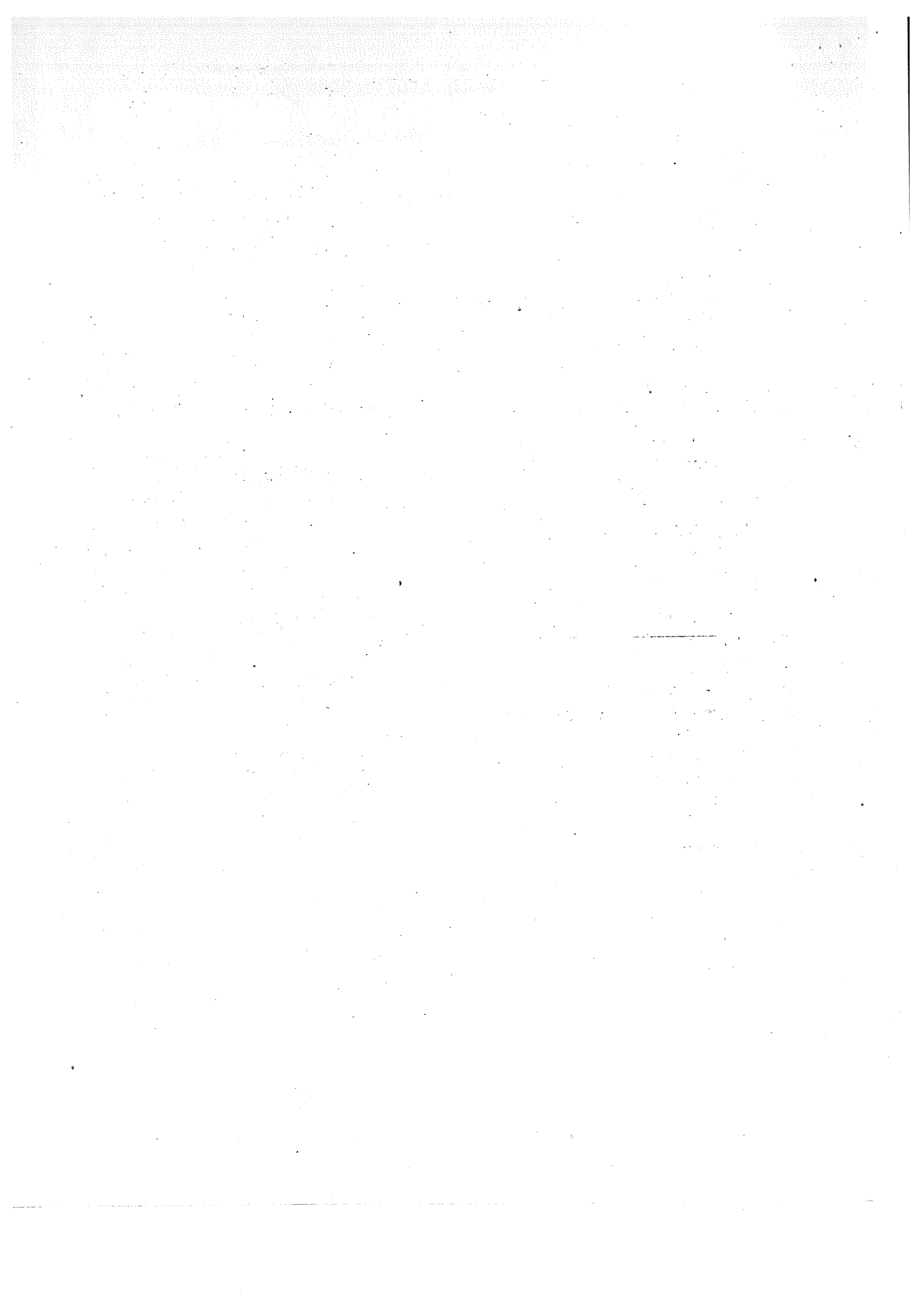
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muthy. 6



B. Rajamma



defect in title, latent or patent which the Purchasers could otherwise discover in respect of the Schedule Property hereby conveyed in future.

8. That the Vendors hereby covenant with the Purchasers that, they have not alienated the Schedule Property hereby conveyed by way of sale /mortgage or otherwise to any third party/ies or is the Schedule Property the subject matter of any Will/Last Testament or Court-attachments under any legal proceedings and/or has been offered as Collateral Security/Surety and there are no claims, charges or otherwise on the Schedule Property.

9. That the Vendors being fully aware of all facts assure the Purchasers that, all contents of this Absolute Sale Deed are correct and have been confirmed by us, while in good health, sound mind and having faculty power.

10. That the Vendors further declare and confirm that, from this day onwards they have no manner of right, title or interest in the Schedule Property hereby sold.

11. That the Vendors covenant with the Purchasers that they are entitled to lawfully convey the Schedule Property and that they have not done or been a party to any act of deed whereby they are prevented from conveying the Schedule Property or any part/s thereof in the manner herein appearing.

12. That the Purchasers shall henceforth be entitled to enter into and upon the Schedule Property and fully utilize the same for their bonafide use and occupation and derive profits, peacefully and quietly hold, possess, enjoy and exploit the Schedule Property as its Absolute Property with all benefits accruing thereto, without any let or hindrance either by the Vendors or any one claiming through or under them or in trust for them.

13. That the Purchasers shall hold the Schedule Property free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the Vendors and well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances, whatsoever made occasioned and suffered by the Vendors or by any other person/s claiming or to claim, by, from under or in trust for him.

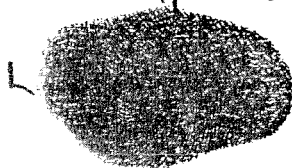
14. That the Vendors have this day placed the Purchasers in vacant and peaceful possession of the Schedule Property. The Vendors have No Objection whatsoever in the Purchasers getting the mutation/khata of the Schedule Property transferred in the names of the Purchasers.

*Signature*

*1-28-2008*

*Signature*

*Signature*



*of Rajamma*



15. The contents of this sale deed is explained in Kannada to the vendors before the Sub-Registrar and also by the witnesses and the vendors have understood the contents of the sale deed and have executed this sale deed.

16. The Stamp duty and Registration fee paid as per market value of the Schedule Property.


17. That the Schedule Property is not developed except for being converted from agricultural use to non-agricultural Residential purpose.

### SCHEDULE PROPERTY

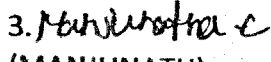
ALL THAT PIECE AND PARCEL OF THE Converted Land bearing Survey Number-16/1 measuring 15 guntas, out of 21 ½ guntas, Converted vide Official Memorandum dated 26/11/2013, bearing No. ALN(CASH)SR.91/2013-14, issued by the Deputy Commissioner Bangalore, situated at Gattahalli, Village, Sarjapura Hobli, Anekal Taluk, Bangalore Rural District and bounded on the:


East by : Land bearing Sy.No.16/3;  
West by : Land bearing Sy.No.17/2A;  
North by : ~~Land bearing Sy.No.16/2~~; Remaining portion of Same Sy.No.16/1;  
South by : Remaining portion of Same Sy.No.16/1;

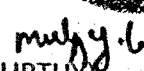
IN WITNESS WHEREOF, the Parties have affixed below their respective signatures to this DEED OF ABSOLUTE SALE on the day, month and year first above written:

1.   
(CHINNAPPA)

2.   
(RAJAMMA)

3.   
(MANJUNATH)

4.   
(MALLIKA)

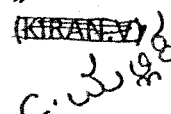
5.   
(MURTHY)

VENDORS


All are represented by their SPA Holder Sri. B.K.Mahalingappa.

1.   
(P. RAMA REDDY)  
PURCHASERS


2.   
(A. RAMA REDDY)

3.   
(KIRAN)

WITNESSES:

1.   
No 16 E. 16/1  
Museum Road  
B'lore - 01

2.

Drafted by  


r. Drafted Head 7



**ABSOLUTE SALE DEED**

**THIS DEED OF ABSOLUTE SALE** is made and executed on this 25<sup>th</sup> day of May,  
Two Thousand Sixteen (25/05/2016) at Aneakl, Bangalore.

**BY:**

1. **Sri. K.KRISHNAPPA**, aged about 65 years,  
Son of Late.Kaverappa
- 1a. **Sri. MUNIRAJU**, aged about 35 years,  
Son of Sri.Krishnappa,
- 1c. **Smt. RENUKAMMA**, aged about 30 years,  
Daughter of Sri.Krishnappa
- 1d. **Sri. NAGARAJU**, aged about 25 years,  
Son of Sri.Krishnappa,
2. **Sri. K.NARAYANAPPA**, aged about 63 years,  
Son of Late.Kaverappa,
- 2a. **Sri. MURALI**, aged about 30 years,  
Son of Sri.Narayanappa,
- 2c. **Sri. MURTHY**, aged about 28 years,  
Son of Sri.Narayanappa,
3. **Smt. MUNIYAMMA**, aged about 57 years,  
Daughter of Late.Kaverappa,
4. **Sri. CHINNAPPA**, aged about 53 years,  
Son of Late.Kaverappa,
- 4a. **Sri.MANJUNATH**, aged about 29 years,  
Son of Sri.Chinnappa,
- 4c. **Smt. MALLIKA**, aged about 27 years,  
Daughter of Sri.Chinnappa,



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BNG(U)ANKL SRO No. 1005/1077  
BOOK-1 CONTAINING TOTAL SHEETS 9  
OF 213 PAGE

ಲಾಸಿಕಲ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಹುಮಾನದಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು 11:44:44 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	110800.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	490.00
	ಒಟ್ಟು :	111290.00

ಶ್ರೀ Kiran .V S/o R. Venugopal Reddy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Kiran .V S/o R. Venugopal Reddy			

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Kiran .V S/o R. Venugopal Reddy . (ಬರೆದುಕೊಂಡವರು)			
2	K. Krishnappa, Muniraju, Renukamma, nagaraju, K. Narayanappa, Murali, Murthy, Muniyamma, Chinnappa, Manjunath, Mallika, Murthy, K. Rajappa ( Self & . Minor Guardian for master Karthik), Ku. Ramya, Renukamma @ Munilakshmmamma Rep by their GPA Holder Kiran .V			

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

- 4d. Sri. MURTHY, aged about 25 years,  
Son of Sri. Chinnappa,
5. Sri. K.RAJAPPA, aged about 51 years,  
Son of Late.Kaverappa,
- 5a. Kumari. RAMYA, aged about 21 years,  
Daughter of Sri.Rajappa,
- 5c. Master. KARTHIK, aged about 10 years,  
Son of Sri.Rajappa,  
Sl.No. 5c is minor represented by their guardian father Sri.Rajappa
6. Smt. RENUKAMMA @MUNIILAKSHMAMMA, aged about 48 years,  
Daughter of Late. Kaverappa,

All are residing at Gattahalli, Village, Sarjapura, Hobli, Anekal Taluk, Bangalore.

All are represented by their General Power of Attorney Holder Sri. KIRAN.V, aged about 37 years, Son of Sri. R. Venugopal Reddy, residing at No. 1140, 17<sup>th</sup> Cross, 7<sup>th</sup> Sector, H.S.R. Layout, Bangalore - 560 102, under registered General Power of Attorney dated 03/08/2013, registered as document bearing No.160/2013-14, of Book IV, Stored in C.D. No. ANKD358, registered in the Office of the Sub-Registrar, Basavanagudi (Anekal).

Hereinafter referred to as the "VENDORS" which expression shall, wherever the context so requires or admits, mean and include their respective Legal Heirs, Executors, Administrators, Legal Representatives, Assigns, etc., of the ONE PART.

**AND IN FAVOUR OF:**

Sri.KIRAN.V, aged about 37 years,  
Son of Sri.R.Venugopal Reddy,  
Residing at No.1140, 17<sup>th</sup> Cross,  
7<sup>th</sup> Sector, H.S.R.Layout,  
Bangalore-560 102.

Hereinafter referred to as the "PURCHASER/S" (which term shall wherever the context so permits and admits, mean and include his respective Legal Heirs, Representatives, Administrators, Executors and assigns, etc.,) of the OTHER PART.



(ಅಧಿಕಾರವಹರಿ)

BNG(U)ANKL SRO No.

1085/1672

BOOK-1 CONTAINING TOTAL SHEETS.....

OF 4-13 PAGE

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

**WITNESSES AS FOLLOWS:**

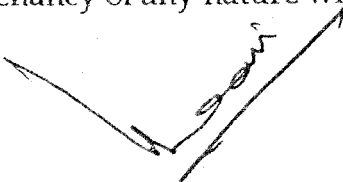
WHEREAS, the Vendors are the absolute owners of all that piece and parcel of converted land bearing Survey Number 16/2, measuring 34 guntas which property is morefully described hereunder and hereinafter referred to as "SCHEDULE PROPERTY", situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, for the sake of brevity, they having acquired the same vide Registered sale deed dated 05.03.1960 bearing document No.3130/1959-60 registered before the office of the sub- registrar Anekal, and the revenue records are mutated in the name of Sri.Krishnappa, Sri.Narayanappa, Sri.Nagaraju and Sri.Chinnappa vide MR.No.10/93-94.

WHEREAS, the Vendors are the absolute owners as mentioned above and are in peaceful possession and occupation of the Schedule Property and have been exercising acts of ownership, rights, free from all encumbrances from the date of acquisition till date and the Vendors have paid taxes to the concerned Revenue Authorities up to date.

WHEREAS the vendors at Sl.No. 1, 2, 3, 5 and 6 have executed a registered release deed dated 03/08/2013, registered as document No.2262/13-14 registered before the office of the Sub- Registrar, Anekal , in respect of property measuring 21 ½ guntas in Sy.No. 16/1 situated at Gattahalli, Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, in favour of Sri. Chinnappa, i.e., vendor at Sl.No.4., The Vendor at Sl. No.4 has also released is rights in respect of 30 ½ guntas of Sy. No. 16/1 and 34 guntas in Sy. No. 16/2, in favour of Vendors at Sl. No. 1, 2, 3, 5 and 6 in the above said Release Deed.

WHEREAS, in pursuant to the above, the Vendors herein have applied/approached Deputy Commissioner for conversion of Land bearing Survey No.16/2, measuring 34 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, which came to be converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 08/11/2013, bearing No.ALN (ASH)SR:90/2013-14, issued by the Deputy Commissioner, Bangalore District, Bangalore.

WHEREAS the Vendors being in need of funds to discharge their family necessities/ obligations, legal necessities, and welfare and benefit of minors the Vendors have decided to sell the Schedule Property free from all encumbrances, lien, lispendens, attachments, mortgages, claims including minors' claims, acquisitions, trust or tenancy of any nature whatsoever.



ಗುರುತಿರುವವರು


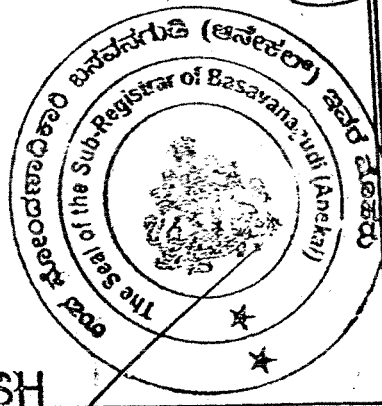
BNG(U)ANKL SRU No.....  
BOOK-1 CONTAINING TOTAL SHEETS.....  
OF 6-13 PAGE

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Chalapathi S/o Narayanaswamy	
2	Shivakumar S/o G.K. Rudrappa Museum Road Bangalore -01	G. R. Rudrappa

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL


I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 286900/- has been paid thereon. Vide Book IV GPA Reg No. ANK-4-00160-2013-14 dt 3/8/2013, Stored in CD No. ANKD358

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ ANK-1-01085-2016-17 ಆಗಿ ಪಿ.ಡಿ. ನಂಬರ ANKD404 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು ಮೊಂದಾಯಿಸಲಾಗಿದೆ  H. M. VENKATESH Senior Sub-Registrar ANEKAL	
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**THE VENDORS DO HEREBY REPRESENT TO THE PURCHASER AS FOLLOWS:**

- a) That the Vendors are the absolute owners of the Schedule Property and the same is free from all encumbrances, lien, lispendens, minors' claims, attachments, disputes, mortgages, acquisitions, court attachments/decrees, tenancy claims, occupancy rights, assignment or trust of any nature whatsoever and the same has not been offered as security or charge or otherwise to any court, revenue authority, banks/financial institutions or other Authorities.
- b) That the Vendors are entitled to hold and transfer the Schedule Property to the Purchaser and that there is no impediment to sell the same or are there any proceedings pending under any of the statutory laws and regulations to hold and/or transfer the same to the Purchaser and that the title of Vendors to the Schedule Property is clear and marketable and they are authorized to sell the same.
- c) That except the Vendors no one else has any right, title, claim, interest or demand of any nature whatsoever over and in respect of the Schedule Property or any portion thereof.
- d) That there is no previous Sale or purchase agreement/s or memorandum of understanding entered into in respect of the Schedule Property nor have the Vendors entered into any agreement for lease or development or arrangement for the transfer of the Schedule Property or any part thereof of, which is still subsisting as on date. Further, the Vendors have not executed any Power of Attorney for Sale/Development of the Schedule Property.
- e) The Vendors have not executed any Will or Codicil in favour of anyone in respect of the Schedule Property as on date.
- f) That the Vendors have not received any notification of any kind in respect of the Schedule Property, that may in any manner derogate their full and absolute ownership of the Schedule Property.
- g) That the Vendors have not received any notice of attachment/acquisition under any Act or from any Competent/Statutory Authority in respect of the Schedule Property.
- h) That there are no applications for registration of Tenancy Rights pending in respect of the Schedule Property vide Endorsement issued by the Tahsildar, Anekal Taluk.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Kiran .V S/o R. Venugopal Reddy , ಇವರು 339140.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20.00	Paid by Cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	267100.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore DD No. 390794 dt 26/5/2016
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	16620.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore DD No. 390795 dt 26/5/2016
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	55400.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore DD No. 390796 dt 26/5/2016
ಒಟ್ಟು :	339140.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 26/05/2016

H. M. VENKATESH  
Senior Sub Registrar  
ANEKAL

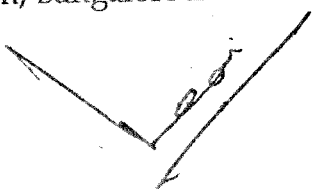
- i) That there are no easements, quasi-easements, disputes regarding the boundaries, rights, exceptions or other similar matters whether or not apparent on inspection or disclosed in respect of the Schedule Property.
- j) That there are no acquisition proceeding initiated/pending by the Karnataka Industrial Areas Development Board or any other Planning Authority or any other Statutory Authority/ Body and that no notice have been received for road widening from the National Highways Authority of India, Bangalore Metropolitan Regional Development Authority, Bangalore Development Authority or any other authority, in respect of the Schedule Property.
- k) That the Vendors have not received any notice/s or orders affecting the Schedule Property from the local or other competent/statutory authorities or from any third party and so far the Vendors are aware that there are no proposals made or intended to be made by any such authority concerning the whole or any part of the Schedule Property and the Schedule Property is not the subject matter of any notification and or any acquisition or requisition under any applicable law.
- l) That the Vendors have not received any notice of attachment under the Income Tax Act or any other Act or from any Competent Authority in respect of the Schedule Property and further represents that there are no tax recovery or certificate proceedings initiated or pending against the Vendors affecting the Schedule Property.

Based on the above representations of the Vendors, the Purchaser has agreed to purchase the Schedule Property from the Vendors. Hence this Sale Deed:

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-**

That in pursuance of the above common intention and covenants, and as desired by the Vendors, the Purchaser has paid the entire sale consideration of Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand Only) to the Vendors, in the manner mentioned below:

- a) a sum of Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only) vide Demand Draft bearing No. 009861, dated 03/08/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Sri. K. Krishnappa.
- b) a sum of Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only) vide Demand Draft bearing No. 009865, dated 03/08/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Sri. K. Narayanappa.





c) a sum of Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only) vide Demand Draft bearing No. 009867, dated 03/08/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Sri. K. Rajappa.

d) a sum of Rs. 9,00,000/- (Rupees Nine Lakhs Only) vide Demand Draft bearing No. 00971, dated 03/08/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Smt. Muniyamma.

e) a sum of Rs. 9,00,000/- (Rupees Nine Lakhs Only) vide Demand Draft bearing No. 009872, dated 03/08/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Smt. Renukamma @ Munilakshamma.

The receipt of which the Vendors hereby jointly admit and acknowledge for having received the above said entire sale consideration in full satisfaction and final settlement from the Purchaser before the Sub-Registrar and the Witnesses. The Vendors hereby sell, transfer all their rights, title and interest in the said Property and sets-over the vacant possession of the Schedule Property to the Purchaser as absolute owners from hereon and forever, the Vendors hereby acknowledges and acquits the Purchaser of any such payment in the presence of the before the Witnesses.

The Vendors are the absolute Owners of all that piece and parcel of the Schedule Property do hereby sell, convey, transfer, alienate UNTO the Purchaser all that piece and parcel of the Schedule Property TO HAVE AND TO HOLD the same as its absolute Owners with all rights, liberties, privileges, easements, hereditaments, ways, water courses and free from all encumbrances.

**THE VENDORS COVENANTS WITH THE PURCHASER AS FOLLOWS:**

1. That the Vendors hereby vest in the Purchaser the full, absolute, unencumbered and exclusive title to the Schedule Property hereby sold.
2. That the Purchaser shall enter into and upon the Schedule Property and shall enjoy exclusive ownership, possession and also rents and profits if any received there from without any interruption or disturbance by the Vendors or any person claiming through or under him and without any unlawful disturbance or interruption by any other person whatsoever.
3. That the Vendors do hereby indemnify and agree to keep indemnified the Purchaser against any loss or damage which the Purchaser may sustain on account of the Purchaser right to remain in peaceful possession and enjoyment of the





Schedule Property as absolute owners being disturbed in any manner whatsoever, on account of any defect or deficiency in the title of the Vendors and the Vendors agree to defend the right, title and interest of the Purchaser to the Schedule Property against all claims and that all costs and expenses in this regard shall be borne and paid for by the Vendors.

4. That the Vendors shall meet all demands received subsequent to the signing of this Deed for all taxes, revenues and other levies, impositions and outgoings whatsoever in respect of the Schedule Property for the period prior to taking over possession by the Purchaser or reimburse the Purchaser of such demands if the same are met by the Purchaser.

5. That the Vendors hereby assure the Purchaser that they have not done or caused to be done any acts, deeds or things which are contrary to or inconsistent with the covenants herein contained and which may have the effect of affecting, prejudicing, jeopardizing or otherwise abrogating the right, title and interest of the Purchaser in respect of the Schedule Property herein conveyed in any manner and to any extent whatsoever and that in the event should there be any encumbrance(s) or liability(s) in respect of the Schedule Property or any third party claims, the Vendors shall liquidate all such encumbrance(s), liability(s) without any consequential liability to the Purchaser or to his successor or successors and assigns from time to time.

6. That the Vendors have this day handed over the available title deeds relating to the Schedule Property to the Purchaser.

7. That the Vendors undertake to always indemnify and reimburse the Purchaser, its assigns, executors, assigns, etc., against all losses/ damages/expenses incurred and damages that the Purchaser may incur/suffer/sustain on account of any encumbrances, claims, charges, demands from any third party/ies, clogs, litigations, court/s attachments, hindrances, cesses, wealth tax, gift tax, property taxes or any other tax which would create a charge and interruptions of whatsoever kind and from whomsoever or on account of any defect in title, latent or patent which the Purchaser could otherwise discover in respect of the Schedule Property hereby conveyed in future.

8. That the Vendors hereby covenant with the Purchaser that, they have not alienated the Schedule Property hereby conveyed by way of sale /mortgage or otherwise to any third party/ies or is the Schedule Property the subject matter of any Will/Last Testament or Court-attachments under any legal proceedings and/or has

*201*



been offered as Collateral Security/Surety and there are no claims, charges or otherwise on the Schedule Property.

9. That the Vendors being fully aware of all facts assure the Purchaser that, all contents of this Absolute Sale Deed are correct and have been confirmed by us, while in good health, sound mind and having faculty power.

10. That the Vendors further declare and confirm that, from this day onwards they have no manner of right, title or interest in the Schedule Property hereby sold.

11. That the Vendors covenant with the Purchaser that they are entitled to lawfully convey the Schedule Property and that they have not done or been a party to any act of deed whereby they are prevented from conveying the Schedule Property or any part/s thereof in the manner herein appearing.

12. That the Purchaser shall henceforth be entitled to enter into and upon the Schedule Property and fully utilize the same for their bonafide use and occupation and derive profits, peacefully and quietly hold, possess, enjoy and exploit the Schedule Property as its Absolute Property with all benefits accruing thereto, without any let or hindrance either by the Vendors or any one claiming through or under them or in trust for them.

13. That the Purchaser shall hold the Schedule Property free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the Vendors and well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances, whatsoever made occasioned and suffered by the Vendors or by any other person/s claiming or to claim, by, from under or in trust for him.

14. That the Vendors have this day placed the Purchaser in vacant and peaceful possession of the Schedule Property. The Vendors have No Objection whatsoever in the Purchaser getting the mutation/khata of the Schedule Property transferred in the names of the Purchaser.

15. The contents of this sale deed is explained in Kannada to the vendors before the Sub-Registrar and also by the witnesses and the vendors have understood the contents of the sale deed and have executed this sale deed.

16. The Stamp duty and Registration fee paid as per market value of the Schedule Property.

*Veera*



17. That the Schedule Property is not developed except for being converted from agricultural use to non-agricultural Residential purpose.

### SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF THE Converted Land bearing Survey Number-16/2 measuring 34 guntas, (Converted vide Official Memorandum dated 08/11/2013, bearing No.ALN(ASH)SR:90/2013-14, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Gattahalli, Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the:

East by : Land bearing Sy.Nos.16/4 to 8;  
West by : Land bearing Sy.No.17/2B;  
North by : Land bearing Sy.No.16/1;  
South by : Halla;

IN WITNESS WHEREOF, the Parties have affixed below their respective signatures to this DEED OF ABSOLUTE SALE on the day, month and year first above written:

#### WITNESSES:

1. *G.R. Nihaluma*

No 10 & 10/1  
Museum Road  
B'lore - 01

2. *S. Prabhakar*

No: 16 & 16/1  
Museum Road  
B'lore - 01

Drafted by:

*P. V. Hegde*

(Prabhat Hegde)  
Advocate.

Vendors at Sl. No. 1 to 6 represented by  
their GPA Holder Kiran.V

VENDORS

(KIRAN.V)  
PURCHASER



BOOK 1 1088/16-17

BNG(U)ANKL SRO No.

1088/16-17

BOOK-1 CONTAINING TOTAL SHEETS

OF 1-2 PAGE

### DEED OF GIFT

THIS DEED OF GIFT made and executed on this the 25<sup>th</sup> day of May, Two Thousand and Sixteen (25/05/2016) at Anekal, Bangalore;

BY:

Sri.KIRAN.V, aged about 37 years,  
Son of Sri.R.Venugopal Reddy,  
Residing at No.1140, 17<sup>th</sup> Cross,  
7<sup>th</sup> Sector, H.S.R.Layout,  
Bangalore-560 102.



Hereinafter called as the DONOR, the expression unless repugnant to the subject or context, shall mean and include his legal heirs, legal representatives, assigns, executors, administrators etc., or any one claiming through or under them, on the first party: and

### AND IN FAVOUR OF

Smt.KAVITHA.V, aged about 36 years,  
Daughter of of Sri.R.Venugopal Reddy,  
Wife of Sri. A. Rama Reddy,  
Residing at No. 479, 13<sup>th</sup> Cross,  
Koramangala, 3<sup>rd</sup> Block,  
Bangalore - 560 095.

Hereinafter called as the DONEE, the expression unless repugnant to the subject or context, shall mean and include her respective legal heirs, legal representatives, assigns, executors, administrators etc., or any one claiming through or under them, on the Second party: and

*Kavitha*

*Levi*

BNG(U)ANKL SRO No.

1088/16-17

BOOK-1 CONTAINING TOTAL SHEETS.

OF 2-2 PAGE




Print Date &amp; Time : 26-05-2016 03:39:40 PM

ಮಾನ್ಯತೆ ಸಂಖ್ಯೆ : 1088

ಆನ್‌ಲೈನ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು 03:28:17 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲ್ಕದೊಂದಿಗೆ






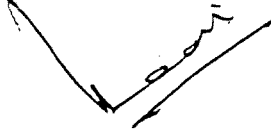
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಕುಲ್ಕ	500.00
2	ಸ್ಯಾನಿಟರ್ ಫೀ	245.00
	ಒಟ್ಟು :	745.00

ಶ್ರೀಮತಿ Kavitha .V D/o R. Venugopal Reddy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ Kavitha .V D/o R. Venugopal Reddy			

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	Kavitha .V D/o R. Venugopal Reddy . (ಬರೆದುಕೊಂಡವರು)			
2	Kiran .V S/o R. Venugopal Reddy . (ಬರೆದುಕೊಂಡವರು)			

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

WITNESSETH AS FOLLOWS:

WHEREAS, the Donor is the sole and absolute owner of all that piece and parcel of residentially converted land bearing Survey No. 16/2, measuring 34 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, which came to be converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 08/11/2013, bearing No.ALN(ASH)SR:90/2013-14, issued by the Deputy Commissioner, Bangalore District, Bangalore, which property is morefully described hereunder and hereinafter referred to as "SCHEDULE PROPERTY", for the sake of brevity, he having acquired the same vide Registered Sale Deed dated 25/05/2016, bearing document No. ANK-1-01085/2016-17, Book-I, stored in C.D. No. ANKD.404, registered before the office of the Sub-Registrar, Anekal

THUS the Donor is the absolute owner of the Schedule Property and right from the date of its acquisition, the Donor is exercising acts of ownership and possession over the same without any let or hindrance from anyone.

WHEREAS the Donor in order to confer a valid, clear and uninterrupted title to the Donee. The Donor is the brother of Donee and wishes as hereunder.

The Donor desires to gift the Schedule Property to the Donee as gift in consideration of natural love and affection subject to the conditions hereinafter mentioned. The Donee has accepted the said gift.


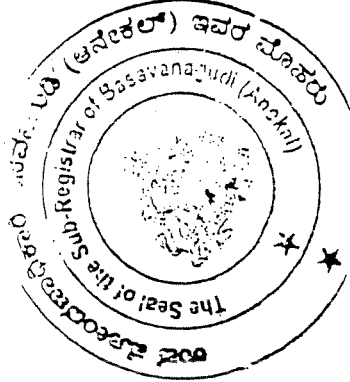
NOW THIS DEED WITNESSETH that the Donor, without any monetary consideration and in consideration of natural love and affection which the Donor bears to the Donee, doth hereby grants and transfers by way of gift the Schedule Property, together with all and all the things permanently attached thereto or standing thereon and all the liberties, privileges, easements and advantages appurtenant thereto and all the estate, right, title, interest, use, inheritance, possession, benefit, claims and demand whatsoever of the Donor to have and to hold the same unto and to the use of the Donee absolutely but subject to the payment of all taxes, rates, assessments dues and duties now and hereafter chargeable thereon to the Government or Municipality or other Local Authority.

ಗುರುತಿಸುವವರು

BNG(U)ANKL SRO No.....1088/1672  
BOOK-1 CONTAINING TOTAL SHEETS.....4  
OF 4 - 2 PAGE

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Chalapathi S/o Narayanaswamy Museum Road Bangalore -01	<i>[Signature]</i>
2	Shivakumar S/o G.K. Rudrappa Museum Road Bangalore -01	<i>G.R. [Signature]</i>

H. M. VENKATE  
Senior Sub-Registrar  
ANEKAL

 <p>1 ನೇ ಪ್ರಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ ANK-1-01088-2016-17 ಆಗಿ ಪಿ.ಡಿ. ನಂಬರ ANKD404 ನೇ ರೂರಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p><b>H. M. VENKATESH</b> Senior Sub-Registrar ANEKAL</p>	
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AND the Donor doth hereby covenant with the Donee;

- a) That the Donor now has in themselves good right, full power and absolute authority to gift the Schedule Property hereby gifted in the manner aforesaid.
- b) The Donee may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the Schedule Property and receive the rents, issues, and profits thereof and every part thereof to and for their own use and benefit without any suit, lawfully eviction, interruption, claim or demand whatsoever from or by the Donor or their his, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the Donor.
- c) That the Schedule Property is free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Donor and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever, had made, executed, occasioned or suffered by the Donor or by any other person or persons lawfully claiming or to claim by from under or in trust for the Donor.
- d) AND FURTHER that the Donor and all persons having or lawfully claiming any estate or interest whatsoever to the Schedule Property or any part thereof from under or trust for the Donor or his heirs, executors, administrators and assigns or any of his shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said land and premises and every part thereof unto and to the use of the Donee in the manner aforesaid as by the Donee, their heirs, executors, administrators and assigns or counsel in law shall be reasonably required.
- e) The Donor has this day handed over all the relevant available original copies of title deeds along with vacant possession of the Schedule Property to the Donee, on this day.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ Kavitha .V D/o R. Venugopal Reddy , ಇವರು 1150.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ  
ಖುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	1150.00	Paid by cash
ಒಟ್ಟು :	1150.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 26/05/2016

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

### SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF THE Converted Land bearing Survey Number-16/2 measuring 34 guntas, (Converted vide Official Memorandum dated 08/11/2013, bearing No.ALN(ASH)SR:90/2013-14, issued by the Deputy Commissioner Bangalore District, Bangalore), situated at Gattahalli, Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the:

East by : Land bearing Sy.Nos.16/4 to 8;  
West by : Land bearing Sy.No.17/2B;  
North by : Land bearing Sy.No.16/1;  
South by : Halla;

IN WITNESS WHEREOF, the Donor as well as the Donee (by way of acceptance of the said gift) have put their respective hands the day, month and year first hereinabove written.

#### WITNESSES:

1. G.R. Nishankumar  
No 16 & 16/1  
Museum Road  
B'lore - 01
2. B. Sarjapura  
No: 10 & 16/1  
Museum Road  
B'lore - 01

(KIRAN.V)  
(DONOR)

(KAVITHA.V)  
(DONEE)  
(Accepted the Gift)

Drafted by;

Prabhat Hegde  
(Prabhat Hegde)  
Advocate.

1 111111111111



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ  
( ನಿಯಮ 10-A )

ಶ್ರೀ /ಶ್ರೀಮತಿ Smt. KAVITHA.V W/o. Sri.A. Rama Reddy & D/o. R. Venugopal Reddy , ಇವರು  
4500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ

ಮೊತ್ತ (ರೂ.)

ಹಣದ ಪಾವತಿಯ ವಿವರ

ಹೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ

4500.00

Document No.1088/2016-17 Paid by  
Cash

ಒಟ್ಟು :

4500.00

ಸ್ಥಳ : ಅನೇಕಲೆ

ದಿನಾಂಕ : 24/11/2017

ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿ  
ಅನೇಕಲೆ  
(ಅನೇಕಲೆ)

BOOK 1 1089/16-17

BNG(U)ANKL SRO No. 1089/16-17

BOOK-1 CONTAINING TOTAL SHEETS 4

OF 1-7 PAGE

### DEED OF GIFT

THIS DEED OF GIFT made and executed on this the 25<sup>th</sup> day of May, Two Thousand and Sixteen (25/05/2016) at Anekal, Bangalore;

BY:

Smt.KAVITHA.V, aged about 36 years,  
Daughter of of Sri.R.Venugopal Reddy,  
Wife of Sri. A. Rama Reddy,  
Residing at No. 479, 13<sup>th</sup> Cross,  
Koramangala, 3<sup>rd</sup> Block,  
Bangalore - 560 034.



BLR0000006205

Hereinafter called as the DONOR, the expression unless repugnant to the subject or context, shall mean and include her legal heirs, legal representatives, assigns, executors, administrators etc., or any one claiming through or under them, on the first party: and

### AND IN FAVOUR OF

Sri. A. RAMA REDDY, aged about 41 years,  
Son of Late A.R. Ashwathanarayana Reddy,  
Residing at No. 479, 13<sup>th</sup> Cross,  
Koramangala, 3<sup>rd</sup> Block,  
Bangalore - 560 034.

Hereinafter called as the DONEE/S, the expression unless repugnant to the subject or context, shall mean and include his respective legal heirs, legal representatives, assigns, executors, administrators etc., or any one claiming through or under them, on the Second party: and

*[Handwritten signature of Kavitha]*



BNG(U)ANKL SRO No. 1089/1612

BOOK-1 CONTAINING TOTAL SHEETS 4...

OF 2-7 PAGE

Print Date &amp; Time : 26-05-2016 03:42:44 PM

ಸಂಖ್ಯೆ : 1089

ಆನ್‌ಲೈನ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು 03:31:04 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲಕೂಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	500.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	245.00
	ಒಟ್ಟು :	745.00

ಶ್ರೀ A. Rama Reddy S/o Late A.R. Ashwathanarayana Reddy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ನುರುಕು	ಸಹಿ
ಶ್ರೀ A. Rama Reddy S/o Late A.R. Ashwathanarayana Reddy			

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ನುರುಕು	ಸಹಿ
1	A. Rama Reddy S/o Late A.R. Ashwathanarayana Reddy . (ಬರೆದುಕೊಂಡವರು)			
2	Kavitha .V D/o R. Venugopal Reddy . (ಬರೆದುಕೊಂಡವರು)			

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

**WITNESSETH AS FOLLOWS:**

WHEREAS, the Donor is the sole and absolute owner of all that piece and parcel of residentially converted land bearing Survey Number 16/2, measuring 34 guntas, (converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 08/11/2013, bearing No. ALN(ASH)SR: 90/2013-14, issued by the Deputy Commissioner, Bangalore District, Bangalore) under a Deed of Gift dated 25/05/2016, registered as document bearing No. ANK-1-01088/2016-17, Book-I, stored in C.D. No. ANKD4/04, registered in the office of the Sub-Register, Anekal Taluk, Bangalore. Which property is morefully described hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.

WHEREAS the Donor desires to confer a valid, clear and uninterrupted title to the Donee. The Donor is the wife of the Donee and wishes as hereunder.

The Donor desires to gift the Schedule Property to the Donee as gift in consideration of natural love and affection subject to the conditions hereinafter mentioned. The Donee has accepted the said gift.

**NOW THIS DEED WITNESSETH** that the Donor, without any monetary consideration and in consideration of natural love and affection which the Donor bears to the Donee, doth hereby grants and transfers by way of gift the Schedule Property, together with all and all the things permanently attached thereto or standing thereon and all the liberties, privileges, easements and advantages appurtenant thereto and all the estate, right, title, interest, use, inheritance, possession, benefit, claims and demand whatsoever of the Donor to have and to hold the same unto and to the use of the Donee absolutely but subject to the payment of all taxes, rates, assessments dues and duties now and hereafter chargeable thereon to the Government or Municipality or other Local Authority.

AND the Donor doth hereby covenant with the Donee;

- a) That the Donor has good right, full power and absolute authority to gift the Schedule Property hereby gifted in the manner aforesaid.
- b) The Donee may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the Schedule Property and receive the rents, issues, and profits thereof and every part thereof to and for his own use and benefit without any

*[Signature]*

ಕುರಿತು ವರದಿ

BNG(U)ANKL SRO No. 1089/16-17  
BOOK-1 CONTAINING TOTAL SHEETS 4  
OF 4 - 7 PAGE

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Chalapathi S/o Narayanaswamy Museum Road Bangalore -01	Chalapathi S/o Narayanaswamy
2	Shivakumar S/o G.K. Rudrappa Museum Road Bangalore -01	G.R. Shivakumar

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

<p>1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ ANK-1-01089-2016-17 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ ANKD404 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p>H. M. VENKATESH Senior Sub-Registrar ANEKAL</p>	<p>ಶಿವಕುಮಾರ ಸೋ ಗೆ.ಕೆ. ರುದ್ರಪ್ಪ (ಶಿವಕುಮಾರ ಸೋ ಗೆ.ಕೆ. ರುದ್ರಪ್ಪ)</p> <p>The Seal of the Sub-Registrar ANEKAL</p>
---	--

suit, lawfully eviction, interruption, claim or demand whatsoever from or by the Donor or her heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the Donor.

c) That the Schedule Property is free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Donor and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever, had made, executed, occasioned or suffered by the Donor or by any other person or persons lawfully claiming or to claim by from under or in trust for the Donor.

d) AND FURTHER that the Donor and all persons having or lawfully claiming any estate or interest whatsoever to the Schedule Property or any part thereof from under or trust for the Donor or her heirs, executors, administrators and assigns or any of her shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other acts, deeds things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said land and premises and every part thereof unto and to the use of the Donee in the manner aforesaid as by the Donee, their heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

e) The Donor has this day handed over all the relevant available original copies of title deeds along with vacant possession of the Schedule Property to the Donee, on this day.

#### SCHEDULE PROPERTY

All that piece and parcel of Converted Land bearing Survey Number 16/2, measuring 34 (converted from agricultural to non-agricultural residential purposes vide Official Memorandum dated 08/11/2013, bearing No. ALN(ASH)SR:90/2013-14, passed by the Deputy Commissioner, Bangalore District, Bangalore), situated at Gathalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, and bounded on the:

East by : Land bearing Sy.Nos.16/4 to 8;  
West by : Land bearing Sy.No.17/2B;  
North by : Land bearing Sy.No.16/1;  
South by : Halla;

**ಪ್ರಮಾಣ ಪತ್ರ**

ಶ್ರೀ A. Rama Reddy S/o Late A.R. Ashwathanarayana Reddy , ಇವರು 1150.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	1150.00	Paid by Cash
ಒಟ್ಟು :	1150.00	

ದಿನಾಂಕ : 26/05/2016


ಶ್ರೀ ಮ. ವೆಂಕಟೇಶ  
Senior Sub Registrar  
ANEKAL

IN WITNESS WHEREOF, the Donor as well as the Donee (by way of acceptance of the said gift) have put their respective hands the day, month and year first hereinabove written.

WITNESSES:


1.

G.R. Jadhav  
No 16 & 16/1  
Museum Road  
Pune

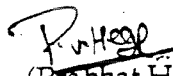
  
(KAVITHA.V)  
(DONOR)

2.

A.Rama Reddy  
No. 16 & 16/1  
Museum Road  
Pune

  
(A.RAMA REDDY)  
(DONEE)  
(Accepted the Gift)

Drafted by;

  
(Prabhat Hegde)  
Advocate.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

( ನಿಯಮ 10-A )

ಶ್ರೀ /ಶ್ರೀಮತಿ Dr. A. RAMA REDDY S/o. Late A.R. Ashwathanarayan Reddy ; ಇವರು 4500.00

ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ

ಮೊತ್ತ (ರೂ.)

ಹಣದ ಪಾವತಿಯ ವಿವರ

ಓರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ

4500.00

Document No. 1089/2016-17 Paid by

Cash

ಒಟ್ಟು :

4500.00

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 24/11/2017

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕಾಧಿಕಾರಿ  
(ಅನೇಕಲ್)

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this 25<sup>th</sup> day of May, Two Thousand Sixteen (25/05/2016) at Anekal, Bangalore.

BY:

1. Sri. BABU.R, aged about 48 years,  
Son of Late.Ramaiah,
2. Sri. RAJAPPA.R, aged about 45 years,  
Son of Late Ramaiah,
- 2a. Master. SRINIVASA, aged about 14 years,  
Son of Sri. Rajappa.R,
- 2b. Sri. SHANKAR, aged about 13 years,  
Son of Sri.Rajappa.R,  
Sl.No. 2a and 2b are minors represented by their guardian father Sri.Rajappa.R,
3. Smt. RANIYAMMA, aged about 42 years,  
Daughter of Late.Ramaiah,
4. Sri. NAGARAJU.R, aged about 40 years,  
Son of Late Ramaiah,
5. Sri. MANJUNATH.R, aged about 38 years,  
Son of Late Ramaiah,
- 5a. Master. KIRAN, aged about 16 years,  
Son of Sri. Manjunath.R,
- 5b. Kumari. SHILPA, aged about 13 years,  
Daughter of Sri. Manjunath.R,  
Sl.No. 5a and 5b are minors represented by their guardian father Sri.Manjunath.R.
6. Sri.RAMACHANDRA.R, aged about 35 years,  
Son of Late Ramaiah,

*Nagaraju.R*

*Sri*

Print Date & Time : 26-05-2016 02:51:56 PM




BNG(U)ANKL SRU NO.....  
BOOK-1 CONTAINING TOTAL SHEETS./1...  
OF...2...PAGE

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1080

ಆನ್‌ಲೈನ್‌ನಲ್ಲಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ಕೆಎಂ ಕೆಜೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು 02:37:31 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

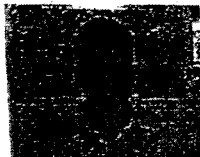





ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	30000.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	525.00
	ಒಟ್ಟು :	30525.00

ಶ್ರೀ Sri. KIRAN.V S/o. Sri. R. Venugopal Reddy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Sri. KIRAN.V S/o. Sri. R. Venugopal Reddy			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	Sri. KIRAN.V S/o. Sri. R. Venugopal Reddy (ಬರೆದುಕೊಂಡವರು)			
2	Sri.Babu.R. Rajappa.R (S&MG for master. Srinivasa & Shankar), Raniyamma, Nagaraju.R, Manjunath.R (S&MG for Master. Kiran & Kumari. Shilpa), Ramachandra.R (S&MG for Kumari Swetha & Kumari.Nayana), & Vajrappa.R (S&MG for Kumari. Sangeeth & Ramesh) all are Rep by their GPA Holder Sri. KIRAN.V S/o. Sri. R. Venugopal Reddy (ಬರೆದುಕೊಂಡವರು)			



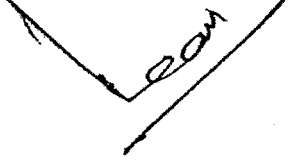


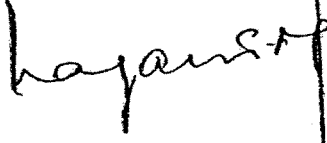
H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

- 6a. Kumari.SWETHA, aged about 13 years,  
Daughter of Sri.Ramachandra.R,
- 6b. Kumari.NAYANA, aged about 11 years,  
Daughter of Sri.Ramachandra.R,  
Sl.No. 6a and 6b are minors represented by their guardian father  
Sri.Ramachandra.R.
7. Sri. VAJRAPPA.R, aged about 28 years,  
Son of Late.Ramaiah,
- 7a. Kumari. SANGEETH, aged about 6 years,  
Daughter of Sri.Vajrappa.R,
- 7b. Master. RAMESH, aged about 5 years,  
Son of Sri.Vajrappa.R,  
Sl.No. 7a and 7b are minors represented by their guardian father Sri.Vajrappa. R.
8. Sri. RAVI.R, aged about 27 years,  
Son of Late. Ramaiah,
- 8a. Kumari. KAVYA, aged about 4 years,  
Daughter of Sri. Ravi.R,  
Sl.No. 8a is minor represented by their guardian father Sri.Ravi.R.
9. Sri. MOHAN.R, aged about 24 years,  
Son of Late.Ramaiah,
- 9a. Kumari.ANUSRI. aged about 1 years,  
Daughter of Sri. Mohan.R,  
Sl.No. 9a is minor represented by their guardian father Sri.Mohan.R.
10. Smt. GOWRAMMA, aged about 67 years,  
Daughter of Late:Doddamuniyappa,
11. Smt. GUJJAMMA, aged about 55 years,  
Daughter of Late Doddamuniyappa,

All are residing at Gattahalli, Village, Sarjapura, Hobli, Anekal Taluk, Bangalore.

*Handwritten signature: Nagaraj M*

*Handwritten signature: Vajrappa*

3	Sri. Ravi.R (S&MG for Kumari. Kavya), Mohan R (S&MG for Kumari. Anusri), Gowramma, Gujjamma all are Rep by their GPA Holder Sri. KIRAN.V S/o. Sri. R. Venugopal Reddy  (ಬರಹಗೊಡುವವರು)			
4	Sri. M. NAGARAJU S/o. Late Muniyappa (Confirming Party)  (ಬರಹಗೊಡುವವರು)			

BNG(U)ANKL SRO No. 1080/1672  
 BOOK-1 CONTAINING TOTAL SHEETS. 11  
 OF 4-15 PAGE

H. M. VENKATESH  
 Senior Sub-Registrar  
 ANEKAL

All are represented by their General Power of Attorney Holder Sri. KIRAN.V, aged about 37 years, Son of Sri. R. Venugopal Reddy, residing at No. 1140, 17<sup>th</sup> Cross, 7<sup>th</sup> Sector, H.S.R. Layout, Bangalore - 560 102, under registered General Power of Attorney dated 19/08/2013, registered as document bearing No.181/2013-14, of Book IV, Stored in C.D. No. ANKD359, registered in the Office of the Sub-Registrar, Basavanagudi (Anekal).

Hereinafter referred to as the "VENDORS" which expression shall, wherever the context so requires or admits, mean and include their respective Legal Heirs, Executors, Administrators, Legal Representatives, Assigns, etc., of the ONE PART.

Sri. M.NAGARAJU, aged about 55 years,  
Son of Late Muniyappa,  
Residing at Gattahalli Village,  
Sarajapura Hobli, Anekal Taluk,  
Bangalore,

Hereinafter referred to as the "CONFIRMAING PARTY" which expression shall, wherever the context so requires or admits, mean and include his respective Legal Heirs, Executors, Administrators, Legal Representatives, Assigns, etc., of the ONE PART.

**AND IN FAVOUR OF:**

Sri.KIRAN.V, aged about 37 years,  
Son of Sri.R.Venugopal Reddy,  
Residing at No.1140, 17<sup>th</sup> Cross,  
7<sup>th</sup> Sector, H.S.R.Layout,  
Bangalore - 560 102.

Hereinafter referred to as the "PURCHASER/S" (which term shall wherever the context so permits and admits, mean and include his respective Legal Heirs, Representatives, Administrators, Executors and assigns, etc.,) of the OTHER PART.

**WITNESSES AS FOLLOWS:**

WHEREAS, the Vendors are the absolute owners and are in peaceful possession and enjoyment of the land bearing Old Survey Number 16/2, New Survey Number 16/4, measuring 9 ½ guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, and morefully described in the Schedule hereunder written and hereinafter referred to as 'SCHEDULE PROPERTY'.

*Kiran V*

*[Signature]*

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Shiva Kumar G R S/o. G.K. Rudrappa No.61 & 61/A, Museum Road, Bangalore	G.R. Rudrappa
2	Chalapathi S/o. Narayanaswamy No.479, 13th Cross, 3rd Block, Koramangala, Bangalore-560 095	Chalapathi

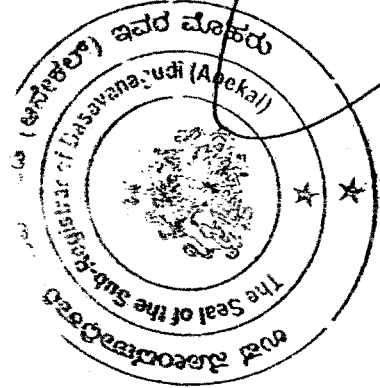
H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 120000/- has been paid by way of Registered GPA as document No.ANK-00181/2013-14, dt: 19/08/2013, Stored in CD No. ANKD-359 in Book-4

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
ನಂಬರ್ ANK-1-01080-2016-17 ಆಗಿ  
ಪಿ.ಡಿ. ನಂಬರ್ ANKD404 ನೇ ಧೃಢೀ  
ದಿನಾಂಕ 26-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

AND WHEREAS, the land bearing Sy. No. 16/2, measuring 1 acre 28 guntas, earlier owned by one Sri. Muniyappa @ Abbaiah. Subsequently his Children, viz., 1. Sri. Doddamuniyappa and 2. Sri. Kaverappa partitioned the joint family properties by way of registered Partition Deed dated 8/10/1951, registered as document bearing No. 1553/1951-1952, Book-I, Volume No. 664, Paged 139 to 144, registered in the office of the Sub-Registrar, Anekal. Accordingly the said Partition land bearing Sy. No. 16/2, measuring 34 guntas, was allotted to the share of the Sri. Kaveraap, S/o. Sri. Muniyappa @ Abbaiah, and Sy. No. 16/2, measuring 34 guntas, was allotted to the share of Sri. Doddamuniyappa, S/o. Sri. Muniyappa @ Abbaiah, and their names has been entered in all revenue records as owners and khatedars of the same.

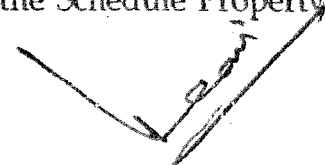

Subsequently, Sri. Ramaiah, Sri. Muniyappa, Sri. Narayanappa and Sri. Abbaiyappa children of late Sri. Doddamuniyappa had filed a suit for O.S. No. 271/2004 and further the suit was decreed in their favour on 19/04/2007. Accordingly aforesaid Sy. No. 16/2, was phoned and assigned as new Sy. No. 16/4, measuring 9 ½ guntas allotted to Sri. Ramaiah, S/o. Late Doddamuniyappa and his name was mutated in revenue record. Subsequently Ramaiah died intestate living behind his legal heirs i.e., Vendors herein.

WHEREAS, thus in the manner mentioned above, the Vendors have become the sole and absolute owners of the Schedule Property and are in peaceful possession and enjoyment of the same and have been exercising acts of ownership, possession, free from all encumbrances from the date of acquisition till date.

WHEREAS the Confirming Party is the Registered Agreement Holder of the above said land he having entered into a registered Sale Agreement dated 19/07/2013 with the Vendors herein vide document No.2018/2013-14 of Book I, stored in C.D.No.ANKD357, in the Office of the Sub-Registrar, Anekal, Bangalore, agreeing to purchase the above said Property

Pursuant to the above, the land bearing Survey Number- 16/4, measuring 9 ½ guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore urban District, which came to be converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 08/11/2013, bearing No. ALN(ASH)SR:92/2013-14, issued by the Deputy Commissioner, Bangalore District, Bangalore.

WHEREAS the Confirming Party being desirous of nominating his right under the Agreement of Sale mentioned in para supra in favour of the Purchaser, approached the Vendors and the Vendors concurred with the nomination. The Vendors with the concurrence of the Confirming Party offered to sell the Schedule Property and the





ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Sri. KIRAN.V S/o. Sri. R. Venugopal Reddy , ಇವರು 49520.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20.00	Paid in cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	30000.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore Branch DD No.390801 dt: 26/05/2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	4500.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore Branch DD No.390799 dt: 26/05/2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	15000.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore Branch DD No.390900 dt: 26/05/2016
ಒಟ್ಟು :	49520.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 26/05/2016

H. M. VEKATESH  
Senior SRO Registrar  
ANEKAL

Purchaser herein has agreed and has come forward to purchase the Schedule Property.

WHEREAS the Vendors being in need of funds for their family necessities/obligations, legal necessities, welfare and benefit of minors, the Vendors have decided to sell the Schedule Property free from all encumbrances, lien, lispendens, attachments, mortgages, claims including minors' claims, acquisitions, trust or tenancy of any nature whatsoever. Hence this Sale Deed.

**THE VENDORS DO HEREBY REPRESENT TO THE PURCHASERS AS FOLLOWS:**

- a) That the Vendors are the sole and absolute owners of the Schedule Property and the same is acquired by way of Inheritance and there is no legal impediment or restriction from their family members to sell the same and the same is free from all encumbrances, lien, lispendens, minors' claims, attachments, disputes, mortgages, acquisitions, court attachments/decrees, tenancy claims, occupancy rights, assignment or trust of any nature whatsoever and the same has not been offered as security or charge or otherwise to any court, revenue authority, banks/financial institutions or other Authorities.
- b) That the Vendors entitled to hold and transfer the Schedule Property to the Purchasers and that there is no impediment to sell the same nor are there any proceedings pending under any of the statutory laws and regulations to hold and/or transfer the same to the Purchasers and that the title of Vendors to the Schedule Property is clear and marketable and they are entitled to sell the same.
- c) That except the Vendors no one else has any right, title, claim, interest or demand of any nature whatsoever over and in respect of the Schedule Property or any portion thereof.
- d) That there are no previous Sale or purchase agreement/s or memorandum of understanding entered into in respect of the Schedule Property nor the Vendors have entered into any agreement for lease or development or arrangement for the transfer of the Schedule Property or any part thereof, which is still subsisting as on date.
- e) The Vendors have not executed any Will or Codicil in favour of anyone in respect of the Schedule Property as on date.

*hagana 7.11*

*Wadi*



- f) That the Vendors have not received any notification of any kind in respect of the Schedule Property, that may in any manner derogate their full and absolute ownership of the Schedule Property.
- g) That the Vendors have not received any notice of attachment/acquisition under any Act or from any Competent/Statutory Authority in respect of the Schedule Property.
- h) That there are no applications for registration of Tenancy Rights pending in respect of the Schedule Property vide Endorsement issued by the Tahsildar, Anekal Taluk.
- i) That there are no easements, quasi-easements, disputes regarding the boundaries, rights, exceptions or other similar matters whether or not apparent on inspection or disclosed in respect of the Schedule Property.
- j) That there are no acquisition proceeding initiated/pending by the Karnataka Industrial Areas Development Board or any other Planning Authority or any other Statutory Authority/ Body and that no notice have been received for road widening from the National Highways Authority of India, Bangalore Metropolitan Regional Development Authority, Bangalore Development Authority or any other authority, in respect of the Schedule Property.
- k) That Vendors have not received any notice/s or orders affecting the Schedule Property from the local or other competent/ statutory authorities or from any third party and so far the Vendors are aware that there are no proposals made or intended to be made by any such authority concerning the whole or any part of the Schedule Property and the Schedule Property is not the subject matter of any notification and or any acquisition or requisition under any applicable law.
- l) That the Vendors have not received any notice of attachment under the Income Tax Act or any other Act or from any Competent Authority in respect of the Schedule Property and further represents that there are no tax recovery or certificate proceedings initiated or pending against the Vendors affecting the Schedule Property.
- m) That there are no suits, legal proceedings, disputes or claims against the Vendors that may affect in any way the Vendor's title to or right to dispose off the Schedule Property and there is no impediment for sale of the Schedule Property under any law, Act, order, decree or contract or arbitration award.

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Based on the above representations of the Vendors, the Purchasers have agreed to purchase the Schedule Property from the Vendors. Hence this Sale Deed:

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-**

That in pursuance of the above common intention and covenants and as desired by the Vendors, the Purchasers have paid the entire sale consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) to the Vendors, in the manner mentioned below:

- a) Rs.4,00,000/- (Rupees Four Lakhs Only) by way Demand Draft bearing No. 010048, dated 19/08/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Sri. Rajappa.R.
- b) Rs.4,00,000/- (Rupees Four Lakhs Only) by way Demand Draft bearing No. 010049, dated 19/08/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Sri. Ramachandra.R.
- c) Rs.4,00,000/- (Rupees Four Lakhs Only) by way Demand Draft bearing No. 010050, dated 19/08/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Sri. Vajrappa.R.
- d) Rs.4,00,000/- (Rupees Four Lakhs Only) by way Demand Draft bearing No. 010051, dated 19/08/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Sri. Ravi.R.
- e) Rs.4,00,000/- (Rupees Four Lakhs Only) by way Demand Draft bearing No. 010052, dated 19/08/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Sri. Mohan. R.
- f) Rs.4,00,000/- (Rupees Four Lakhs Only) by way Cash in favour of Sri. Nagaraj.R.
- g) Rs.2,00,000/- (Rupees Two Lakhs Only) by way Cash in favour of Smt. Raniyamma.
- h) Rs.2,00,000/- (Rupees Two Lakhs Only) by way Cash in favour of Smt. Gowramma.
- i) Rs.2,00,000/- (Rupees Two Lakhs Only) by way Cash in favour of Smt. Gujjamma.

*Maya Raj*

*Maya Raj*

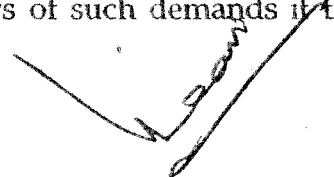


before the execution of these presents in the presence of the following witnesses and the Vendors hereby admits and acknowledges for having received the above said entire sale consideration in full satisfaction and final settlement from the Purchasers and the Vendors hereby sells, transfers all their rights, title and interest in the said Property and sets-over the vacant possession of the Schedule Property to the Purchasers as absolute owners from here on and forever, the Vendors hereby acknowledges and acquits the Purchasers of any such payment in the presence of the before the Witnesses.

The Vendors are the absolute Owners of all that piece and parcel of the Schedule Property do hereby sells, conveys, transfers, alienates UNTO the Purchasers all that piece and parcel of the Schedule Property TO HAVE AND TO HOLD the same as its absolute Owners with all rights, liberties, privileges, easements, hereditaments, ways, water courses and free from all encumbrances.

**THE VENDORS COVENANTS WITH THE PURCHASERS AS FOLLOWS: -**

1. That the Vendors hereby vests in the Purchasers the full, absolute, unencumbered and exclusive title to the Schedule Property hereby Sold.
2. That the Purchasers shall enter into and upon the Schedule Property, shall enjoy exclusive ownership, possession and also rents and profits if any received there from without any interruption or disturbance by the Vendors or any person claiming through or under them and without any unlawful disturbance or interruption by any other person whatsoever.
3. That the Vendors do hereby indemnify and agree to keep indemnified the Purchasers against any loss or damage which the Purchasers may sustain on account of the Purchasers right to remain in peaceful possession and enjoyment of the Schedule Property as absolute owners being disturbed in any manner whatsoever, on account of any defect or deficiency in the title of the Vendors and the Vendors agrees to defend the right, title and interest of the Purchasers to the Schedule Property against all claims and that all costs and expenses in this regard shall be borne and paid for by the Vendors.
4. That the Vendors shall meet all demands received subsequent to the signing of this Deed for all taxes, revenues and other levies, impositions and outgoings whatsoever in respect of the Schedule Property for the period prior to taking over possession by the Purchasers or reimburse the Purchasers of such demands if the same are met by the Purchasers.





5. That the Vendors hereby assures the Purchasers that they have not done or caused to be done any acts, deeds or things which are contrary to or inconsistent with the covenants herein contained and which may have the effect of affecting, prejudicing, jeopardizing or otherwise abrogating the right, title and interest of the Purchasers in respect of the Schedule Property herein conveyed in any manner and to any extent whatsoever and that in the event should there be any encumbrance(s) or liability(s) in respect of the Schedule Property or any third party claims, the Vendors shall liquidate all such encumbrance(s), liability(s) without any consequential liability to the Purchasers or to his successor or successors and assigns from time to time.
6. That the Vendors have this day handed over the available title deeds relating to the Schedule Property to the Purchasers.
7. That the Vendors undertake to always indemnify and reimburse the Purchasers, its assigns, executors, assigns, etc., against all losses/ damages/expenses incurred and damages that the Purchasers may incur /suffer/sustain on account of any encumbrances, claims, charges, demands from any third party/ies, clogs, litigations, court/s attachments, hindrances, cesses, wealth tax, gift tax, property taxes or any other tax which would create a charge and interruptions of whatsoever kind and from whomsoever or on account of any defect in title, latent or patent which the Purchasers could otherwise discover in respect of the Schedule Property hereby conveyed in future.
8. That the Vendors hereby covenants with the Purchasers that, they have not alienated the Schedule Property hereby conveyed by way of sale/mortgage or otherwise to any third party/ies or is the Schedule Property the subject matter of any Will/Last Testament or Court-attachments under any legal proceedings and/or have been offered as Collateral Security/Surety and there are no claims, charges or otherwise on the Schedule Property.
9. That the Vendors being fully aware of all facts assure the Purchasers that, all contents of this Absolute Sale Deed are correct and have been confirmed by them while they are in good health, sound mind and having faculty power.
10. That the Vendors further declares and confirms that, from this day onwards they have no manner of right, title or interest in the Schedule Property hereby sold.
11. That the Vendors covenants with the Purchasers that they are entitled to lawfully convey the Schedule Property and that they have not done or been a party

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to any act of deed whereby they are prevented from conveying the Schedule Property or any part/s thereof in the manner herein appearing.

12. That the Purchasers shall henceforth be entitled to enter into and upon the Schedule Property and fully utilize the same for their bonafide use and occupation and derive profits, peacefully and quietly hold, possess, enjoy and exploit the Schedule Property as their Absolute Property with all benefits accruing thereto, without any let or hindrance either by the Vendors or any one claiming through or under their or in trust for them.

13. That the Purchasers shall hold the Schedule Property free, clear, freely, clearly and absolutely exonerated and forever released and discharged or otherwise by the Vendors and well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances, whatsoever made occasioned and suffered by the Vendors or by any other person/s claiming or to claim, by, from under or in trust for them.

14. That the Vendors have this day placed the Purchasers in vacant and peaceful possession of the Schedule Property. The Vendors have No Objection whatsoever in the Purchasers getting the mutation/khata of the Schedule Property transferred in the name of the Purchasers.

15. The Stamp duty and Registration fee paid as per market value of the Schedule Property.

16. That the Schedule Property is not developed except for being converted from agricultural use to non-agricultural Residential purpose.

#### SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF THE Converted Land bearing Old Survey Number-16/2, New Sy.No.16/4, measuring 9 ½ guntas, (Converted vide Official Memorandum dated 08/11/2013, bearing No.ALN(ASH)SR:92/2013-14, issued by the Deputy Commissioner Bangalore District, Bangalore), situated at Gattahalli, Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the:

East by : Land bearing Sy.No.13;  
West by : Land bearing Sy.No.16/2;  
North by : Land bearing Sy.No.16/3;  
South by : Land bearing Sy.No.16/5;

*hayan S.M.*

*[Signature]*



IN WITNESS WHEREOF, the Parties have affixed below their respective signatures to this DEED OF ABSOLUTE SALE on the day, month and year first above written:

WITNESSES:

1. G.R. (Kiran V)  
No 16 & 16/1  
Museum Road  
B'lore

Vendors at Sl. No. 1 to 11 represented by  
their GPA Holder Kiran V

VENDORS

(M.NAGARAJU)  
CONFIRMING PARTY

2. S. (Kiran V)  
No: 10 & 16/1  
Museum Road  
B'lore

(KIRAN.V)  
PURCHASER

Drafted by:

P.v. Hegde  
(Prabhat Hegde)  
Advocate.



20951 1084/16-12

BNG(U)ANKL SRO No. 1084/16-12

BOOK-1 CONTAINING TOTAL SHEETS. 4

OF 15 PAGE

## DEED OF GIFT

THIS DEED OF GIFT made and executed on this the 25<sup>th</sup> day of May, Two Thousand and Sixteen (25/05/2016) at Anekal, Bangalore;

BY:

Sri.KIRAN.V, aged about 37 years,  
Son of Sri.R.Venugopal Reddy,  
Residing at No.1140, 17<sup>th</sup> Cross,  
7<sup>th</sup> Sector, H.S.R.Layout,  
Bangalore-560 102.



Hereinafter called as the DONOR, the expression unless repugnant to the subject or context, shall mean and include his legal heirs, legal representatives, assigns, executors, administrators etc., or any one claiming through or under them, on the first party: and

## AND IN FAVOUR OF

Smt.KAVITHA.V, aged about 36 years,  
Daughter of of Sri.R.Venugopal Reddy,  
Wife of Sri. A. Rama Reddy,  
Residing at No. 479, 13<sup>th</sup> Cross,  
Koramangala, 3<sup>rd</sup> Block,  
Bangalore - 560 034.

Hereinafter called as the DONEE, the expression unless repugnant to the subject or context, shall mean and include her respective legal heirs, legal representatives, assigns, executors, administrators etc., or any one claiming through or under them, on the Second party: and

*[Signature]*

*[Signature]*



Print Date & Time : 26-05-2016 03:21:17 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1084

BNG(U)ANKL SRO No. 1084/16 12

BOOK-1 CONTAINING TOTAL SHEETS 4  
OF 2 PAGE

ಅನೇಕಲ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು 03:16:19 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	500.00
2	ಸ್ಯಾಂಪಿಂಗ್ ಫೀ	245.00
	ಒಟ್ಟು :	745.00

ಶ್ರೀಮತಿ Smt. KAVITHA.V D/o. Sri. R. Venugopal Reddy & W/o. Sri.A. Rama Reddy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ Smt. KAVITHA.V D/o. Sri. R. Venugopal Reddy & W/o. Sri.A. Rama Reddy			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

H. M. VENKA  
Senior Sub-Reg.  
ANEKAL

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Smt. KAVITHA.V D/o. Sri. R. Venugopal Reddy & W/o. Sri.A. Rama Reddy (ಬರೆದುಕೊಂಡವರು)			
2	Sri. KIRAN.V S/o. Sri. R. Venugopal Reddy (ಬರೆದುಕೊಂಡವರು)			

H. M. VENKA  
Senior Sub-Reg.  
ANEKAL

WITNESSETH AS FOLLOWS:

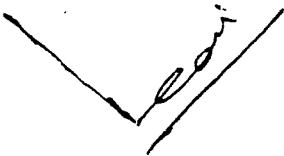
WHEREAS, the Donor is the sole and absolute owner of all that piece and parcel of residentially converted land bearing Survey No. 16/4, measuring 9 1/2 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, which came to be converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 08/11/2013, bearing No. ALN(ASH)SR:92/2013-14, issued by the Deputy Commissioner, Bangalore District, Bangalore, which property is morefully described hereunder and hereinafter referred to as "SCHEDULE PROPERTY", for the sake of brevity, he having acquired the same vide Registered Sale Deed dated 25/05/2016, bearing document No ANK-1-01080/2016-17, Book-I, stored in C.D. No. ANKD 44, registered before the office of the Sub- Registrar, Anekal,

THUS the Donor is the absolute owner of the Schedule Property and right from the date of its acquisition, the Donor is exercising acts of ownership and possession over the same without any let or hindrance from anyone.

WHEREAS the Donor desires to confer a valid, clear and uninterrupted title to the Donee. The Donor is the brother of Donee and wishes as hereunder.

The Donor desires to gift the Schedule Property to the Donee as gift in consideration of natural love and affection subject to the conditions hereinafter mentioned. The Donee have accepted the said gift.

NOW THIS DEED WITNESSETH that the Donor, without any monetary consideration and in consideration of natural love and affection which the Donor bears to the Donee, doth hereby grants and transfers by way of gift the Schedule Property, together with all and all the things permanently attached thereto or standing thereon and all the liberties, privileges, easements and advantages appurtenant thereto and all the estate, right, title, interest, use, inheritance, possession, benefit, claims and demand whatsoever of the Donor to have and to hold the same unto and to the use of the Donee absolutely but subject to the payment of all taxes, rates, assessments dues and duties now and hereafter chargeable thereon to the Government or Municipality or other Local Authority.




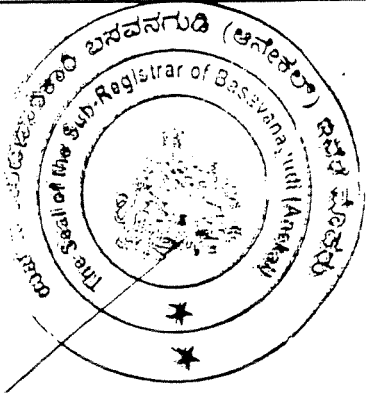


ಗುರುತಿಸುವವರು

BNG(U)ANKL SRO No. 1084/1677  
BOOK-1 CONTAINING TOTAL SHEETS...4...  
OF A - 7 PAGE

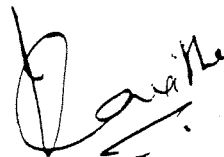
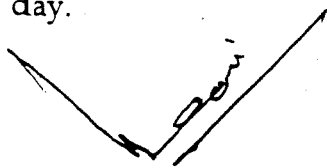
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Shiva Kumar G R S/o. G.K. Rudrappa No.61 & 61/A, Museum Road, Bangalore	G. R. Rudrappa
2	Chalapathi S/o. Narayanaswamy No.479, 13th Cross, 3rd Block, Koramangala, Bangalore-560 095	Chalapathi S/o. Narayanaswamy

H. M. VENKAT  
Senior Sub-Reg  
ANEKAL

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ ANK-1-01084-2016-17 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ ANKD404 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  H. M. VENKATESH Senior Sub-Registrar ANEKAL	
---	--

AND the Donor doth hereby covenant with the Donee;

- a) That the Donor has good right, full power and absolute authority to gift the Schedule Property hereby gifted in the manner aforesaid.
- b) The Donee may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the Schedule Property and receive the rents, issues, and profits thereof and every part thereof to and for their own use and benefit without any suit, lawfully eviction, interruption, claim or demand whatsoever from or by the Donor or their his, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the Donors.
- c) That the Schedule Property is free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Donor and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever, had made, executed, occasioned or suffered by the Donor or by any other person or persons lawfully claiming or to claim by from under or in trust for the Donors.
- d) AND FURTHER that the Donor and all persons having or lawfully claiming any estate or interest whatsoever to the Schedule Property or any part thereof from under or trust for the Donor or his heirs, executors, administrators and assigns or any of him shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other acts, deeds things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said land and premises and every part thereof unto and to the use of the Donee in the manner aforesaid as by the Donee, their heirs, executors, administrators and assigns or counsel in law shall be reasonably required.
- e) The Donor has this day handed over all the relevant available original copies of title deeds along with vacant possession of the Schedule Property to the Donee, on this day.



BNG(U)ANKL SRO No. 1084/16-17  
BOOK-1 CONTAINING TOTAL SHEETS 4  
OF 6-7 PAGE



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ Smt. KAVITHA.V D/o. Sri. R. Venugopal Reddy & W/o. Sri.A. Rama Reddy , ಇವರು  
1170.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	1170.00	Paid in cash
ಒಟ್ಟು :	1170.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 26/05/2016

H. M. VEKATESH  
Senior Sub-Registrar  
ANEKAL

BNG(U)ANKL SRO No.....

BOOK-1 CONTAINING TOTAL SHEETS.....

OF.....PAGE

1084/16-12

### SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF THE Converted Land bearing Survey Number-16/4 measuring 9 ½ guntas, (Converted vide Official Memorandum dated 08/11/2013, bearing No.ALN(ASH)SR:92/2013-14, issued by the Deputy Commissioner Bangalore District, Bangalore), situated at Gattahalli, Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the:

East by : Land bearing Sy.No.13;  
West by : Land bearing Sy.No.16/2;  
North by : Land bearing Sy.No.16/3;  
South by : Land bearing Sy. No. 16/5;

IN WITNESS WHEREOF, the Donor as well as the Donees (by way of acceptance of the said gift) have put their respective hands the day, month and year first hereinabove written.

#### WITNESSES:

1.

G.R. Mubarek  
No 16E 16/1  
Museum Road  
B'lor

(KIRAN.V)  
(DONOR)

2.

Kavitha V  
16 d 16/1

(KAVITHA.V)  
(DONEE)  
(Accepted the Gift)

Maryam hood  
B'lor 16/1

Drafted by;

P. Hegde  
(Prabhat Hegde)  
Advocate.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ  
( ನಿಯಮ 10-A )

ಶ್ರೀ /ಶ್ರೀಮತಿ Smt. KAVITHA.V W/o. Sri.A. Rama Reddy & D/o. R. Venugopal Reddy , ಇವರು  
4500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ

ಮೊತ್ತ (ರೂ.)

ಹಣದ ಪಾವತಿಯ ವಿವರ

ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ

4500.00

Documnet No.1084/2016-17 Paid by  
Cash

ಒಟ್ಟು :

4500.00

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 24/11/2017

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕಾಧಿಕಾರಿ  
(ಅನೇಕಲ್) (ಅನೇಕಲ್)

BOOK 1 1086/16-17

BNG(U)ANKL SRO No. 1086/16-17  
BOOK-1 CONTAINING TOTAL SHEETS. 4  
OF 1-7 PAGE

## DEED OF GIFT



THIS DEED OF GIFT made and executed on this the 25<sup>th</sup> day of May, Two Thousand and Sixteen (25/05/2016) at Anekal, Bangalore;

BY:

Smt.KAVITHA.V, aged about 36 years,  
Daughter of of Sri.R.Venugopal Reddy,  
Wife of Sri. A. Rama Reddy,  
Residing at No. 479, 13<sup>th</sup> Cross,  
Koramangala, 3<sup>rd</sup> Block,  
Bangalore - 560 034.

Hereinafter called as the DONOR, the expression unless repugnant to the subject or context, shall mean and include her legal heirs, legal representatives, assigns, executors, administrators etc., or any one claiming through or under them, on the first party: and

## AND IN FAVOUR OF

Sri. A. RAMA REDDY, aged about 41 years,  
Son of Late A.R. Ashwathanarayana Reddy,  
Residing at No. 479, 13<sup>th</sup> Cross,  
Koramangala, 3<sup>rd</sup> Block,  
Bangalore - 560 034.

Hereinafter called as the DONEE/S, the expression unless repugnant to the subject or context, shall mean and include his respective legal heirs, legal representatives, assigns, executors, administrators etc., or any one claiming through or under them, on the Second party: and

*[Signature]* *[Signature]*



BNG(U)ANKL SRO No. 1086/16 + 2  
 BOOK-1 CONTAINING TOTAL SHEETS 4  
 OF 2-7 PAGE 1

Print Date & Time : 26-05-2016 03:27:43 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1086

ಆನ್‌ಲೈನ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕೆಜೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು 03:23:39 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	500.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	245.00
	ಒಟ್ಟು :	745.00

ಶ್ರೀ Sri. A. RAMA REDDY S/o. Late Sri.A.R. Aswatharanarayana Reddy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Sri. A. RAMA REDDY S/o. Late Sri.A.R. Aswatharanarayana Reddy			

H. M. VENKAT  
 Senior Sub-Regis  
 ANEKAL

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	Sri. A. RAMA REDDY S/o. Late Sri.A.R. Aswatharanarayana Reddy (ಬರೆದುಕೊಂಡವರು)			
2	Smt. KAVITHA.V D/o. Sri. R. Venugopal Reddy & W/o. Sri.A. Rama Reddy (ಬರೆದುಕೊಂಡವರು)			

H. M. VENKAT  
 Senior Sub-Re  
 ANEKAL

WITNESSETH AS FOLLOWS:

WHEREAS, the Donor is the sole and absolute owner of all that piece and parcel of residentially converted land bearing Survey Number 16/4, measuring 9 ½ guntas, (converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 08/11/2013, bearing No. ALN(ASH)SR:92/2013-14, issued by the Deputy Commissioner, Bangalore District, Bangalore) under a Deed of Gift dated 25/05/2016, registered as document bearing No. ANK-1-01084/2016-17, Book-I, stored in C.D. No. ANKD.404, registered in the office of the Sub-Register, Anekal Taluk, Bangalore. Which property is morefully described hereunder and hereinafter referred to as SCHEDULE PROPERTY.

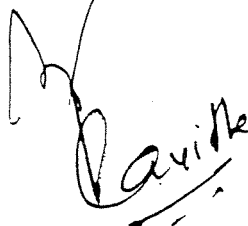
WHEREAS the Donor desires to confer a valid, clear and uninterrupted title to the Donee. The Donor is the wife of the Donee and wishes as hereunder.

The Donor desires to gift the Schedule Property to the Donee as gift in consideration of natural love and affection subject to the conditions hereinafter mentioned. The Donee has accepted the said gift.

NOW THIS DEED WITNESSETH that the Donor, without any monetary consideration and in consideration of natural love and affection which the Donor bears to the Donee, doth hereby grants and transfers by way of gift the Schedule Property, together with all and all the things permanently attached thereto or standing thereon and all the liberties, privileges, easements and advantages appurtenant thereto and all the estate, right, title, interest, use, inheritance, possession, benefit, claims and demand whatsoever of the Donor to have and to hold the same unto and to the use of the Donee absolutely but subject to the payment of all taxes, rates, assessments dues and duties now and hereafter chargeable thereon to the Government or Municipality or other Local Authority.

AND the Donor doth hereby covenant with the Donee;

- a) That the Donor has good right, full power and absolute authority to gift the Schedule Property hereby gifted in the manner aforesaid.
- b) The Donee may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the Schedule Property and receive the rents, issues, and profits thereof and every part thereof to and for his own use and benefit without any




ಗುರುತಿಸುವವರು

BNG(U)ANKL SRO No. 1086/16-17  
BOOK-1 CONTAINING TOTAL SHEETS 4  
OF 4-7 PAGE

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Shiva Kumar G R S/o. G.K. Rudrappa No.61 & 61/A, Museum Road, Bangalore	G.R. Rudrappa
2	Chalapathi S/o. Narayanaswamy No.479, 13th Cross, 3rd Block, Koramangala, Bangalore-560 095	Chalapathi S/o. N.G.

H. M. ANK. ಸಹಿ  
Senior Sub-Reg.  
ANEKAL

<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ ANK-1-01086-2016-17 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ ANKD404 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: center;">H. M. ANK. TESH Senior Sub-Registrar ANEKAL</p>	<p style="text-align: center;">ಸಚಿವರು (ಆನೇಕಲಾ) ಇವರ ಮಹೋದಯ The Seal of the Government of Karnataka (Anekal) ಸಚಿವರು (ಆನೇಕಲಾ) ಇವರ ಮಹೋದಯ</p>
---	---

suit, lawfully eviction, interruption, claim or demand whatsoever from or by the Donor or their heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the Donors.

c) That the Schedule Property is free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Donor and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever, had made, executed, occasioned or suffered by the Donor or by any other person or persons lawfully claiming or to claim by from under or in trust for the Donor.

d) AND FURTHER that the Donor and all persons having or lawfully claiming any estate or interest whatsoever to the Schedule Property or any part thereof from under or trust for the Donor or her heirs, executors, administrators and assigns or any of her shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other acts, deeds things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said land and premises and every part thereof unto and to the use of the Donee in the manner aforesaid as by the Donee, their heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

e) The Donor has this day handed over all the relevant available original copies of title deeds along with vacant possession of the Schedule Property to the Donee, on this day.

#### SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF THE Converted Land bearing Survey Number-16/4 measuring 9 ½ guntas, (Converted vide Official Memorandum dated 08/11/2013, bearing No.ALN(ASH)SR:92/2013-14, issued by the Deputy Commissioner Bangalore District, Bangalore), situated at Gattahalli, Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the:

East by	:	Land bearing Sy.No.13;
West by	:	Land bearing Sy.No.16/2;
North by	:	Land bearing Sy.No.16/3;
South by	:	Land bearing Sy. No. 16/5;

*Signature*

BNG(U)ANKL SRO No.....

1086/16-12

BOOK-1 CONTAINING TOTAL SHEETS.....

OF 6-7 PAGE



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Sri. A. RAMA REDDY S/o. Late Sri.A.R. Aswatharanarayana Reddy , ಇವರು 1170.00  
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	1170.00	Paid in cash
ಒಟ್ಟು :	1170.00	

ಸ್ಥಳ : ಅನೇಕಲ್


ದಿನಾಂಕ : 26/05/2016

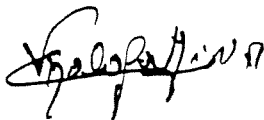
H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL


IN WITNESS WHEREOF, the Donor as well as the Donee (by way of acceptance of the said gift) have put their respective hands the day, month and year first hereinabove written.

WITNESSES:

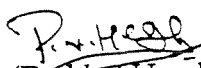
1. G.R. Nalawala  
No 16 & 16/1  
Museum Road  
Blore-01

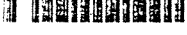
  
(KAVITHA.V)  
(DONOR)

2.   
10/10/11  
Museum Road  
B'lore-01

  
(A.RAMA REDDY)  
(DONEE)  
(Accepted the Gift)

Drafted by;

  
(Prabhat Hegde)  
Advocate.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ  
( ನಿಯಮ 10-A )

ಶ್ರೀ /ಶ್ರೀಮತಿ Dr. A. RAMA REDDY S/o. Late A.R. Ashwathanarayan Reddy , ಇವರು 4500.00  
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ

ಮೊತ್ತ (ರೂ.)

ಹಣದ ಪಾವತಿಯ ವಿವರ

ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ

4500.00

Document No.1086/2016-17 Paid by  
Cash

ಒಟ್ಟು :

4500.00

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 24/11/2017

ಉಪ-ನೋಂದಣಿ ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ  
ಉಪನೋಂದಣಾಧಿಕಾರಿ  
(ಅನೇಕಲ್)

### ABSOLUTE SALE DEED

This ABSOLUTE SALE DEED is made and executed on this the 25<sup>th</sup> day of May, Two Thousand and Sixteen (25/05/2016) at Bangalore;

By,

1. Sri. SANJEEVAPPA, aged about 83 years,  
Son of late Thotada Ayyappa,
2. Sri. CHINNAPPA, aged about 53 years,  
Son of Sri. Sanjeevappa,
- 2a. Smt. PADHMA, aged about 47 years,  
Wife of Sri. Chinnappa,
- 2b. Sri. GOVINDHARAJ, aged about 25 years,  
Son of Sri. Chinnappa,
- 2c. Kumari. ANITHA, aged about 23 years,  
Daughter of Sri. Chinnappa,
3. Sri. VENKATESH, aged about 47 years,  
Son of Sri. Sanjeevappa,
- 3a. Smt. MANJULA, aged about 42 years,  
Wife of Sri. Venkatesh,
- 3b. Kumari. SUREKA, aged about 21 years,  
Daughter of Sri. Venkatesh,
- 3c. Sri. CHETAN, aged about 19 years,  
Son of Sri. Venkatesh,




R. [Signature]

ಪ್ರಾಚೀನ ಸಂಖ್ಯೆ : 1081

ಕೆಆರ್ ಡಬ್ಲ್ಯುಎಸ್ ಉಪವಿಭಾಗಾಧಿಕಾರಿ ಕಛೇರಿ, ಬೆಂಗಳೂರು ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು 03:04:45 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ಎವರೆಸಿದ ಲ್ಯಾಟೆಂಟ್.







ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	189020.00
2	ಸ್ವಾಮಿನ್ಯಾ ಛಾ	455.00
	ಒಟ್ಟು:	189475.00

ಶ್ರೀ Sri. R. Venugopal Reddy S/o. Late Ramalinga Reddy ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿಗಳು

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Sri. R. Venugopal Reddy S/o. Late Ramalinga Reddy			

ಬರೆಯಬೇಕಾದುದಾಗಿ ಒಪ್ಪಿರುವುದು

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	Sri. R. Venugopal Reddy S/o. Late Ramalinga Reddy (ಬರೆಯಬೇಕಾದುದಾಗಿ)			
2	Sri. Sanjeevappa, Chinnappa, Padhma, Govindharaj, Kumari, Anitha, Venkatesh, Manjula, Kumari, Surekha, Chetan, Kumari, Chaitra, Srinivas & Vanajalsh i all are Rep by their GPA Holder Sri. R. Venugopal Reddy S/o. Late Ramalinga Reddy (ಬರೆಯಬೇಕಾದುದಾಗಿ)			

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

- 3d. Kumari. CHAITRA, aged about 15 years,  
Daughter of Sri. Venkatesh,
4. Sri. SRINIVAS, aged about 42 years,  
Son of Sri. Sanjeevappa,
- 4a. Smt. VANJAKSHI, aged about 37 years,  
Wife of Sri. Srinivas,

All are residing at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

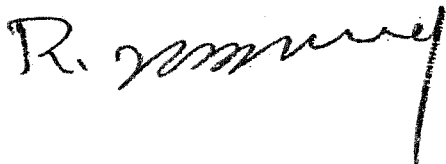
All are represented by their General Power of Attorney Holder Sri. R. VENUGOPAL REDDY, aged about 67 years, Son of Late Ramalinga Reddy, residing at No. 1140, 17<sup>th</sup> Cross, 7<sup>th</sup> Sector, H.S.R. Layout, Bangalore - 560 102. Under registered General Power of Attorney dated 04/04/2008, registered as document bearing No.3/2008-09, of Book IV, stored in C.D. No. SRJD14, in the Office of the Sub-Registrar, Sarjapura, Bangalore.

Hereinafter referred to as the 'VENDOR/S', which expression shall wherever the context so requires or admits, mean and include their legal heirs, representatives, successors, executors, administrators, assigns, nominees or any person/s claiming under him of the 'ONE PART';

**IN FAVOUR OF;**

Sri.R.VENUGOPAL REDDY, aged about 67 years,  
Son of late Ramalinga Reddy,  
Residing at No.1140, 17<sup>th</sup> Cross,  
7<sup>th</sup> Sector, H.S.R.Layout,  
Bangalore - 560 102.

Hereinafter called as 'PURCHASER/S', which expression shall wherever the context shall mean and include his/her/their heirs, legal representatives, successors, executors, administrators, assigns, nominees, etc., of the 'OTHER PART'

R. 

ಹೋಟೆ ಸಹಕರ  
ಮೊಂಡೇ ಹಾಗೂ ಮುದ್ರಾಂ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಹೋಟೆ ಮುದ್ರಾಂ ಹಾಯ್ಕೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Sri. R. Venugopal Reddy S/o. Late Ramalinga Reddy , ಇವರು 741485.00 ರೂಪಾಯಿಗಳನ್ನು  
ಮೊಂಡೇ ಮುದ್ರಾಂ ಹಾಗೂ ಮುದ್ರಾಂ ವಾಚಕಿವಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ವೈಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ವಾಚಕಿಯ ವಿವರ
ಮಾಡು ರೂಪ	20.00	Paid in cash
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	618600.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore Branch DD No.390802 dt: 26/05/2016
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	28355.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore Branch DD No.390803 dt: 26/05/2016
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	94510.00	The Karnataka State Co-Op Apex Bank Ltd Bangalore Branch DD No.390804 dt: 26/05/2016
ಒಟ್ಟು:	741485.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 26/05/2016

H. M. VENKATESH  
Senior Sub Registrar  
ANEKAL

**THE VENDORS DO HEREBY REPRESENT TO THE PURCHASER AS FOLLOWS:**

- a) That the Vendors are the sole and absolute owners of the Schedule Property and the same is acquired by way of sale deed and there is no legal impediment or restriction from their family members to sell the same and the same is free from all encumbrances, lien, lispendens, minors' claims, attachments, disputes, mortgages, acquisitions, court attachments/decrees, tenancy claims, occupancy rights, assignment or trust of any nature whatsoever and the same has not been offered as security or charge or otherwise to any court, revenue authority, banks/financial institutions or other Authorities.
- b) That the Vendors entitled to hold and transfer the Schedule Property to the Purchaser and that there is no impediment to sell the same nor are there any proceedings pending under any of the statutory laws and regulations to hold and/or transfer the same to the Purchaser and that the title of Vendors to the Schedule Property is clear and marketable and they are entitled to sell the same.
- c) That except the Vendors no one else has any right, title, claim, interest or demand of any nature whatsoever over and in respect of the Schedule Property or any portion thereof.
- d) That there are no previous Sale or purchase agreement/s or memorandum of understanding entered into in respect of the Schedule Property nor the Vendors have entered into any agreement for lease or development or arrangement for the transfer of the Schedule Property or any part thereof, which is still subsisting as on date.
- e) The Vendors have not executed any Will or Codicil in favour of anyone in respect of the Schedule Property as on date.
- f) That the Vendors have not received any notification of any kind in respect of the Schedule Property, that may in any manner derogate their full and absolute ownership of the Schedule Property.
- g) That the Vendors have not received any notice of attachment/acquisition under any Act or from any Competent/Statutory Authority in respect of the Schedule Property.

*R. [Signature]*



- h) That there are no applications for registration of Tenancy Rights pending in respect of the Schedule Property vide Endorsement issued by the Tahsildar, Anekal Taluk.
- i) That there are no easements, quasi-easements, disputes regarding the boundaries, rights, exceptions or other similar matters whether or not apparent on inspection or disclosed in respect of the Schedule Property.
- j) That there are no acquisition proceeding initiated/pending by the Karnataka Industrial Areas Development Board or any other Planning Authority or any other Statutory Authority/ Body and that no notice have been received for road widening from the National Highways Authority of India, Bangalore Metropolitan Regional Development Authority, Bangalore Development Authority or any other authority, in respect of the Schedule Property.
- k) That Vendors have not received any notice/s or orders affecting the Schedule Property from the local or other competent/ statutory authorities or from any third party and so far the Vendors are aware that there are no proposals made or intended to be made by any such authority concerning the whole or any part of the Schedule Property and the Schedule Property is not the subject matter of any notification and or any acquisition or requisition under any applicable law.
- l) That the Vendors have not received any notice of attachment under the Income Tax Act or any other Act or from any Competent Authority in respect of the Schedule Property and further represents that there are no tax recovery or certificate proceedings initiated or pending against the Vendors affecting the Schedule Property.
- m) That there are no suits, legal proceedings, disputes or claims against the Vendors that may affect in any way the Vendor's title to or right to dispose off the Schedule Property and there is no impediment for sale of the Schedule Property under any law, Act, order, decree or contract or arbitration award.

Based on the above representations of the Vendors, the Purchaser has agreed to purchase the Schedule Property from the Vendors. Hence this Sale Deed:

R. [Signature]



OF 912

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-**

That in pursuance of the above common intention and covenants and as desired by the Vendors, the Purchaser has paid the entire sale consideration of Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand Only) paid by the Purchaser to the Vendors by way of cash before the witnesses to this indenture towards full and final settlement of entire sale consideration, before the execution of these presents in the presence of the following witnesses and the Vendors hereby admits and acknowledges for having received the above said entire sale consideration in full satisfaction and final settlement from the Purchaser and the Vendors hereby sells, transfers all their rights, title and interest in the said Property and sets-over the vacant possession of the Schedule Property to the Purchaser as absolute owners from here on and forever, the Vendors hereby acknowledges and acquits the Purchaser of any such payment in the presence of the before the Witnesses.

The Vendors are the absolute Owners of all that piece and parcel of the Schedule Property do hereby sells, conveys, transfers, alienates UNTO the Purchaser all that piece and parcel of the Schedule Property TO HAVE AND TO HOLD the same as its absolute Owners with all rights, liberties, privileges, easements, hereditaments, ways, water courses and free from all encumbrances.

**THE VENDORS COVENANTS WITH THE PURCHASER AS FOLLOWS: -**

1. That the Vendors hereby vests in the Purchaser the full, absolute, unencumbered and exclusive title to the Schedule Property hereby Sold.
2. That the Purchaser shall enter into and upon the Schedule Property, shall enjoy exclusive ownership, possession and also rents and profits if any received there from without any interruption or disturbance by the Vendors or any person claiming through or under them and without any unlawful disturbance or interruption by any other person whatsoever.
3. That the Vendors do hereby indemnify and agree to keep indemnified the Purchaser against any loss or damage which the Purchaser may sustain on account of the Purchaser right to remain in peaceful possession and enjoyment of the Schedule Property as absolute owners being disturbed in any manner whatsoever, on account of any defect or deficiency in the title of the Vendors and the Vendors agrees to defend

R. [Signature]



the right, title and interest of the Purchaser to the Schedule Property against all claims and that all costs and expenses in this regard shall be borne and paid for by the Vendors.

4. That the Vendors shall meet all demands received subsequent to the signing of this Deed for all taxes, revenues and other levies, impositions and outgoings whatsoever in respect of the Schedule Property for the period prior to taking over possession by the Purchaser or reimburse the Purchaser of such demands if the same are met by the Purchaser.
5. That the Vendors hereby assures the Purchaser that they have not done or caused to be done any acts, deeds or things which are contrary to or inconsistent with the covenants herein contained and which may have the effect of affecting, prejudicing, jeopardizing or otherwise abrogating the right, title and interest of the Purchaser in respect of the Schedule Property herein conveyed in any manner and to any extent whatsoever and that in the event should there be any encumbrance(s) or liability(s) in respect of the Schedule Property or any third party claims, the Vendors shall liquidate all such encumbrance(s), liability(s) without any consequential liability to the Purchaser or to his successor or successors and assigns from time to time.
6. That the Vendors have this day handed over the available title deeds relating to the Schedule Property to the Purchaser.
7. That the Vendors undertake to always indemnify and reimburse the Purchaser, its assigns, executors, assigns, etc., against all losses/damages/expenses incurred and damages that the Purchaser may incur/suffer/sustain on account of any encumbrances, claims, charges, demands from any third party/ies, clogs, litigations, court/s attachments, hindrances, cesses, wealth tax, gift tax, property taxes or any other tax which would create a charge and interruptions of whatsoever kind and from whomsoever or on account of any defect in title, latent or patent which the Purchaser could otherwise discover in respect of the Schedule Property hereby conveyed in future.
8. That the Vendors hereby covenants with the Purchaser that, they have not alienated the Schedule Property hereby conveyed by way of sale/mortgage or otherwise to any third party/ies or is the Schedule Property the subject matter of any Will/Last Testament or Court-attachments under any legal proceedings and/or have

R. [Signature]



been offered as Collateral Security/Surety and there are no claims, charges or otherwise on the Schedule Property.

9. That the Vendors being fully aware of all facts assure the Purchaser that, all contents of this Absolute Sale Deed are correct and have been confirmed by them while they are in good health, sound mind and having faculty power.
10. That the Vendors further declares and confirms that, from this day onwards they have no manner of right, title or interest in the Schedule Property hereby sold.
11. That the Vendors covenants with the Purchaser that they are entitled to lawfully convey the Schedule Property and that they have not done or been a party to any act of deed whereby they are prevented from conveying the Schedule Property or any part/s thereof in the manner herein appearing.
12. That the Purchaser shall henceforth be entitled to enter into and upon the Schedule Property and fully utilize the same for their bonafide use and occupation and derive profits, peacefully and quietly hold, possess, enjoy and exploit the Schedule Property as their Absolute Property with all benefits accruing thereto, without any let or hindrance either by the Vendors or any one claiming through or under their or in trust for them.
13. That the Purchaser shall hold the Schedule Property free, clear, freely, clearly and absolutely exonerated and forever released and discharged or otherwise by the Vendors and well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances, whatsoever made occasioned and suffered by the Vendors or by any other person/s claiming or to claim, by, from under or in trust for them.
14. That the Vendors have this day placed the Purchaser in vacant and peaceful possession of the Schedule Property. The Vendors have No Objection whatsoever in the Purchaser getting the mutation/khata of the Schedule Property transferred in the name of the Purchaser.
15. The Stamp duty and Registration fee is paid on the market value of the Schedule Property.

R. [Signature]



16. That the Schedule Property is not developed except for being converted from agricultural use to non-agricultural Residential purpose.

### SCHEDULE PROPERTY

All that piece and parcel of the converted land bearing Survey No.18, measuring 1 acre 18 guntas, (Out of 3 acre 18 guntas) situated at Gathalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, (converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 16/09/2013, bearing No. ALN(A.S.H) SR/84/2013-14, issued by the Deputy Commissioner, Bangalore District, Bangalore) and bounded as follows;

East by : Remaining Portion of same Sy. No. 18;  
West by : Land bearing Sy. Nos. 22 and 25/2;  
North by : Road;  
South by : Road and Kalve;

IN WITNESS WHEREOF, the Parties to this Deed have signed and executed this ABSOLUTE SALE DEED on the day, month and year mentioned above.

### WITNESSES:

1. G.R. Venugopal Reddy  
No 16 & 16/1  
Museum Road  
B.lore

Vendors at Sl. No. 1 to 4a represented by their  
GPA Holder Sri. R. VENUGOPAL REDDY

2. Prabhath Hegde  
No. 16 & 16/1

(R. VENUGOPAL REDDY)  
PURCHASER

Drafted by G.R. Venugopal Reddy  
(Prabhath Hegde)  
Advocate.



**DEED OF GIFT**

**THIS DEED OF GIFT** made and executed on this the 25<sup>th</sup> day of May Two Thousand and Sixteen (25/05/2015) at Bangalore;

**BY:**

**Sri.R.VENUGOPAL REDDY**, aged about 67 years,  
Son of late Ramalinga Reddy,  
Residing at No.1140, 17<sup>th</sup> Cross,  
7<sup>th</sup> Sector, H.S.R.Layout,  
Bangalore - 560 102.

Hereinafter called as the **DONOR**, the expression unless repugnant to the subject or context, shall mean and include his legal heirs, legal representatives, assigns, executors, administrators etc., or any one claiming through or under them, on the first party: and

**AND IN FAVOUR OF**

**Smt.KAVITHA.V**, aged about 36 years,  
Daughter of of Sri.R.Venugopal Reddy,  
Wife of Sri. A. Rama Reddy,  
Residing at No. 479, 13<sup>th</sup> Cross,  
Koramangala, 3<sup>rd</sup> Block,  
Bangalore - 560 095.

Hereinafter called as the **DONEE/S**, the expression unless repugnant to the subject or context, shall mean and include her respective legal heirs, legal representatives, assigns, executors, administrators etc., or any one claiming through or under them, on the Second party: and

**WITNESSETH AS FOLLOWS:**

WHEREAS, the Donor is the sole and absolute owner of all that piece and parcel of residentially converted land bearing Old Survey No. 18, measuring 1 acre 18 guntas, (out of 3 acres 18 guntas), situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk,

*R. Venugopal Reddy*




*Kavitha V*

ಪ್ರಾ.ವಿ.ಸಂಖ್ಯೆ : 1087

ನೋಡಲ್ ಡೆಪ್ಯುಟಿ ಕಮಿಷನರವರ ಕಛೇರಿ, ಬೆಂಗಳೂರು, 26-05-2016 ರಂದು 03:30:13 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ  
 ಲಭ್ಯವಾಗಿದೆ







ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	500.00
2	ಸ್ವಾಮ್ಯದ ಫೀ	245.00
	ಒಟ್ಟು:	745.00

ಪ್ರಮತಿ Smt. KAVITHA.V D/o. Sri. R. Venugopal Reddy & W/o. Sri.A. Rama Reddy ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಪ್ರಮತಿ Smt. KAVITHA.V D/o. Sri. R. Venugopal Reddy & W/o. Sri.A. Rama Reddy			

ಬರೆಯಬೇಕಾದುದಾಗಿ ಒತ್ತಿರುತ್ತಾರೆ

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	Smt. KAVITHA.V D/o. Sri. R. Venugopal Reddy & W/o. Sri.A. Rama Reddy (ಬರೆಯಬೇಕಾದುದಾಗಿ)			
2	Sri. R. Venugopal Reddy S/o. Late Ramalinga Reddy (ಬರೆಯಬೇಕಾದುದಾಗಿ)			

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

Bangalore District, which came to be converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 16/09/2013, bearing No. ALN(ASH)SR/84/2013-14, issued by the Deputy Commissioner, Bangalore District, Bangalore, which property is morefully described hereunder and hereinafter referred to as "SCHEDULE PROPERTY", for the sake of brevity, he having acquired the same vide Registered Sale Deed dated 25/05/2016 bearing document No. ANK-1-01081/2016-17 Registered before the office of the sub-registrar *A. n. eka*

THUS the Donor is the absolute owner of the Schedule Property and right from the date of its acquisition, the Donor is exercising acts of ownership and possession over the same without any let or hindrance from anyone.

WHEREAS the Donor desires to confer a valid, clear and uninterrupted title to the Donee. The Donor is the father of Donee and wishes as hereunder.

The Donor desires to gift the Schedule Property to the Donee as gift in consideration of natural love and affection subject to the conditions hereinafter mentioned. The Donee have accepted the said gift.

NOW THIS DEED WITNESSETH that the Donor, without any monetary consideration and in consideration of natural love and affection which the Donor bears to the Donee, doth hereby grants and transfers by way of gift the Schedule Property, together with all and all the things permanently attached thereto or standing thereon and all the liberties, privileges, easements and advantages appurtenant thereto and all the estate, right, title, interest, use, inheritance, possession, benefit, claims and demand whatsoever of the Donor to have and to hold the same unto and to the use of the Donee absolutely but subject to the payment of all taxes, rates, assessments dues and duties now and hereafter chargeable thereon to the Government or Municipality or other Local Authority.

AND the Donor doth hereby covenant with the Donee;

- a) That the Donor has good right, full power and absolute authority to gift the Schedule Property hereby gifted in the manner aforesaid.


*R. J. S. S. S. S.*

*K. a. i. l. l. e*



ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿವರ	ಸಹಿ
1	Shiva Kumar G R S/o. G.K. Rudrappa No.61 & 61/A, Museum Road, Bangalore	G.R. Rudrappa
2	Chalapathi S/o. Narayanaswamy No.479, 13th Cross, 3rd Block, Koramangala, Bangalore-560 095	Chalapathi S/o. Narayanaswamy

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL




1 ನೇ ಪುಟದ ದೃಷ್ಟಾಂತ

ಮೊದಲ ANK-1-01087-2016-17 ಅಗಿ

ಪಿ.ಡಿ. ನಂಬರ ANKD404 ನೇ ಪುಟದಲ್ಲಿ

ದಿನಾಂಕ 26-05-2016 ರಂದು ಮೊದಲನೆಯವರಾಗಿದೆ

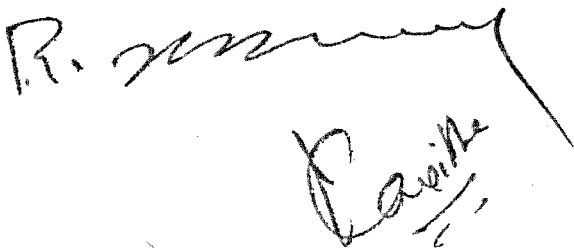


H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

- b) The Donee may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the Schedule Property and receive the rents, issues, and profits thereof and every part thereof to and for their own use and benefit without any suit, lawfully eviction, interruption, claim or demand whatsoever from or by the Donor or their his, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the Donor.
- c) That the Schedule Property is free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Donor and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever, had made, executed, occasioned or suffered by the Donor or by any other person or persons lawfully claiming or to claim by from under or in trust for the Donor.
- d) AND FURTHER that the Donor and all persons having or lawfully claiming any estate or interest whatsoever to the Schedule Property or any part thereof from under or trust for the Donor or his heirs, executors, administrators and assigns or any of him shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other acts, deeds things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said land and premises and every part thereof unto and to the use of the Donee in the manner aforesaid as by the Donee, their heirs, executors, administrators and assigns or counsel in law shall be reasonably required.
- e) The Donor has this day handed over all the relevant available original copies of title deeds along with vacant possession of the Schedule Property to the Donee, on this day.

#### SCHEDULE PROPERTY

All that piece and parcel of the converted land bearing Survey No.18, measuring 1 acre 18 guntas, (out of 3 acres 18 guntas), situated at Gathalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, (converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 16/09/2013, bearing No. ALN(A.S.H)SR/84/2013-14, issued by the Deputy Commissioner, Bangalore District, Bangalore) and bounded as follows;

R.   
Ravindra

ಹೋಟೆ ಸೋಲ  
ಮೊಂಡೆ ಹಾಗೂ ಮುದ್ರಾಂ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಹೋಟೆ ಮುದ್ರಾಂ ಹಾಯ್ಕಿಯ ಕೆಲ 10 ಎ ಲಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ Smt. KAVITHA.V D/o. Sri. R. Venugopal Reddy & W/o. Sri.A. Rama Reddy , ಇವರು  
1170.00 ರೂಪಾಯಿಗಳನ್ನು ಪೂರ್ಣ ಮುದ್ರಾಂ ಕುಲ್ಕವಾಗಿ ಪಾವತಿಸುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಪಾವತ ಪಾವತಿಯ ವಿವರ
ನೇತು ರೂಪ	1170.00	Paid in cash
ಒಟ್ಟು :	1170.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 26/05/2016

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

East by : Remaining Portion of same Sy. No. 18;  
West by : Land bearing Sy. Nos. 22 and 25/2;  
North by : Road;  
South by : Road and Kalve;

IN WITNESS WHEREOF, the Donor as well as the Donee (by way of acceptance of the said gift) have put their respective hands the day, month and year first hereinabove written.

WITNESSES:

1.

G.R. Venugopal Reddy  
No 16 E 16/1  
Museum Road  
B'lore

R. Venugopal Reddy  
(R. VENUGOPAL REDDY)  
(DONOR)

2.

Kavitha V.  
Museum Road  
B'lore

Kavitha V.  
(KAVITHA.V)  
(DONEE)  
(Accepted the Gift)

Drafted by:  
Prabhat Hegde  
(Prabhat Hegde)  
Advocate



DEED OF GIFT

THIS DEED OF GIFT made and executed on this the 25<sup>th</sup> day of May, Two Thousand and Sixteen (25/05/2016) at Anekal, Bangalore;

BY:

Smt.KAVITHA.V, aged about 36 years,  
Daughter of of Sri.R.Venugopal Reddy,  
Wife of Sri. A. Rama Reddy,  
Residing at No. 479, 13<sup>th</sup> Cross,  
Koramangala, 3<sup>rd</sup> Block,  
Bangalore - 560 034.

Hereinafter called as the DONOR, the expression unless repugnant to the subject or context, shall mean and include her legal heirs, legal representatives, assigns, executors, administrators etc., or any one claiming through or under them, on the first party: and

AND IN FAVOUR OF

Sri. A. RAMA REDDY, aged about 41 years,  
Son of Late A.R. Ashwathanarayana Reddy,  
Residing at No. 479, 13<sup>th</sup> Cross,  
Koramangala, 3<sup>rd</sup> Block,  
Bangalore - 560 034.

Hereinafter called as the DONEE/S, the expression unless repugnant to the subject or context, shall mean and include his respective legal heirs, legal representatives, assigns, executors, administrators etc., or any one claiming through or under them, on the Second party: and

WITNESSETH AS FOLLOWS:




WHEREAS, the Donor is the sole and absolute owner of all that piece and parcel of residentially converted land bearing Survey Number 18, measuring 1 Acre 18 guntas, (converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 16/09/2013, bearing No. ALN(A.S.H)SR/84/2013-14, issued by the Deputy Commissioner, Bangalore District, Bangalore) under a Deed of Gift dated

ಮೊಬಿಲ ಸಂಖ್ಯೆ : 1090

ಕೆಲ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವರಾಜ್ ಅವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-05-2016 ರಂದು 03:37:26 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ  
ಭವನದಿಗೆ

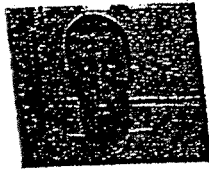

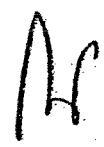


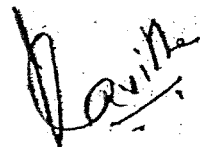
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	500.00
2	ಸ್ಟ್ಯಾಂಪ್ ಛಾ	245.00
	ಒಟ್ಟು:	745.00

ಶ್ರೀ Sri. A. RAMA REDDY S/o. Late Sri.A.R. Aswatharanarayana Reddy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Sri. A. RAMA REDDY S/o. Late Sri.A.R. Aswatharanarayana Reddy			

H. M. VENKATESH  
Senior Sub-Registrar  
ANEKAL

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	Sri. A. RAMA REDDY S/o. Late Sri.A.R. Aswatharanarayana Reddy (ಬರೆದುಕೊಂಡವರು)			
2	Smt. KAVITHA.V D/o. Sri R. Venugopal Reddy & W/o. Sri.A. Rama Reddy (ಬರೆದುಕೊಂಡವರು)			

H. M. VENKATE  
Senior Sub-Registrar  
ANEKAL

25/05/2016, registered as document bearing No. ANK-1-0108/2016-17, Book-I, stored in C.D. No. ANKD/49/registered in the office of the Sub-Register, Anekal Taluk, Bangalore. Which property is morefully described hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.

WHEREAS the Donor desires to confer a valid, clear and uninterrupted title to the Donee. The Donor is the wife of the Donee and wishes as hereunder.

The Donor desires to gift the Schedule Property to the Donee as gift in consideration of natural love and affection subject to the conditions hereinafter mentioned. The Donee has accepted the said gift.

NOW THIS DEED WITNESSETH that the Donor, without any monetary consideration and in consideration of natural love and affection which the Donor bears to the Donee, doth hereby grants and transfers by way of gift the Schedule Property, together with all and all the things permanently attached thereto or standing thereon and all the liberties, privileges, easements and advantages appurtenant thereto and all the estate, right, title, interest, use, inheritance, possession, benefit, claims and demand whatsoever of the Donor to have and to hold the same unto and to the use of the Donee absolutely but subject to the payment of all taxes, rates, assessments dues and duties now and hereafter chargeable thereon to the Government or Municipality or other Local Authority.

AND the Donor doth hereby covenant with the Donee;

- a) That the Donor has good right, full power and absolute authority to gift the Schedule Property hereby gifted in the manner aforesaid.
- b) The Donee may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the Schedule Property and receive the rents, issues, and profits thereof and every part thereof to and for his own use and benefit without any suit, lawfully eviction, interruption, claim or demand whatsoever from or by the Donor or their heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the Donor.

BOOK-1 CONTAINING TOTAL SHEETS.....

OF 4 - 2 PAGE

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c) That the Schedule Property is free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Donor and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever, had made, executed, occasioned or suffered by the Donor or by any other person or persons lawfully claiming or to claim by from under or in trust for the Donor.

d) AND FURTHER that the Donor and all persons having or lawfully claiming any estate or interest whatsoever to the Schedule Property or any part thereof from under or trust for the Donor or their heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other acts, deeds things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said land and premises and every part thereof unto and to the use of the Donee in the manner aforesaid as by the Donee, their heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

e) The Donor has this day handed over all the relevant available original copies of title deeds along with vacant possession of the Schedule Property to the Donee, on this day.

#### SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF THE Converted Land bearing Survey Number-18, measuring 1 Acre 18 Guntas, (Converted vide Official Memorandum dated 16/09/2013, bearing No.ALN(ASH)SR/84/2013-14, issued by the Deputy Commissioner Bangalore District, Bangalore), situated at Gattahalli, Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the:

East by	:	Remaining Portion of same Sy. No. 18;
West by	:	Land bearing Sy. Nos. 22 and 25/2;
North by	:	Road;
South by	:	Road and Kalve;

ಕೂಟ ಸೇವೆ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕೂಟ ಮುದ್ರಾಂಶ ಇಲಾಖೆಯ ಕೆಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ S/A. RAMA REDDY S/o. Late S/A.R. Aswatharanarayana Reddy , ಇವರು 1170.00  
ರೂಪಾಯಿಗಳನ್ನು ಪಡೆದ ಮುದ್ರಾಂಶ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ(ರೂ.)	ಪಾವತ ಪಾವತಿಯ ವಿವರ
ಪರಿಶೀಲನೆ	1170.00	Paid in cash
ಒಟ್ಟು:-	1170.00	

ಸ್ಥಳ : ಕೊಪ್ಪಳ

ದಿನಾಂಕ : 26/05/2016

H. M. KATESH  
Senior S/A Registrar  
ANEKAL

Designed and Developed by C- DAC ACTS Pune.

IN WITNESS WHEREOF, the Donor as well as the Donee (by way of acceptance of the said gift) have put their respective hands the day, month and year first hereinabove written.

WITNESSES:

1. G.R. [Signature]  
No 16 E 16/1  
Museum Road  
D. Lave.

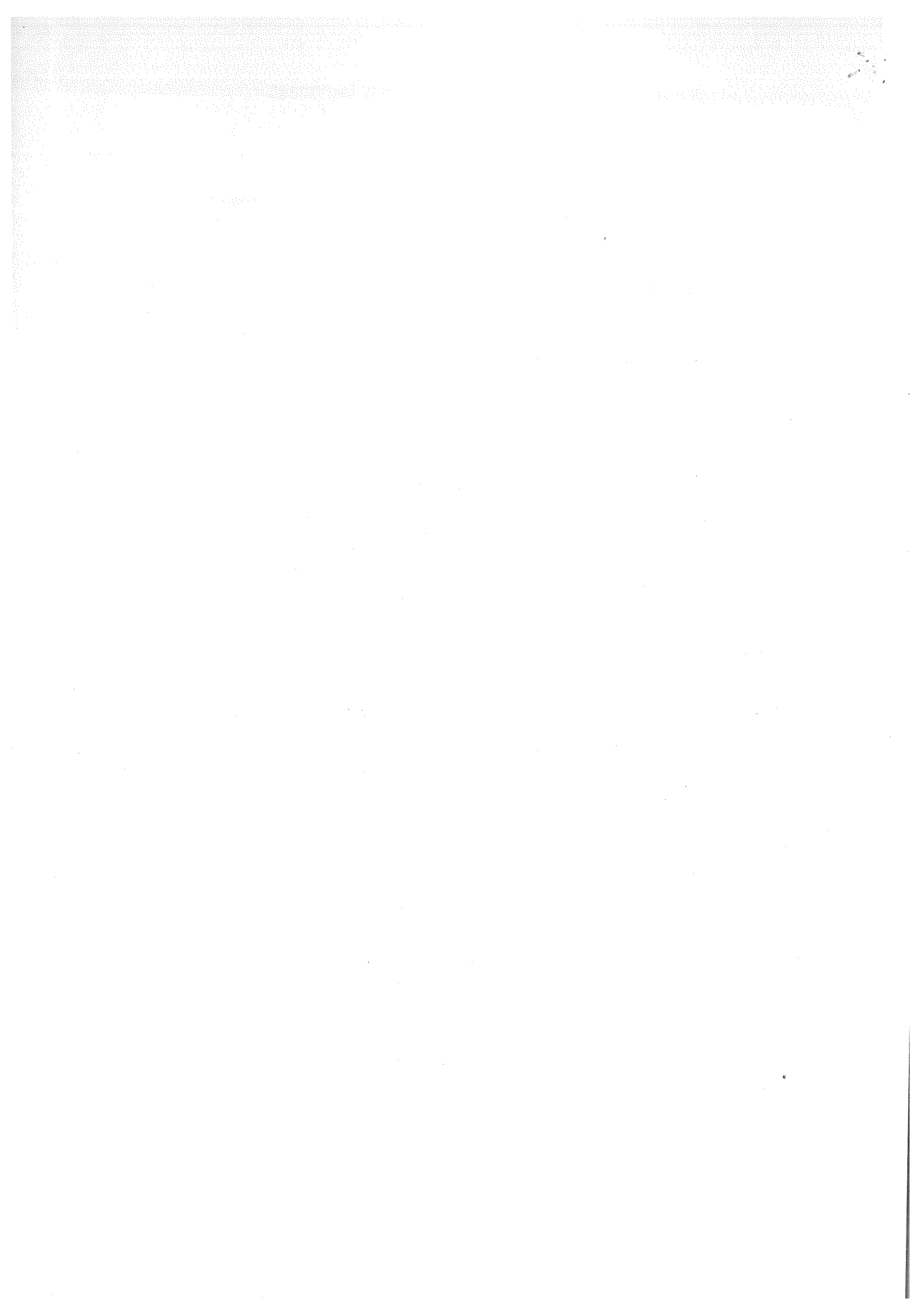
[Signature]  
(KAVITHA V)  
(DONOR)

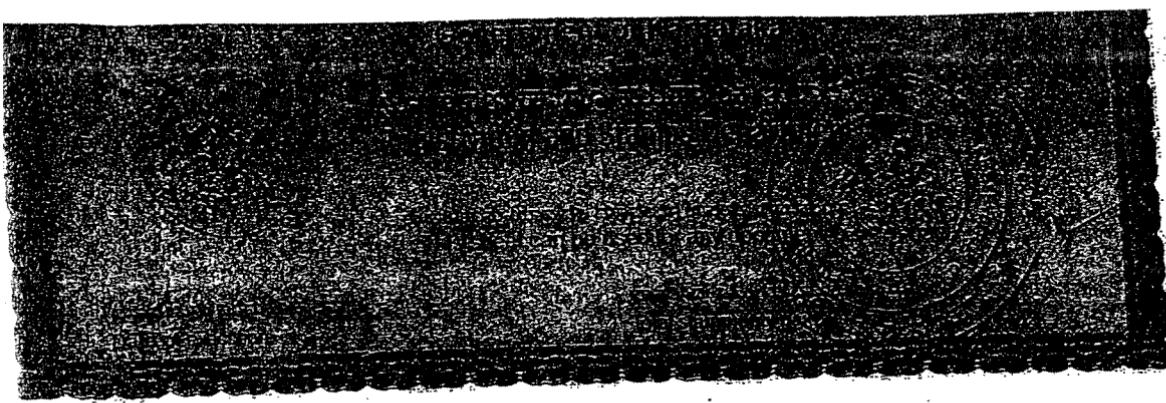
2. [Signature]  
No 10 4 16/1  
Museum Road  
D. Lave.

[Signature]  
(ARAMA REDDY)  
(DONEE)  
(Accepted the Gift)

Drafted by;

[Signature]  
(Prabhat Hegde)  
Advocate.





DEED OF GIFT

THIS DEED OF GIFT IS MADE AND EXECUTED ON THIS THE 15<sup>TH</sup> DAY OF NOVEMBER, TWO THOUSAND AND FOURTEEN (15/11/2014) AT BANGALORE;

BY:

1. Smt. RATHANAMMA, aged about 61 years,  
Wife of Late H.P.Krishna Reddy,  
**AMARESH**
2. Sri. H.K.AMARESH, aged about 42 years,  
Son of Late. H.P.Krishna Reddy,

Both are residing at No. 255, 36<sup>th</sup> Cross,  
5<sup>th</sup> Main, 4<sup>th</sup> Block, Jayanagar,  
Bangalore - 560 011.

Hereinafter referred to as the "Donors" of the ONE PART.

AND IN FAVOUR OF

1. Sri. H.P. RAMA REDDY, aged about 66 years,  
Son of Late Sri. Chikkapapaiah,  
Residing at No. 255, 36<sup>th</sup> Cross,  
5<sup>th</sup> Main, 4<sup>th</sup> Block, Jayanagar,  
Bangalore - 560 011.
2. Sri. A. RAMA REDDY, aged about 40 years,  
Son of Late. Sri. A.R Ashwathanarayana Reddy  
Residing at No. 479, 13<sup>th</sup> Main,  
3<sup>rd</sup> Block, Koramangala,  
Bangalore- 560 034.

S. N. Rathi

fu

2 PAGE OF DOCUMENT

No.BNG(U)BSK/0269 2014-15

ಕರ್ನಾಟಕ ಸಾರ್ವಜನಿಕ  
ಮೊದಲನೇ ಹಂತದ ಮುದ್ರಾಂಶ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಶ ಕಾಯಿದೆಯ ಕೆಲಸ 10 ಎ.ಆರ್.ಎಲ್.ಯಲ್ಲಿರುವ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ SHREE Ramesh Reddy, S/o Late. Chikkappaiah, ಇವರಿಗೆ 1301760.00 ರೂಪಾಯಿಗಳನ್ನು ಮೊದಲನೇ  
ಮುದ್ರಾಂಶದ ಮೊದಲನೇ ಹಂತದ ಮುದ್ರಾಂಶವನ್ನು ಹೊಂದಿರುವುದಾಗಿ ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಮೊತ್ತ ಪಾವತಿಯ ವಿವರ
ಮೊದಲನೇ ಹಂತದ ಮುದ್ರಾಂಶ	1301760.00	Pay Order No.001281, Dt. 15.11.2014, Dravida Bank Ltd, Bangalore
ಒಟ್ಟು :	1301760.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ: 15/11/2014

Designated Development



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಮೊದಲನೇ ಹಂತದ ಮುದ್ರಾಂಶ  
ಮೊದಲನೇ ಹಂತದ ಮುದ್ರಾಂಶ (ಮೊದಲನೇ ಹಂತದ)  
ಬೆಂಗಳೂರು

ಮುದ್ರಾಂಶ ಮತ್ತು ನೋಂದಣಿ ಇಲಾಖೆ  
ಬೆಂಗಳೂರು

Hereinafter referred to as the "Donees" of the OTHER PART.

The terms Donors and Donees wherever the context so requires shall mean and include their respective Legal Heirs, Representatives, Successors, Executors and Assigns.

**WITNESSETH AS FOLLOWS:**


WHEREAS, Donor is the absolute owner of all that piece and parcel of Converted Land bearing Survey Number-18 measuring 2 Acre (converted vide Official Memorandum dated 16.09.2013 bearing No.-ALN(ASH)SR-84/2013-14, issued by Deputy Commissioner, Bangalore) situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, which is morefully described hereunder and hereinafter referred to as SCHEDULE PROPERTY, for the sake of brevity.

WHEREAS, One Smt. K.P. Gayathri, Daughter of Late Sri. K.S.Putanna conveyed Land in Survey Number-18 measuring 2 Acres of Gattahalli Village, Sarjapura Hobli, Anekal Taluk in favour of Sri H.P.Krishna Reddy, son of Late Sri. Chikka Papaiah(husband of Donor herein) vide Deed of Sale dated 10.06.2007, registered as document bearing No.SRJ-1-00170/2012-13 of Book I, Stored in C. D. No. SRJD99, before the office of the Sub-Registrar, Sarjapura (Anekal)

WHEREAS, Sri. H.P.Krishna Reddy son of late Sri. Chikka Papaiah died intestate leaving behind himself, his wife Smt. Rathnamma, son Sri. H.K. Ambareesh (Donors) to succeed to his entire estate including larger extent in the Schedule Property.

THUS the Donors are the absolute owners of the Schedule Property and right from the date of its acquisition, the Donor is exercising acts of ownership and possession over the same without any let or hindrance from anyone.

WHEREAS the Donors in order to confer a valid, clear and uninterrupted title to the donees herein the donors wishes as hereunder.

S.N. Rathnamma 

Print Date & Time : 15-11-2014 03:31:38 PM




No.BNG(U)BSK 10959 /2014-15

ಬೆಂಗಳೂರು ನಗರ : 15/11/2014

ಬೆಂಗಳೂರು ನಗರದ ಮಹಾನಗರ ಪಾಲಿಕೆಯು ಬೆಂಗಳೂರು ನಗರದ ಕೆಳಕಂಡ ದಿನಾಂಕ 15-11-2014 ರಂದು 03:14:35 PM ಗಳಿಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ವಿಷಯವನ್ನು



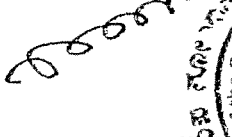



ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮಹಾನಗರ ಪಾಲಿಕೆ	230400.00
2	ಮಹಾನಗರ ಪಾಲಿಕೆ	315.00
3	ಮಹಾನಗರ ಪಾಲಿಕೆ	40.00
4	ಮಹಾನಗರ ಪಾಲಿಕೆ	35.00
	ಒಟ್ಟು :-	230790.00

ಶ್ರೀ S.H.P. Rama Reddy, S/o Late. Chikkapapaiah ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

ವಿವರ	ವಿಳಾಸ	ಹಸ್ತಚಿಹ್ನೆ	ಸಹಿ
ಶ್ರೀ S.H.P. Rama Reddy, S/o Late. Chikkapapaiah			

ಬೆಂಗಳೂರು ನಗರದ ಮಹಾನಗರ ಪಾಲಿಕೆಯು

ಬೆಂಗಳೂರು ನಗರದ ಮಹಾನಗರ ಪಾಲಿಕೆಯು  
ಬೆಂಗಳೂರು ನಗರದ ಮಹಾನಗರ ಪಾಲಿಕೆಯು  
ಬೆಂಗಳೂರು ನಗರದ ಮಹಾನಗರ ಪಾಲಿಕೆಯು

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ವಿಳಾಸ	ಹಸ್ತಚಿಹ್ನೆ	ಸಹಿ
1	ಶ್ರೀ S.H.P. Rama Reddy, S/o Late. Chikkapapaiah (ಬೆಂಗಳೂರು ನಗರ)			
2	ಶ್ರೀ A. Rama Reddy, S/o Late. A.R. Ashwathnarayana Reddy (ಬೆಂಗಳೂರು ನಗರ)			

ಬೆಂಗಳೂರು ನಗರದ ಮಹಾನಗರ ಪಾಲಿಕೆಯು  
ಬೆಂಗಳೂರು ನಗರದ ಮಹಾನಗರ ಪಾಲಿಕೆಯು  
ಬೆಂಗಳೂರು ನಗರದ ಮಹಾನಗರ ಪಾಲಿಕೆಯು

The Donors desires to gift the Schedule property to the Donees as a gift in Consideration of natural love and affection subject to the conditions hereinafter mentioned. The Donees has accepted the said gift.





NOW THIS DEED WITNESSETH that the Donors, without any monetary consideration and in consideration of natural love and affection which the Donor bears to the Donees, Donor doth hereby grants and transfers by way of gift the Schedule Property, together with all and all the things permanently attached thereto or standing thereon and all the liberties, privileges, easements and advantages appurtenant thereto and all the estate, right, title, interest, use, inheritance, possession, benefit, claims and demand whatsoever of the Donor to have and to hold the same unto and to the use of the Donees absolutely but subject to the payment of all taxes, rates, assessments dues and duties now and hereafter chargeable thereon to the Government or Municipality or other Local Authority.


AND the Donor doth hereby covenant with the Donees;

- a) That the Donors now has in herself good right, full power and absolute authority to gift the Schedule Property hereby gifted in the manner aforesaid.
- b) The Donees may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the Schedule Property and receive the rents, issues, and profits thereof and every part thereof to and for his own use and benefit without any suit, lawfully eviction, interruption, claim or demand whatsoever from or by the Donor or her heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the Donor.
- c) That the Schedule Property is free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Donor and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever, had made, executed, occasioned or suffered by the Donor or by any other person or persons lawfully claiming or to claim by from under or in trust for the Donor.

S.N. Raut

for

Sl. No.	Particulars	Specimen	Specimen	Signature
3.	Small, Dark, Irregular, (10/20/2014) (10/20/2014)			Sir Ran
4.	Small, Dark, Irregular, (10/20/2014) (10/20/2014)			for

  
 (Signature) (Date)  
 (Signature) (Date)  
 (Signature)

PAGE OF DOCUMENT  
 (Signature) (Date) / 2014-15

The Seal of the Sub-Post  
 (Signature) (Date)

d) AND FURTHER that the Donors and all persons having or lawfully claiming any estate or interest whatsoever to the Schedule Property or any part thereof from under or trust for the Donors or her heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the Donees do and execute or cause to be done and executed all such further and other acts, deeds things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said land and premises and every part thereof unto and to the use of the Donees in the manner aforesaid as by the Donees, his heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

e) The Donors have this day handed over all the relevant original/Certified copies of title deeds along with vacant possession of the Schedule Property to the Donees, on this day.

#### SCHEDULE PROPERTY

All that piece and parcel of Converted Land bearing Survey Number-18 measuring 2 Acre (converted vide Official Memorandum dated 16.09.2013 bearing No.-ALN(ASH)SR-84/2013-14, issued by Deputy Commissioner, Bangalore) situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, and bounded on the:


East by : Land in Survey Number -17;  
West by : Remaining portion of land in Same Survey Number;  
North by : Road;  
South by : Private property and Road;

S. N. Rasth

for

NO. ENG (UN) BSK 10269 12014-15

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Handwritten text



IN WITNESS WHEREOF, the Donors as well as the Donees (by way of acceptance of the said gift) have put their respective hands the day, month and year first hereinabove written.

WITNESSES:

1. *G. R. Gokulnar*  
No 16 & 16/1  
Museum Road  
Bangalore

1. *S.N. Ravi*  
(RATHNAMMA)

2. *fu*  
(H.K.A.M. AR. ESH)  
(DONORS)

2. *H.P. Lakshmana Reddy*  
(H.P. Lakshmana Reddy)  
No 255, 3rd Cross  
5th Main 4th Block  
Jaynagar  
B'lore.

1. *H.P. Rama Reddy*  
(H.P. RAMA REDDY)

2. *A. Rama Reddy*  
(A. RAMA REDDY)  
(DONEES)  
(Accepted the Gift)

Drafted by  
*Prabhat Hegde*  
(Prabhat Hegde)  
Advocate



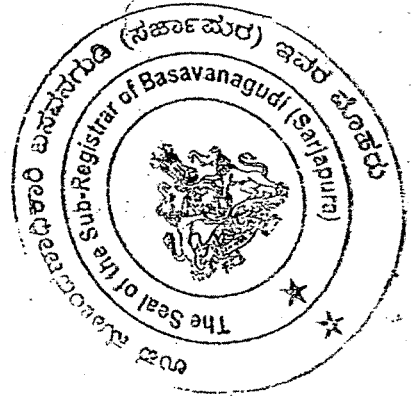
**SALE DEED**

THIS DEED OF ABSOLUTE SALE MADE AND EXECUTED ON THIS  
THE 10<sup>TH</sup> DAY OF JUNE TWO THOUSAND AND SEVEN AT  
BANGALORE:

BY

**Smt.K.P.GAYATHRI**, aged 44 years,  
Daughter of Late Sri.K.S.Putanna,  
Residing at No.2509, 5<sup>th</sup> Cross,  
K.G.Koppal,  
Mysore - 560 014.

Presently at Bangalore.



(Hereinafter referred to as the "**VENDOR**" which term shall wherever  
the context so permits and admits, mean and include her Legal Heirs,  
Representatives, Administrators, Executors And Assigns) of the ONE  
PART;

*K.P. Gayathri*

*o*

~~CONFIDENTIAL~~



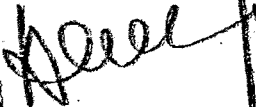


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3. H.P. Lakshman Reddy, Dep. Dy. Ins./A.P. Holder H.P. Lakshman Reddy, called and interrogated.

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ಹರಿಯ ಉಪನಿಷತ್ ಪ್ರತಿಷ್ಠಾಪಕರು  
ಸಹಾಯಕರು

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Sl. No.	Name	Grade	Signature	Remarks
1	H.P. Kothman Faculty Rep. by H.P. Kothman Faculty Rep. by H.P. Kothman Faculty Rep. by H.P. Kothman			
2	K.P. Gargal Faculty Rep. by K.P. Gargal			K.P. Gargal

ಕೃಷಿ ಸಚಿವರು

**AND IN FAVOUR OF**

**Mr.H.P.KRISHNA REDDY**, aged 65 years,  
Son of Late Sri.Chikka Papaiah,  
Residing at No.255,  
36<sup>th</sup> Cross, 5<sup>th</sup> Main,  
Jayanagar 4<sup>th</sup> Block,  
Bangalore-560 011.

Represented by his GPA Holder  
**Sri.H.P.LAKSHMAN REDDY**,  
Son of Late Sri.Chikka Papaiah

(Hereinafter referred to as the "**PURCHASER**" which term shall wherever the context so permits and admits, mean and include the his Legal Heirs, Representatives, Administrators, Executors And Assigns) of the OTHER PART;

**WITNESSES AS FOLLOWS:**

WHEREAS, the Vendor is the absolute Owner of all that piece and parcel of the following agricultural Land totally measuring **14 Acres 13 Guntas**, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, which Property is morefully described in the Schedule hereunder and hereinafter referred to as the "**SCHEDULE PROPERTY**", for brevity, she having acquired the same by virtue of various registered Sale Deed/s, as detailed hereinbelow.



*K.P. Rayachari*

*[Signature]*

Item No.	Sy.No.	Extent		Sale Deed dated	Document No.
		Acre	Guntas		
1.	124		29	13/9/2006	20409/06-07
2.	179	2	01	03/10/2006	23032/06-07
3.	18	1	00	08/06/2007	824/07-08
4.	18	1	00	<del>08/06/2007</del>	<del>458/07-08</del>
5.	21	2	23	07/06/2007	790/07-08
6.	28	5	04	08/06/2007	364/07-08
7.	100/3	1	27	13/1/2007	30570/06-07
8.	118/2	0	09	28/11/2006	27963/06-07
Total		14	13		
		Acres	Guntas		

WHEREAS, the Vendor herein prior to the purchase of the Schedule Property being desirous of purchasing the same had approached Sri.H.P.Rama Reddy, Sri.A.Rama Reddy, Sri.V.Kiran, Sri.V.Vijay and Sri.H.P.Krishna Reddy and had requested him to advance funds and provide financial assistance for purchasing the Schedule Property alongwith larger extent in her name and the said Sri.H.P.Rama Reddy, Sri.A.Rama Reddy, Sri.V.Kiran, Sri.V.Vijay and Sri.H.P.Krishna Reddy had agreed and funded the Vendor herein to purchase the Schedule Property in her name and in this regard the Vendor and Sri.H.P.Rama Reddy and 4 others had entered into a Memorandum of Understanding reducing the terms and conditions in writing including the mode of repayment and other related precautionary measures.

K. P. Gayathri


ಕ್ರಮ	ಹೆಸರು	ಚಿತ್ರ	ವೈಯಕ್ತಿಕ ವಿವರ	ತಾ.
3	S.N. Ravi.			S.N. Ravi

0

S.N. Ravi S.N. 172/12-13  
 Rank / Existing Total 12  
 5-84-99

10/12/2013  
 ಕರಿಯ ಉಪನಿರ್ದೇಶಕರಿಗಾಗಿ  
 ಸಹಾಯಕ

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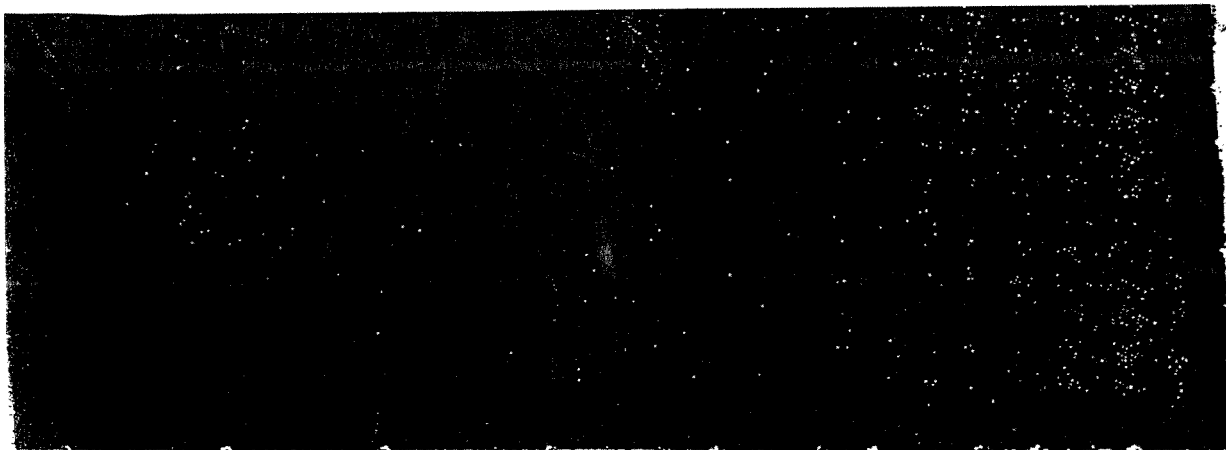
WHEREAS, as per the terms agreed to between the Vendor and Sri.H.P.Rama Reddy and others under the said Memorandum of Understanding, the Vendor had identified clear and marketable title in respect of the Schedule Property and subsequently entered into Agreements of Sale and later has also obtained registered Sale Deed/s executed by the respective Land Owners in her favour.

WHEREAS, the Vendor and Sri.H.P.Rama Reddy and others had also contracted between themselves that on the Vendor acquiring an extent of 30 Acres of Land at Gattahalli Village, including the Schedule Property, the same shall be converted for residential purpose and Sri.H.P.Rama Reddy and others shall develop the Schedule Property alongwith the larger extent of land totalling measuring 30 Acres, into a well fledged, self sustained residential Layout consisting of site/s of various dimensions with all amenities after obtaining such permissions, licences etc from the competent authorities.

WHEREAS, due to various reasons the Vendor herein was unable to carry out her obligations as mentioned in the said Memorandum of Understanding and hence the Vendor has put the Schedule Property for sale, for which the said Sri.H.P.Rama Reddy and others have agreed and have nominated Sri.H.P.Krishna Reddy to purchase the Schedule Property and the Purchaser herein has agreed and has come forward to purchase the Schedule Property. Hence, this Sale Deed.

WHEREAS, the Vendor herein after having acquired the Schedule Property in the manner stated above is in peaceful possession and enjoyment of the same.

K. P. Gayathri



AND WHEREAS, the Vendor is the absolute owner and is in peaceful possession of the Schedule Property and has been exercising acts of ownership, possession, free from all encumbrances and the Vendor herein is in personal cultivation and occupation of the Schedule Property, from the date of acquisition till date.

AND WHEREAS no one else is having any sort of interest in the Property sold under this Deed.

AND WHEREAS, the Vendor has paid upto date taxes/kandayam in respect of the Schedule Property and whereas, the holding of the Vendor is not in excess of the Ceiling limit as prescribed under Karnataka Land Reforms Act.

WHEREAS, the Schedule Property has not been tenanted as evidenced by R.T.C. Extract and whereas except the Vendor, there are no other person/s who has/have got any right, title or interest over the above said land.

**NOW THIS INDENTURE WITNESSES** that in pursuance thereof and in consideration of the payment of the entire sum of Rs.3,51,49,950/- (Rupees Three Crores Fifty One Lakhs Forty Nine Thousand Nine Hundred and Fifty Only) in the following manner:

- a. a sum of Rs.3,39,07,450/- (Rupees Three Crores Thirty Nine Lakhs Seven Thousand Four Hundred and Fifty Only) already paid by virtue of various Crossed Cheques;

K. P. Gayathri

7-24 Page

*[Handwritten mark]*

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Sl. No.	Particulars	
1	Asst. Secy to Secy, District Sangapana Village, Sangapana Hobli, Anantapur	<i>[Signature]</i>
2	Valdewartha S/O Subbarao No. 3692, P.L. Road, Indrakurugum, Eluru	<i>[Signature]</i>

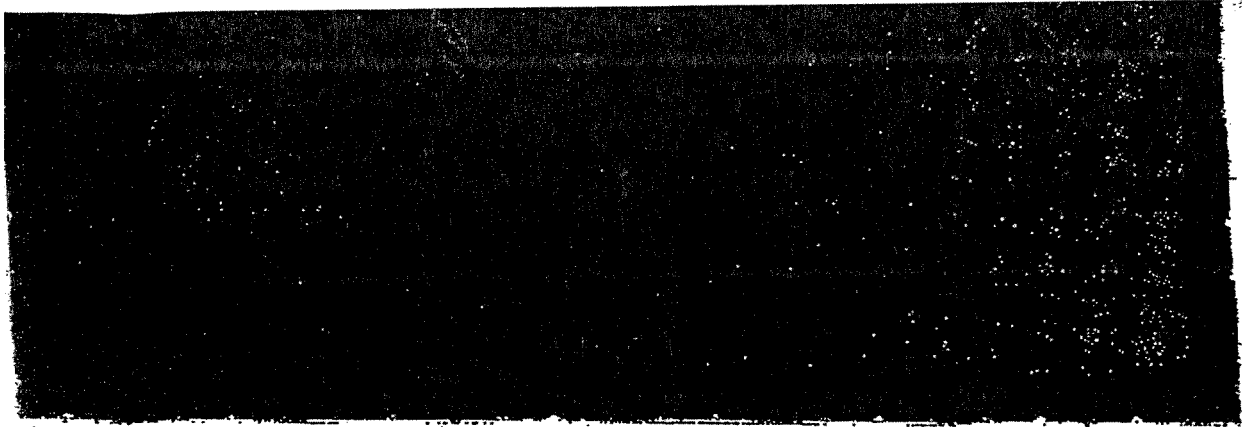
*[Signature]*  
 పరిశోధనా అధికారి  
 పరిశోధనా విభాగం

Report Pending for the Production of Records.

Report Pending for the Production of Records.

*[Signature]*  
 పరిశోధనా అధికారి  
 పరిశోధనా విభాగం

*[Signature]*



b. a sum of Rs.12,42,500/- (Rupees Twelve Lakhs Forty Two Thousand and Five Hundred Only) vide Crossed Cheque bearing No.000158, dated 10/6/2007, drawn on Kotak Mahindra Bank Limited, in favour of Sri.S.N.Ravi, the Confirming Party, as desired by the Vendor herein;

the receipt of which sum the Vendor and the Consenting Witnesses jointly admit and acknowledge before the undersigned witnesses, and acquit the Purchaser of any further payment.

The Vendor hereby grants, discharges, assigns, releases, conveys, assures unto the said Purchaser all that piece and parcel of the Schedule Property together with all trees, plants, ways, paths, liberties, privileges, easements, advantages, rights etc., and appurtenances whatsoever belonging to the Schedule Property or any part thereof or in any way appurtenant to or with the same or any part thereof now or at any time hereto - before usually held, used, occupied or enjoyed therewith or reputed to be known as part or member thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidences of title relating to all the said piece and parcel of land or ground hereditaments or any part thereof AND all the estate, title, right, interest, use possession, benefit, claims and demands whatsoever in the said Vendor in or upon the Schedule Property or in any part thereof.

TO HAVE AND TO HOLD all and singular the Schedule Property hereby granted, released, -conveyed, intended and assured or expressed so to be with and every of its rights, members and appurtenances unto and to the use and benefit of the said Purchaser for ever and absolutely subject to the payment of all rates, taxes,

K. P. Gayathri

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಮಾನ್ಯ ಮಂತ್ರಿಗಳ ಕಛೇರಿ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

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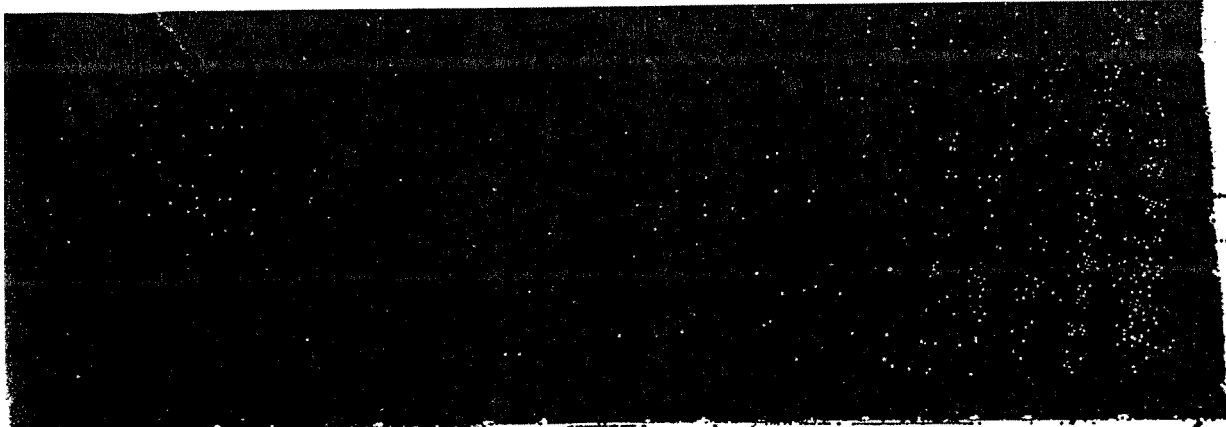
ಶ್ರೀ H.P. Krishna Reddy Repa. by his CPA Holder H.P. Lokeshwar Reddy . ಪರಿಶಿಷ್ಟ 3653000.00

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಮಾನ್ಯ ಮಂತ್ರಿಗಳ ಕಛೇರಿ, ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ

ವಿವರ	ಮೊತ್ತ (ರೂ.)	ದಿನದ ಪಾವತಿಯ ವಿವರ
ಪರಿಶಿಷ್ಟ	1953.00	Payable Cash
ಪರಿಶಿಷ್ಟದ ಮೊತ್ತ	692550.00	DD No. 420663, Dt. 6/7/2007, Andhra Bank, Koramangala, Store.
ಪರಿಶಿಷ್ಟದ ಮೊತ್ತ	78900.00	DD No. 420651, Dt. 6/7/2007, Andhra Bank, Koramangala, Store.
ಪರಿಶಿಷ್ಟದ ಮೊತ್ತ	57480.00	DD No. 420679, Dt. 6/7/2007, Andhra Bank, Koramangala, Store.
ಪರಿಶಿಷ್ಟದ ಮೊತ್ತ	35820.00	DD No. 420684, Dt. 6/7/2007, Andhra Bank, Koramangala, Store.
ಪರಿಶಿಷ್ಟದ ಮೊತ್ತ	21750.00	DD No. 420682, Dt. 6/7/2007, Andhra Bank, Koramangala, Store.
ಪರಿಶಿಷ್ಟದ ಮೊತ್ತ	38000.00	DD No. 420655, Dt. 6/7/2007, Andhra Bank, Koramangala, Store.
ಪರಿಶಿಷ್ಟದ ಮೊತ್ತ	223125.00	DD No. 420665, Dt. 6/7/2007, Andhra Bank, Koramangala, Store.
ಪರಿಶಿಷ್ಟದ ಮೊತ್ತ	154800.00	DD No. 420659, Dt. 6/7/2007, Andhra Bank, Koramangala, Store.
ಪರಿಶಿಷ್ಟದ ಮೊತ್ತ	255000.00	DD No. 420685, Dt. 6/7/2007, Andhra Bank, Koramangala, Store.
ಪರಿಶಿಷ್ಟದ ಮೊತ್ತ	255000.00	DD No. 420683, Dt. 6/7/2007, Andhra Bank, Koramangala, Store.
ಪರಿಶಿಷ್ಟದ ಮೊತ್ತ	663000.00	DD No. 420666, Dt. 6/7/2007, Andhra Bank, Koramangala, Store.
ಪರಿಶಿಷ್ಟದ ಮೊತ್ತ	1962000.00	DD No. 420663, Dt. 6/7/2007, Andhra

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಮಾನ್ಯ ಮಂತ್ರಿಗಳ ಕಛೇರಿ

ಬೆಂಗಳೂರು



assessments, dues and duties now chargeable upon the same or hereafter to become payable in respect of the Schedule Property.

The Vendor do hereby for herself, her heirs, executors, administrators, covenants with the said Purchaser that not withstanding any act, deed, matter or thing whatsoever done by the Vendor or by any person or persons, lawfully or equitably claiming by, firm, through, under or in trust for them, made, done, committed or omitted or knowingly or willingly suffered to the contrary, and the Vendor now oath in herself good right, full power and absolute authority to grant, release or assure the Schedule Property unto and to the use of the said Purchaser in the manner aforesaid.

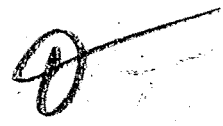
And that it shall be lawful for the Purchaser from time to time and at all times hereafter to peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the Schedule Property hereby granted, with its appurtenances, without any suit, lawful eviction, interruption, claims and demands whatsoever from or by the said Vendor or her heirs or by any person/s lawfully equitably claiming or to claim, by from, order or in trust for her.

And further, that the said Vendor and all other person/s having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said land hereby granted or any part thereof, by, from, under or in trust for her and the said Vendor or her heirs shall and will from time to time and at all times hereafter at the request of the said Purchaser do and execute or cause to be done and execute all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better and more perfectly and absolutely granting and assuring the said land and every part thereof granted and to the use of the said Purchaser in

K. P. Gayathri



செயலகம்  
செயலகம்  
Department of Stamps and Registration



1957 சென்னை அரசு மருத்துவமனை, சென்னை

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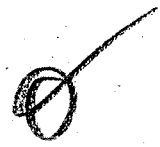
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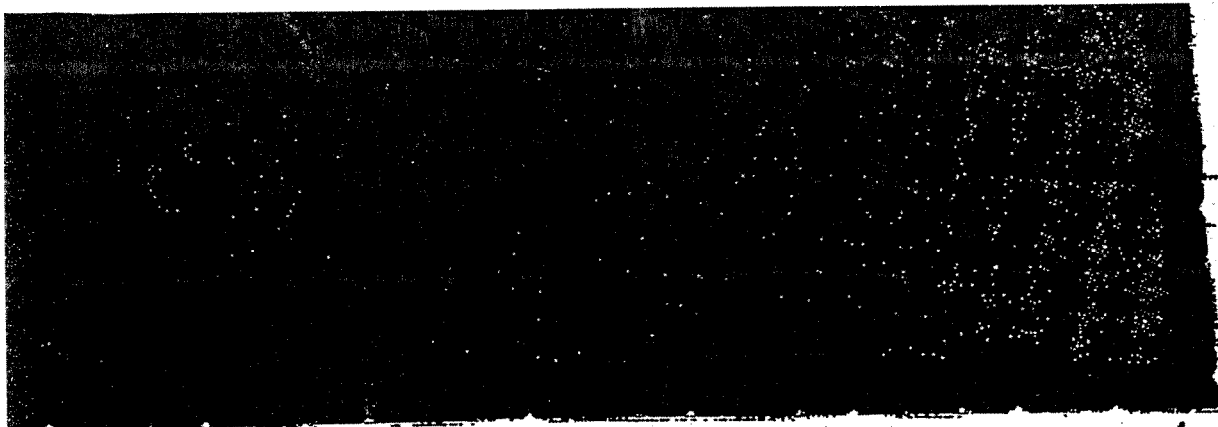
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சென்னை, கரையாட்சி, சென்னை





the manner aforesaid shall or may be reasonably required by the said Purchaser, his heirs, executors, administrators or assigns and the Vendor oath that she has not done, omitted or knowingly or willingly suffered or being party or privy to any act, deed or thing whereby she is prevented from granting and conveying the said property in the manner aforesaid.

The Vendor do hereby undertakes and indemnifies the Purchaser herein against any loss, claim, damage or expense and also towards the towards the cost and expenses incurred by the Purchaser in defending such claim, action or proceedings that the Purchaser may suffer or incur on account of defective title or the Vendor or arising out of any claim from any third party or parties or any person or persons claiming through or under the Vendor herein. The Vendor undertakes to settle any claims pertaining to Property in question, if arises, out of her own cost and the Vendor shall keep the Purchaser indemnified towards any such claims/losses/expenses that may arise against the Purchaser or against the Schedule Property at the cost of the Vendor.

The sale of the Schedule Property does not infringe or violate any of the items mentioned in the Government order No.RD/132/ERO/76, dated 14/03/1979, Government order No.RD.44/EST/81, dated 30/03/1981, Government Order RGN.116/89-90, dated 16/01/1990, Government Order No.RD 80 ESM 93 (P), dated 14-02-1994, No.RDM ESM 93(P) dated 23-03-1996 and RD.56.MUNOSA.99 dated 20-05-1999, and the holding of the Vendor is within the ceiling limit prescribed under the Karnataka Land Reforms Act. The Purchaser is an agriculturist and his holding of agricultural land/s including the Schedule Property are below the ceiling limit.

K. P. Ravejasthi


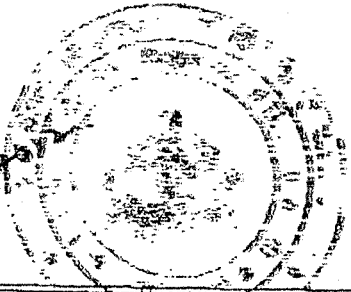
ಶಾಸನ ಸಂಖ್ಯೆ: ೧೩೨/೨೦೧೨  
ಶಾಸನದ ವಿಷಯ: ೧೩೨-೨೦೧೨

ನಿರ್ದೇಶನ ಸಂಖ್ಯೆ: ೨೦೧೨/೨೦೧೩-೧೪೦೨

*(Signature)*

Party Stockbook Survey Sketch; hence Document Ordered for Registration

*(Signature)* 11/4/2012

<p style="text-align: center;"> <b>ಕರ್ನಾಟಕ ಸರ್ಕಾರ</b> ಶಾಸನ ಸಂಖ್ಯೆ: ೧೩೨/೨೦೧೨-೧೩ ಶಾಸನದ ವಿಷಯ: ೧೩೨-೨೦೧೨ ದಿನಾಂಕ: 11-04-2012 ರಂದು ಸಾರ್ವಜನಿಕವಾಗಿ</p> <p style="text-align: right;"><i>(Signature)</i> 11/4/2012 ಶಾಸನ ಸಂಖ್ಯೆ: ೧೩೨/೨೦೧೨-೧೩</p>	
--	--

Designed and Developed by: C-DAC, AITSI, Pune

ವಿಶೇಷ: ೧೩೨/೨೦೧೨  
ಶಾಸನ ಸಂಖ್ಯೆ: ೧೩೨/೨೦೧೨-೧೩  
ಶಾಸನದ ವಿಷಯ: ೧೩೨-೨೦೧೨

*(Signature)*

The Vendor has this day placed the Purchaser in vacant physical possession of the Schedule Property and has also delivered to him all the previous available documents of title. The Vendor will also render all help to the Purchaser to obtain Katha transfer with the concerned authority or any other relevant body and extend full co-operation in the matter of transfer of the other revenue records.

**SCHEDULE PROPERTY**

(A) All that piece and parcel of agricultural Land bearing Sy.No.124, measuring 29 Guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk and bounded on the

East by : Land belonging to Sri.Narayanappa;  
West by : Sy.No.29;  
North by : Channel;  
South by : Channel.

(B) All that piece and parcel of agricultural Land bearing Sy.No.179, measuring 2 Acres 1 Guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk and bounded on the

East by : Partly by Sy.No.178, Partly by Land belonging to Sri.Chandrashekar and Partly by Road;  
West by : Sri.Earappa and Sri.Kalappa's Land;  
North by : Kodathi Yelle;  
South by : Smt.Yellakka's Land;

(C) All that piece and parcel of agricultural Land bearing Sy.No.18, measuring 1 Acre, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk and bounded on the

K. P. Gayathri

East by : Property of Sri.Muni Yellagappa;  
West by : Remaining portion of same Survey Number  
belonging to Smt.K.P.Gayathri, this day sold to the  
Purchaser;  
North by : Road;  
South by : Private Property;

(D) All that piece and parcel of agricultural Land bearing Sy.No.18,  
measuring 1 Acre, situated at Gattahalli Village, Sarjapura Hobli,  
Anekal Taluk and bounded on the

East by : Remaining portion of same Survey Number  
belonging to Smt.K.P.Gayathri, this day sold to the  
Purchaser herein;  
West by : Remaining portion of same survey number;  
North by : Road;  
South by : Private Property.

(E) All that piece and parcel of agricultural Land bearing Sy.No.21,  
measuring 2 Acre 23 Guntas, situated at Gattahalli Village, Sarjapura  
Hobli, Anekal Taluk and bounded on the

East by : Land belonging to Mr.Tirumalappa;  
West by : Land belonging to Mr.Dodda Siddappa;  
North by : Nallah;  
South by : Nallah.

K. P. Gayathri

[F] All that piece and parcel of agricultural Land bearing Sy.No.28, measuring 5 Acre 4 Guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk and bounded on the

East by : Huskur Ramanna and Shugatoorappa's Property;  
West by : Sri.Kothvalappa's Property;  
North by : Sri.Dandappa's Property;  
South by : Public Road;

[G] All that piece and parcel of agricultural Land bearing Sy.No.100/3, measuring 1 Acre 27 Guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk and bounded on the

East by : Property of Sri.Venkataramanappa's Land;  
West by : Pete Tayappa's Land;  
North by : Nagappa's Land;  
South by : Raja Kaluve;

[H] All that piece and parcel of agricultural Land bearing Sy.No.118/2, measuring 9 Guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk and bounded on the

East by : Property of Sri.Munishamappa;  
West by : Property of Sri.Thayappa;  
North by : Land belonging to Kullappa;  
South by : Land belonging to Sri.G.Annaiappa;

As per Guide line, value of Schedule Property is Rs. 4, 29,75,000;

K. P. Gayathri

IN WITNESS WHEREOF, the Parties have hereunto set and subscribed their signatures the day, month and year afore mentioned.

**CONFIRMING PARTY:**

*S. N. Ravi*  
**Sri.S.N.RAVI,**

Son of Sri.S.Narayana Rao

The Confirming Party herein has no-objection for the sale of the Schedule Property in favour of the Purchaser herein.

**WITNESSES:**

1.

*[Signature]*

*1/5 H. S. Road  
3rd*

2.

*[Signature]*

*(VISHWANATH)  
No. 3092, 1st Floor  
Opp. G. R. D. Road,  
Indira Nagar*

*K. P. Ravi*

**VENDOR**

*[Signature]*

**PURCHASER**

Represented by his GPA Holder

Drafted by:

*[Signature]* **(VISHWANATH)**  
**K.V.NARENDRA & ASSOCIATES,**

ADVOCATES

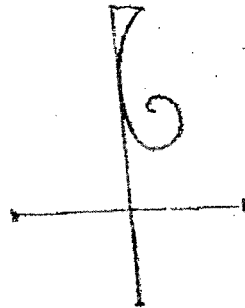
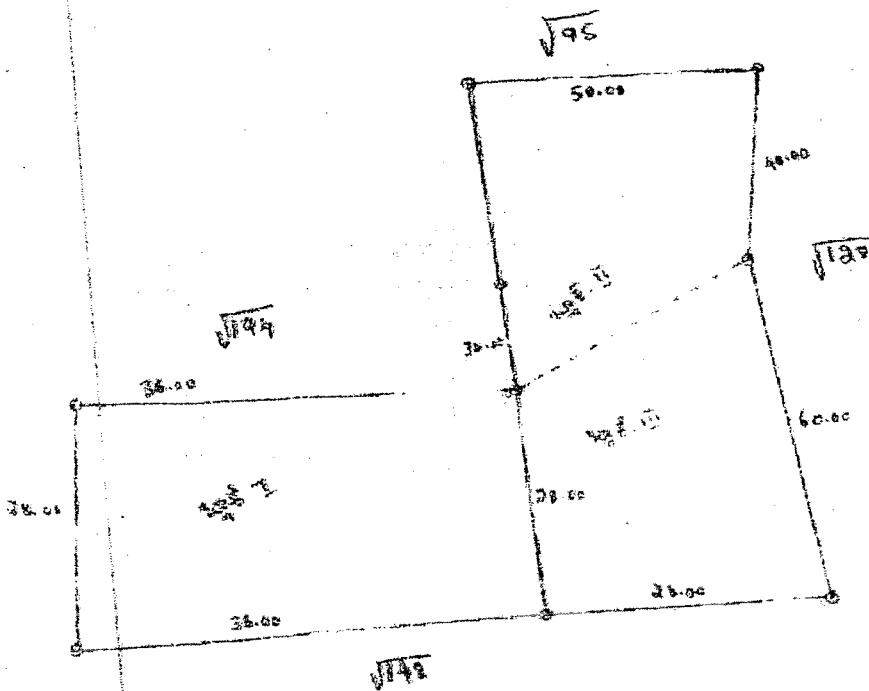
No.3092, 1st floor,

Double Road, Indira Nagar,

Bangalore - 560 008.

ನವೀನ ರಚನೆ ಸಂಖ್ಯೆ 007/2013-14ರ 17ನೇ ಮೇ

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1 CM. 16 METRS

ಇದರಲ್ಲಿ  
ನವೀನ ರಚನೆ ಸಂಖ್ಯೆ 007/2013-14ರ 17ನೇ ಮೇ

P. Krishnak. d. d. d.

ಇದರಲ್ಲಿ  
ನವೀನ ರಚನೆ ಸಂಖ್ಯೆ 007/2013-14ರ 17ನೇ ಮೇ

ಇದರಲ್ಲಿ  
ನವೀನ ರಚನೆ ಸಂಖ್ಯೆ 007/2013-14ರ 17ನೇ ಮೇ

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Sl. No.	Particulars	Amount	Debit	Credit	Balance
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...

Sl. No.	Particulars	Amount	Debit	Credit	Balance
1	...	...	...	...	...
2	...	...	...	...	...

Sl. No.	Particulars	Amount	Debit	Credit	Balance
1	...	...	...	...	...
2	...	...	...	...	...

For Manager  
Signature

Date: 25-04-2012  
Page: 20-24

C. K. ...  
...

Valid Till - 25-04-2012

Bank / Cash / ... 170/12-13

Bank / Cash / ... 12

Page 20-24

✓

⚡

ನವರು ಅರ್ಜಿ ಸಂಖ್ಯೆ 882/2013-140 ನೇ ಸಂಖ್ಯೆ

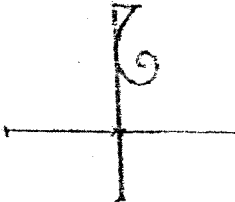
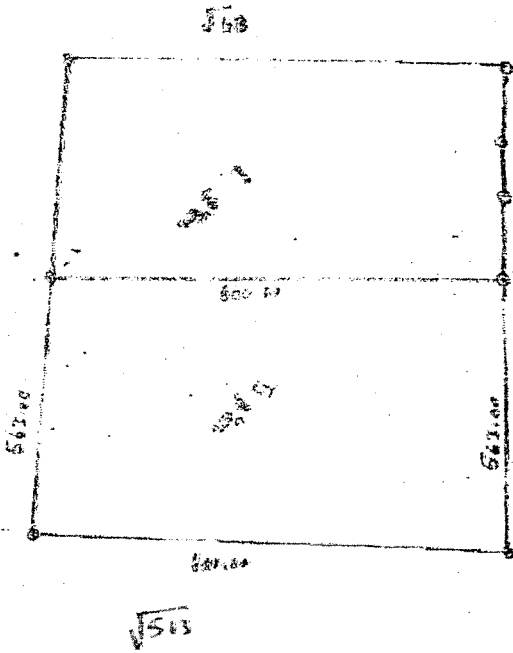
ಗ್ರಾಂಪಂಚಾಯತ್

*[Signature]*

124/7/7

ಪ್ರಾ.ಪಂ.ಸಂಖ್ಯೆ

ಗ್ರಾಂಪಂಚಾಯತ್



1 cm. 16 MRS.

P. Krishna Reddy

*[Signature]*

ಗ್ರಾಂಪಂಚಾಯತ್

ಗ್ರಾಂಪಂಚಾಯತ್

ಗ್ರಾಂಪಂಚಾಯತ್

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ಗ್ರಾಂಪಂಚಾಯತ್

*[Signature]*

Sl. No.	Period 1	Period 2	Period 3	Period 4	Remarks / Expenditure	Station Name/ Route	Expenditure / Remarks
1-1000	0-01-00	0-0-0-00	0-13-00				0-28.00
04-1000	0-00-00	0-0-0-00	0-28-00				0-28.00

Sl. No.	Period 1	Period 2	Period 3	Period 4	Period 5	Period 6
	0-01-00	0-0-0-00	0-13-00	0-28-00	0-28-00	0-28-00
	0-00-00	0-0-0-00	0-28-00	0-28-00	0-28-00	0-28-00

Sl. No.	Period 1	Period 2	Period 3	Period 4	Period 5
	0-01-00	0-0-0-00	0-13-00	0-28-00	0-28-00
	0-00-00	0-0-0-00	0-28-00	0-28-00	0-28-00

for station work  
for station work

for station work  
for station work

C. Kumara Swamy  
Station Master

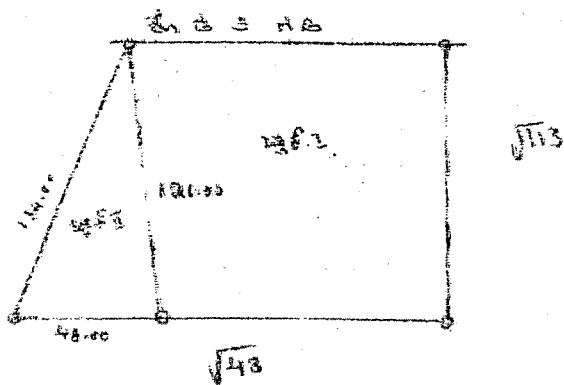
Valid till 28-02-2012

Sl. No. 170/12-13  
Station Master 13  
Date 28-2-2012



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李永茂



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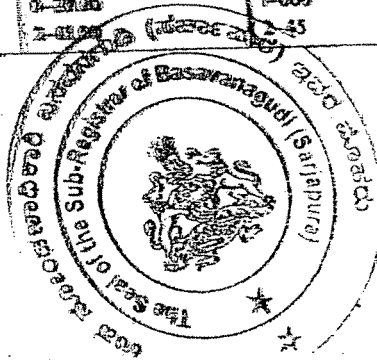
P. Kristina Reddy

Q

Sl. No.	Particulars	Amount	Sl. No.	Particulars	Amount	Sl. No.	Particulars	Amount
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0-00.00	0-00.00	0-0-0.00	0-00.00	0-00.00	0-0-0.00	0-00.00	0-00.00	0-0-0.00
0-00.00	0-00.00	0-0-0.00	0-00.00	0-00.00	0-0-0.00	0-00.00	0-00.00	0-0-0.00

Sl. No.	Particulars	Amount	Sl. No.	Particulars	Amount
1-14.00	1-14.00	0-0-0.00	1-14.00	1-14.00	0-0-0.00
0-00.00	0-00.00	0-0-0.00	0-00.00	0-00.00	0-0-0.00
0-00.00	0-00.00	0-0-0.00	0-00.00	0-00.00	0-0-0.00

Sl. No.	Particulars	Amount	Sl. No.	Particulars	Amount
1-14.00	1-14.00	0-0-0.00	1-14.00	1-14.00	0-0-0.00
0-00.00	0-00.00	0-0-0.00	0-00.00	0-00.00	0-0-0.00
0-00.00	0-00.00	0-0-0.00	0-00.00	0-00.00	0-0-0.00



C. Kumara Swamy  
Deputy Registrar

Valid Till 23-04-2012

170/18-13  
Book / Existing Total Sheet 18  
Total 24-14

Subscribed at Basaragudi  
this 17th day of July 2012

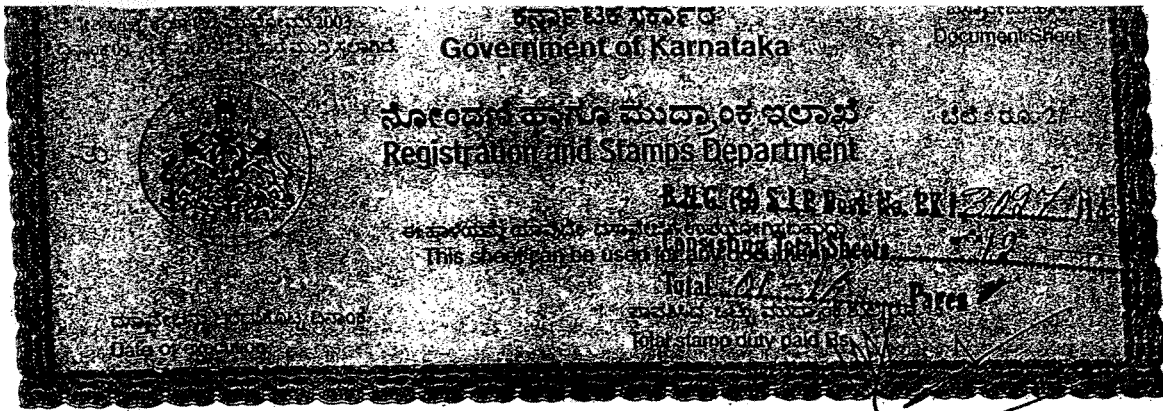
### ADJUDICATION CERTIFICATE

No. Canoe 232/18-14  
Certified that a sum of Rs. 10/- in words, ten Rupees only, being the deficit / proper stamp duty has been admitted to the S.R.O. Sarapada under Indian No. 108 paid by D.D. No. 108 Dated 16/7/13 by Sri / Smt. Subodh Chandra Residing at Basaragudi

Deputy Commissioner  
Of Stamps & Sub-Registrar  
Sarapada Hobli, Sarapada  
Taluk, Basaragudi District

TRUE COPY.

Subscribed at Basaragudi  
this 17th day of July 2012



### ABSOLUTE SALE DEED

This ABSOLUTE SALE DEED is made and executed on this the 27<sup>th</sup> day of October, Two Thousand and Fourteen (27/10/2014) at Bangalore;

By,

1. Sri. VENKATASWAMY, aged about 70 years,  
Son of Late Maddurappa,
2. Sri.V. MUNIYELLAPPA, aged about 49 years,  
Son of Sri. Venkataswamy,  
PAN:BGNPM3629P.
- 2a. Kumari. HEMA.M, aged about 17 years,  
Daughter of Sri. V.Muniyellappa,  
Sl.No. 2a is Minor represented by her father Sri. V.Muniyellappa,
3. Smt.LAKSHMAMMA, aged about 47 years,  
Daughter of Sri. Venkataswamy,
4. Smt. YASHODA, aged about 40 years,  
Daughter of Sri. Venkataswamy,
5. Smt. RENUKHA, aged about 38 years,  
Daughter of Sri. Venkataswamy,

V. Venkateswamy V. Renuka  
V. Muniyellappa V. Yash  
M. Lakshamma  
M. Yashoda

R.G. (D) SLP Doc No. BK 3027/14-15

existing Total Sheets 19

Total 22-16 Pages

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಮೊದಲಿನ ಹಾಗೂ ಮುದ್ರಣ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಣ ಕಾಯ್ದೆಯ ಕೆಲ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ S.H.P. Rama Reddy S/o Late S.H. Chikkapapalish & S.H. A. Rama Reddy S/o. A.R.  
Ashwathinayana Reddy Rep by their SPA Holder B.K. Mahalingappa . ಇವರು 889900.00  
ರೂಪಾಯಿಗಳನ್ನು ಎರಡು ಮುದ್ರಣ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಮೊದಲ ರೂಪ	20.00	Paid in Cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಮೇ ಆದೇಶ	525000.00	P O No.001204, Dt 25/10/2014, Drawn on Axis Bank Ltd Sadashivnagar Branch Bangalore
ಇತರೆ ಬ್ಯಾಂಕ್ ಮೇ ಆದೇಶ	364880.00	P O No.001205, Dt 25/10/2014, Drawn on Axis Bank Ltd Sadashivnagar Branch Bangalore
ಒಟ್ಟು:	889900.00	

ಸ್ಥಳ : ಸರ್ಕಾರಿ

ದಿನಾಂಕ : 27/10/2014

ಸಹ-ನೋಂದಣಿ ಮತ್ತು ಯಂತ್ರ ಅಧಿಕಾರಿ  
ಹಿರಿಯ ಸಹ-ನೋಂದಣಿ ಮತ್ತು ಯಂತ್ರ ಅಧಿಕಾರಿಗಳು  
ಸಹಾಯಕರು, ಆನ್‌ಲೈನ್ ತಾಲ್ಲೂಕು,  
ಬಸವನಗುಡಿ ಮೊಂಡವಿ ಜಿಲ್ಲೆ.

Designed and Developed by C- DAC ,ACTS Pune.



Print Date & Time : 27-10-2014 05:41:15 PM



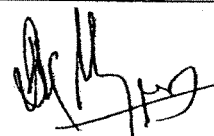
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-3568

B.H.G. (9) S.I.P. No. BK1 3027 14-15  
Consisting Total Sheets 19  
Total 14-15 Pages

ಸರ್ಜಾಪುರ ದಲ್ಲಿರುವ ಉಪನೋದ್‌ಘಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 27-10-2014 ರಂದು 05:27:41 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲ್ಕದೊಂದಿಗೆ



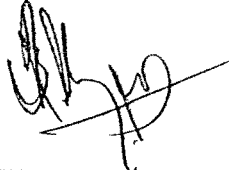


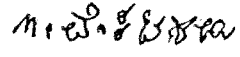
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಕುಲ್ಕ	157500.00
2	ಸೇವಾ ಕುಲ್ಕ	560.00
	ಒಟ್ಟು:	158060.00

ಶ್ರೀ S.H.P. Rama Reddy S/o Late Sri.Chikkapapaiah & Sri.A Rama Reddy S/o. A.R. Ashwathanarayan Reddy Rep by their SPA Holder B.K. Mahalingappa ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

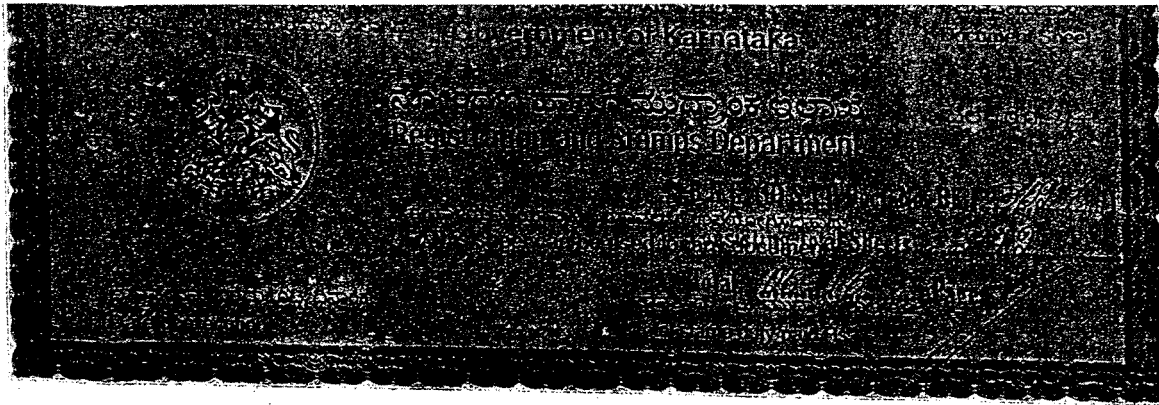
ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ S.H.P. Rama Reddy S/o Late Sri.Chikkapapaiah & Sri.A Rama Reddy S/o. A.R. Ashwathanarayan Reddy Rep by their SPA Holder B.K. Mahalingappa			

ಬರೆಯಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹಿರಿಯ ನೋಂದಣಿ ಉಪನೋದ್‌ಘಾಧಿಕಾರಿಗಳು ಸರ್ಜಾಪುರ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Sri.H.P. Rama Reddy S/o Late Sri.Chikkapapaiah & Sri.A Rama Reddy S/o. A.R. Ashwathanarayan Reddy Rep by their SPA Holder B.K. Mahalingappa . (ಬರೆಯಕೊಂಡವರು)			
2	Sri.Venkataswamy S/o Late Maddurappa . (ಬರೆಯಕೊಂಡವರು)			

ಹಿರಿಯ ನೋಂದಣಿ ಉಪನೋದ್‌ಘಾಧಿಕಾರಿಗಳು ಸರ್ಜಾಪುರ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.



Hereinafter called as 'PURCHASER/S', which expression shall wherever the context shall mean and include their heirs, legal representatives, successors, executors, administrators, assigns, nominees, etc., of the 'OTHER PART'

**WITNESSETH AS FOLLOWS;**

WHEREAS, the Vendors are the sole and absolute owners of all that piece and parcel of land bearing Survey Number- 13/3, measuring 1 Acre 30 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, having acquired the same vide Release Deed dated 18/05/1989, registered as Document No. 325/1989-90, Volume No. 1522, Pages 155-157, registered on 11/07/1989, before the office of the Sub-Registrar, Anekal.

WHEREAS, thus in the manner mentioned above, the Vendors have become the sole and absolute owners of the Schedule Property and are in peaceful possession and enjoyment of the same and have been exercising acts of ownership, possession, free from all encumbrances from the date of acquisition till date.











WHEREAS, pursuant to the above, the Vendors herein have applied/approached Deputy Commissioner for conversion of Land bearing Survey No. 13/3, measuring 1 acres 30 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, which came to be converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 19/09/2014, bearing No. ALN (A.S.H)SR/56/2014-15, issued by the Deputy Commissioner, Bangalore District, Bangalore.

WHEREAS the Vendors being in need of funds for their family necessities/obligations, legal necessities and welfare and benefit of minors, the Vendors have decided to sell the Schedule Property free from all encumbrances, lien, lispendens, attachments,

V. Renuka  
V. Yesh  
V. Renuka  
V. Yesh  
V. Renuka  
V. Yesh

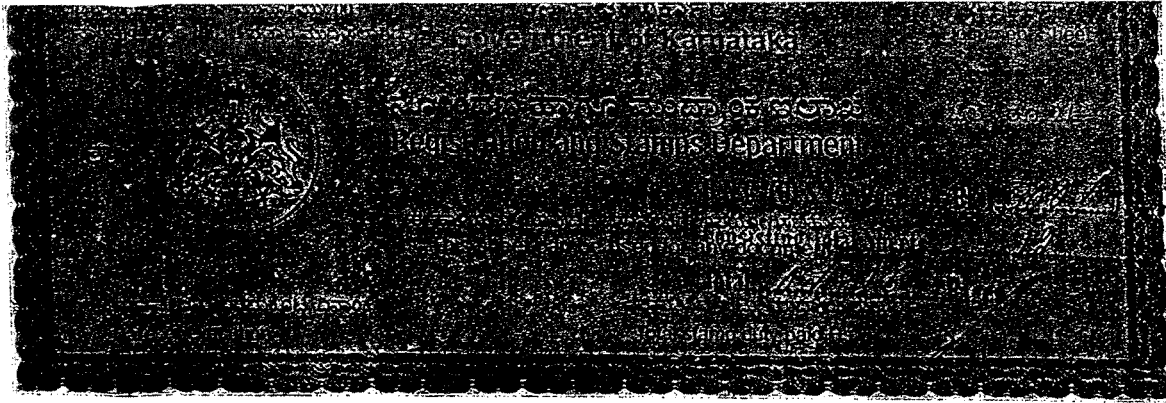
V. Renuka  
V. Yesh

①

ಕ್ರ. ಸಂ.	ಹೆಸರು	ಚಿತ್ರ	ಅಕ್ಷರಚಿತ್ರ	ಹೆಸರು
3	Sri/V. Maniyellappa S/o Sri Venkataswamy for Self & Minor Guardian for Hemu.M. (ಅಧಿಕಾರವಹರು)			Maniyellappa
4	Smt. Lakshminamma D/o Sri Venkataswamy . (ಅಧಿಕಾರವಹರು)			V. Lakshmi
5	Smt. Yashoda D/o Sri Venkataswamy . (ಅಧಿಕಾರವಹರು)			V. Yesh
6	Smt. Renuka D/o Sri Venkataswamy . (ಅಧಿಕಾರವಹರು)			V. Renuka
7	Sri V. Devanaj S/o Sri Venkataswamy for Self & Minor Guardian for Akshatha . (ಅಧಿಕಾರವಹರು)			Devanaj

REG. (A) S.I.P. Dist. No. BK13027/1446  
 Existing Total Sheets.....12  
 Total.....16.....Pages

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಿಗಾಗಿ  
 ಸರ್ಜಾಪುರ ಅನೇಕಲ್ ತಾಲ್ಲೂಕು  
 ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.



mortgages, claims including minors' claims, acquisitions, trust or tenancy of any nature whatsoever. Hence this Sale Deed.

**THE VENDORS DO HEREBY REPRESENT TO THE PURCHASERS AS FOLLOWS:**

- a) That the Vendors are the sole and absolute owners of the Schedule Property and the same is acquired by way of release deed and there is no legal impediment or restriction from their family members to sell the same and the same is free from all encumbrances, lien, lispendens, minors' claims, attachments, disputes, mortgages, acquisitions, court attachments/decrees, tenancy claims, occupancy rights, assignment or trust of any nature whatsoever and the same has not been offered as security or charge or otherwise to any court, revenue authority, banks/financial institutions or other Authorities.
- b) That the Vendors entitled to hold and transfer the Schedule Property to the Purchasers and that there is no impediment to sell the same nor are there any proceedings pending under any of the statutory laws and regulations to hold and/or transfer the same to the Purchasers and that the title of Vendors to the Schedule Property is clear and marketable and they are entitled to sell the same.
- c) That except the Vendors no one else has any right, title, claim, interest or demand of any nature whatsoever over and in respect of the Schedule Property or any portion thereof.
- d) That there are no previous Sale or purchase agreement/s or memorandum of understanding entered into in respect of the Schedule Property nor the Vendors have entered into any agreement for lease or development or arrangement for the

V. Chetty  
V. Renuka  
V. Yesh  
V. Mellha  
Sh. V.

Page 4 of 12

M. S. S. S. S. S.

BASE (SR) No. 3097/1415

Consisting Total Sheets 12

Total 02-16 Pages

ಸಹಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಮತದಾರರ ಹೆಸರು	ಸಹಿ
1	N.C. Muthundh S/o Chidambaram Reddy Sulbante, Bangalore	<i>[Signature]</i>
2	Srinivas Kumar S/o G.K. Rudrappa No. 76 & 78/11, Museum Road, Bangalore-560 001	<i>[Signature]</i>

Kept pending for time out

Designed and Developed by C-DAC, AICTE, Pune

ಹಿರಿಕೆಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ನಿರ್ಜಾಮರ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು,  
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ನಿರ್ಜಾಮರ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು,  
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

1 ನೇ ಪುಟದ ದೃಶ್ಯವಿಷಯ  
ನಂಟರ್ SRJ-1-03027-2014-15 ಅಗಿ  
ಸ.ಡಿ. ನಂಟರ್ SRJD159 ನೇ ಪುಟದಲ್ಲಿ  
ದಿನಾಂಕ 28-10-2014 ರಂದು ನೋಂದಾಯಿಸಲ್ಪಟ್ಟಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ನಿರ್ಜಾಮರ)

The Seal of the Sub-Registrar of Basavanagudi (Nijamara)

Designed and Developed by C-DAC, AICTE, Pune

ಹಿರಿಕೆಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ನಿರ್ಜಾಮರ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು,  
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka  
ದಾಖಲೆ ಮತ್ತು ಮುದ್ರಾಂಶ ಇಲಾಖೆ  
Registration and Stamps Department  
ಬಿ.ಎ. (ಎ) ಸಿ.ಆರ್.ಎಂ. ಸಂ. 111-3007-11  
ಬಿ.ಎ. - ಬಿ.ಎ. 21  
ಈ ಶೀಟ್ ಅನ್ನು ಬಳಸಲು ಸಿದ್ಧವಿದೆ  
This sheet can be used for any Stamp and Stamps  
ಮುದ್ರಾಂಶ  
Total  
ಮುದ್ರಾಂಶ ದುರಿತ ಪಾವತಿ  
Total stamp duty paid Rs.

transfer of the Schedule Property or any part thereof, which is still subsisting as on date.

- e) The Vendors have not executed any Will or Codicil in favour of anyone in respect of the Schedule Property as on date.
- f) That the Vendors have not received any notification of any kind in respect of the Schedule Property, that may in any manner derogate their full and absolute ownership of the Schedule Property.
- g) That the Vendors have not received any notice of attachment/acquisition under any Act or from any Competent/Statutory Authority in respect of the Schedule Property.
- h) That there are no applications for registration of Tenancy Rights pending in respect of the Schedule Property vide Endorsement issued by the Tahsildar, Anekal Taluk.
- i) That there are no easements, quasi-easements, disputes regarding the boundaries, rights, exceptions or other similar matters whether or not apparent on inspection or disclosed in respect of the Schedule Property.
- j) That there are no acquisition proceeding initiated/pending by the Karnataka Industrial Areas Development Board or any other Planning Authority or any other Statutory Authority/ Body and that no notice have been received for road widening from the National Highways Authority of India, Bangalore Metropolitan Regional Development Authority, Bangalore Development Authority or any other authority, in respect of the Schedule Property.

V. Venkatesh  
V. Renuka  
V. Yesh  
V. Madhukar  
V. N.

M. S. S. S. S.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ  
Registration and Stamps Department  
ಬಿ.ಎ.ಎ. (R.S.) ಫಾರ್ಮ್ ನಂ. BEI-3024  
This sheet can be used for affixing Total Stamps: 19  
Total 10-16-19  
Total stamp duty paid Rs. 10-16-19  
Date of execution

- k) That Vendors have not received any notice/s or orders affecting the Schedule Property from the local or other competent/ statutory authorities or from any third party and so far the Vendors are aware that there are no proposals made or intended to be made by any such authority concerning the whole or any part of the Schedule Property and the Schedule Property is not the subject matter of any notification and or any acquisition or requisition under any applicable law.
- l) That the Vendors have not received any notice of attachment under the Income Tax Act or any other Act or from any Competent Authority in respect of the Schedule Property and further represents that there are no tax recovery or certificate proceedings initiated or pending against the Vendors affecting the Schedule Property.
- m) That there are no suits, legal proceedings, disputes or claims against the Vendors that may affect in any way the Vendor's title to or right to dispose off the Schedule Property and there is no impediment for sale of the Schedule Property under any law, Act, order, decree or contract or arbitration award.

Based on the above representations of the Vendors, the Purchasers have agreed to purchase the Schedule Property from the Vendors. Hence this Sale Deed:

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

That in pursuance of the above common intention and covenants, and as desired by the Vendors, the Purchasers have paid the entire sale consideration of Rs. 1,57,50,000/- (Rupees One Crore Fifty Seven Lakhs Fifty Thousand Only) to the Vendors, in the manner mentioned below:

V. Jyoti V. Renuka  
V. Hellyph V. Jyoti  
ಮಂಜುಳಾಚಾರಿ



Government of Karnataka

Registration and Stamp Department

This sheet can be used for recording the following details

- a) Rs. 36,71,250/- (Rupees Thirty Six Lakhs Seventy One Thousand Two Hundred and Fifty Only) by way of Demand Draft bearing No. 000965, dated 09/07/2014, drawn on Axis Bank Ltd, Sadashivnagar Branch, Bangalore in favour of Sri. V.Muniyellappa.
- b) Rs. 37,50,000/- (Rupees Thirty Seven Lakhs Fifty Thousand Only) by way of Demand Draft bearing No. 000967, dated 09/07/2014, drawn on Axis Bank Ltd, Sadashivnagar Branch, Bangalore.
- c) Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) by way of Demand Draft bearing No. 000968, dated 09/07/2014, drawn on Axis Bank Ltd, Sadashivnagar Branch, Bangalore.
- d) Rs. 20,00,000/- (Rupees Twenty Lakhs Only) by way of Demand Draft bearing 001231, dated 27/10/2014, drawn on Axis Bank Ltd Bangalore, in favour of Smt. Renukha.
- e) Rs. 36,71,250/- (Rupees Thirty Six Lakhs Seventy One Thousand Two Hundred and Fifty Only) by way of Demand Draft bearing No. 046701, dated 09/07/2014, drawn on The Karnataka Bank Ltd, Ashoknagar Branch, in favour of Sri V.Devaraj.
- g) Rs. 1,57,500/- (Rupees One Lakh Fifty Seven Thousand and Five Hundred Only)) is deducted in the total consideration towards Tax Deducted at Source (TDS) of 1%

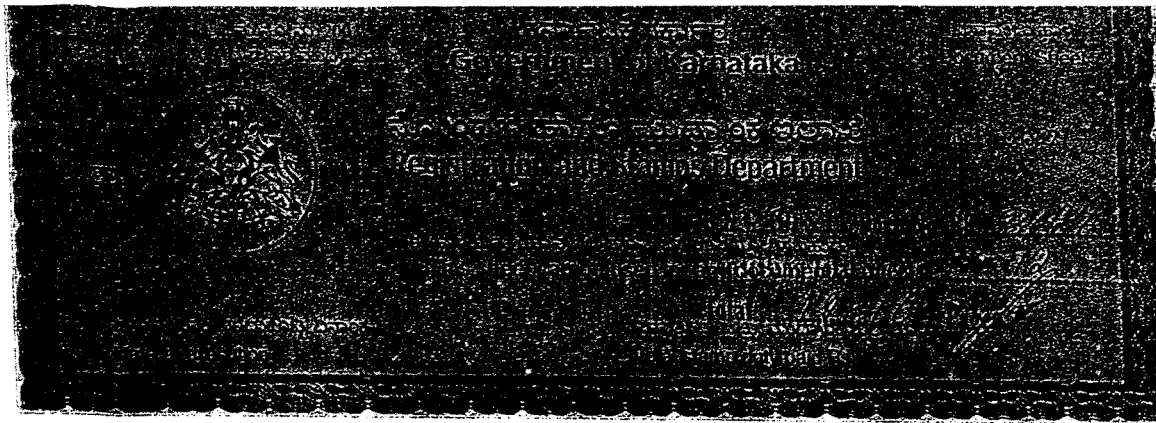
before the execution of these presents in the presence of the following witnesses and the Vendors hereby admits and acknowledges for having received the above said entire sale consideration in full satisfaction and final settlement from the Purchasers and the Vendors hereby sells, transfers all their rights, title and interest in the said Property and sets-over the vacant possession of the Schedule Property to the Purchasers as absolute

V. V. V. V.  
V. V. V. V.  
V. V. V. V.

V. Renuka  
V. Yesh

M. S. S. S.





owners from here on and forever, the Vendors hereby acknowledges and acquits the Purchasers of any such payment in the presence of the before the Witnesses.

The Vendors are the absolute Owners of all that piece and parcel of the Schedule Property do hereby sells, conveys, transfers, alienates UNTO the Purchasers all that piece and parcel of the Schedule Property TO HAVE AND TO HOLD the same as its absolute Owners with all rights, liberties, privileges, easements, hereditaments, ways, water courses and free from all encumbrances.

**THE VENDORS COVENANTS WITH THE PURCHASERS AS FOLLOWS: -**

1. That the Vendors hereby vests in the Purchasers the full, absolute, unencumbered and exclusive title to the Schedule Property hereby Sold.
2. That the Purchasers shall enter into and upon the Schedule Property, shall enjoy exclusive ownership, possession and also rents and profits if any received there from without any interruption or disturbance by the Vendors or any person claiming through or under them and without any unlawful disturbance or interruption by any other person whatsoever.
3. That the Vendors do hereby indemnify and agree to keep indemnified the Purchasers against any loss or damage which the Purchasers may sustain on account of the Purchasers right to remain in peaceful possession and enjoyment of the Schedule Property as absolute owners being disturbed in any manner whatsoever, on account of any defect or deficiency in the title of the Vendors and the Vendors agrees to defend the right, title and interest of the Purchasers to the Schedule Property against all claims and that all costs and expenses in this regard shall be borne and paid for by the Vendors.

V. Renuka  
V. Yesh  
V. Rajellappa  
V. Yesh

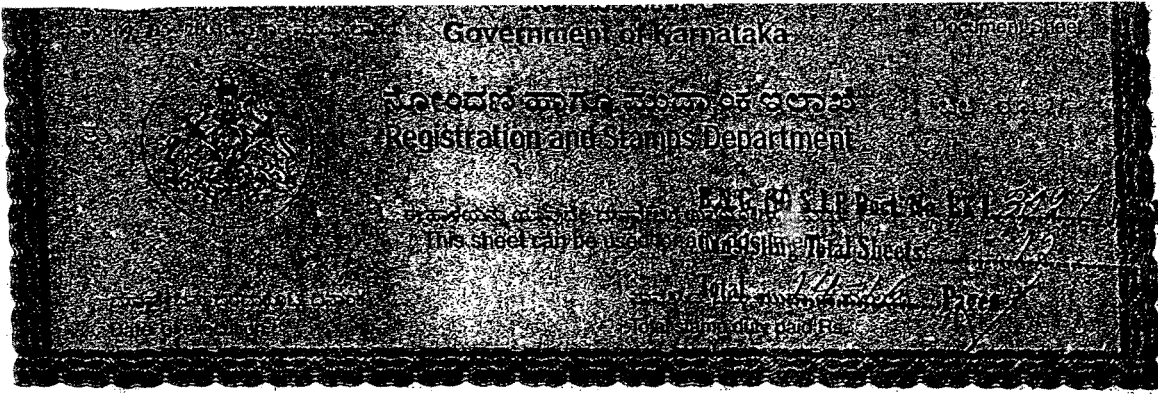
Page 8 of 12

M. S. S. S. S. S.









8. That the Vendors hereby covenants with the Purchasers that, they have not alienated the Schedule Property hereby conveyed by way of sale/mortgage or otherwise to any third party/ies or is the Schedule Property the subject matter of any Will/Last Testament or Court-attachments under any legal proceedings and/or have been offered as Collateral Security/Surety and there are no claims, charges or otherwise on the Schedule Property.

9. That the Vendors being fully aware of all facts assure the Purchasers that, all contents of this Absolute Sale Deed are correct and have been confirmed by them while they are in good health, sound mind and having faculty power.

10. That the Vendors further declares and confirms that, from this day onwards they have no manner of right, title or interest in the Schedule Property hereby sold.

11. That the Vendors covenants with the Purchasers that they are entitled to lawfully convey the Schedule Property and that they have not done or been a party to any act of deed whereby they are prevented from conveying the Schedule Property or any part/s thereof in the manner herein appearing.

12. That the Purchasers shall henceforth be entitled to enter into and upon the Schedule Property and fully utilize the same for their bonafide use and occupation and derive profits, peacefully and quietly hold, possess, enjoy and exploit the Schedule Property as their Absolute Property with all benefits accruing thereto, without any let or hindrance either by the Vendors or any one claiming through or under their or in trust for them.

13. That the Purchasers shall hold the Schedule Property free, clear, freely, clearly and absolutely exonerated and forever released and discharged or otherwise by the

V. Venkatesh V. Renuka  
V. Madhukar V. Yesh  
[Signature]

Page 10 of 12

M. S. S. S. S.











13/11/13  
1-19 page  
SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this 19<sup>th</sup> day of August, Two Thousand and Thirteen (19./08/2013) at Anekal, Bangalore District;

Shivakumar.L

BY:

1. Smt. LAKSHMAMMA, aged about 48 years,  
Wife of Late Lakshmanappa,
2. Smt. SHOBHA, aged about 30 years,  
Daughter of Late Lakshmanappa,
- 2a. Master. MANOJ, aged about 15 years,  
Son of Smt. Shobha,
- 2b. Master MURALI, aged about 12 years,  
Son of Smt. Shobha,  
Sl. No. 2a and 2b are minors represented by their guardian mother  
Smt. Shobha.
3. Smt. PADMA, aged about 28 years,  
Daughter of Late Lakshmanappa,
- 3a. Master. VIJAYAKUMAR, aged about 8 years,  
Son of Smt. Padma,
- 3b. Kumari. NAVYA, aged about 6 years,  
Daughter of Smt. Padma,  
Sl. No. 3a and 3b are minors represented by their guardian mother  
Smt. Padma.




ಎಲಿ ಎಂಬ ಲಕ್ಷ್ಮಮ್ಮ ಪತಿ ಲ. ಶಂಕರ  
ಲ. ಶಂಕರ Shivakumar.L Chandral  
Shivashankar. Shivashankar

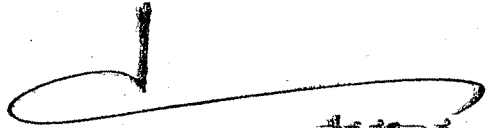
Rajy -

ಅನೇಕಲ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19-08-2013 ರಂದು 03:59:07 PM ಗಳಿಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	64690.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	630.00
	ಒಟ್ಟು :	65320.00







ಶ್ರೀ H.P.Rama Reddy S/o.Late.Chikkapapaiah and A.Rama Reddy S/o.Late.A.R.Ashwathanarayana Reddy Rep by their SPA Holder Kiran.V S/o R.Venugopal Reddy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಹೆಸರು
ಶ್ರೀ H.P.Rama Reddy S/o.Late.Chikkapapaiah and A.Rama Reddy S/o.Late.A.R.Ashwathanarayana Reddy Rep by their SPA Holder Kiran.V S/o R.Venugopal Reddy			



ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

19/8/13  
**H.B. HARINI**  
Senior Sub-Registrar  
Anekal

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	Anekal
1	H.P.Rama Reddy S/o.Late.Chikkapapaiah and A.Rama Reddy S/o.Late.A.R.Ashwathanarayana Reddy Rep by their SPA Holder Kiran.V S/o R.Venugopal Reddy (ಬರೆದುಕೊಂಡವರು)			
2	Lakshmmamma, Shobha (Self & Minor Gaurdian for Manoj & Murali), Padma (Self & Minor Gaurdian for Vijayakumar & Navya), Pushpa (Self & Minor Gaurdian for Madankumar & Deepak Kumar), Sujatha (Self & Minor Gaurdian for Bharath Kumar), Shivakumar & Chandra Rep by their SPA Holder Kiran .V (ಬರೆದುಕೊಂಡವರು)			






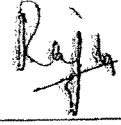
**H.B. HARINI**  
Senior Sub-Registrar  
Anekal 19/8/13

4. Smt. PUSHPA, aged about 26 years,  
Daughter of Late Lakshmanappa,
- 4a. Master MADANKUMAR, aged about 7 years,  
Son of Smt. Pushpa,
- 4b. Master. DEEPAKA KUMAR, aged about 5 years,  
Son of Smt. Pushpa,  
Sl. No. 4a and 4b are minors represented by their guardian mother  
Smt. Pushpa
5. Smt. SUJATHA, aged about 24 years,  
Daughter of Late Lakshmanappa,
- 5a. Master BHARATHA KUMAR, aged about 3 years,  
Son of Smt. Sujatha,  
Sl. No. 5a is minors represented by his guardian mother  
Smt. Sujatha.
6. Sri. SHIVAKUMAR, aged about 22 years,  
Son of Late Lakshmanappa,
7. Sri. CHANDRA, aged about 20 years,  
Son of Late Lakshmanappa,

Sl. No. 1 to 7 are residing at Gattahalli Village,  
Sarjapur Hobli, Anekal Taluk,  
Bangalore District.

ಎರಡು ಸಿಬ್ಬರಿಗೆ ಒಬ್ಬರು L.G. L. ಶಿವಕುಮಾರ್  
L. ಶಿವಕುಮಾರ್ Shivakumar L Chandru  
by Shiva Shivar. Shiva Shivar

Rajy.

3	Mohith), Santhosh Kumar (Self & Minor gaurdian for Sham Kishan) Rep by their SPA Holder Kiran .V  (ಎರಡು ಹೊಡೆದವರು)			
4	M.Raju S/o. Munivenatappa (Confirming Party)  (ಒಬ್ಬನೇ ಸಾಕ್ಷಿ)			

BNG (U) ANKL & R/D No. 2429/13/14  
 Book-1 Containing Total Sheets... 45  
 of 4-19 pgs.

19/8/13  
 H.B. HARINI  
 Senior Sub-Registrar  
 Anekal

S. A. S.

8. Sri. SHIVASHANKAR, aged about 51 years,  
Son of Sri. Gundappa,

8a. Master. GAUTHAM, aged about 14 years,  
Son of Sri. Shivashankar,

8b. Master. MOHITH, aged about 12 years,  
Son of Sri. Shivashankar,

Sl. No. 8a and 8b are minors represented by their natural guardian  
father Sri. Shivashankar

9. Sri. SANTHOSH KUMAR, aged about 38 years,  
Son of Late Aiyappan Kutti,

9a. Master. SHAM KISHAN, aged about 3 years,  
Son of Sri. Santhosh Kumar,  
Sl. No. 9a is minor represented by his natural guardian  
Sri. Santhosh Kumar.

Both are residing at No. 8, 1<sup>st</sup> Main, Srinivagulu,  
Viveknagar (Post), Bangalore – 560 047.

Represented by their Special Power of Attorney Holder;  
Registered as Document No. 119/2013, dated 16/7/2013

Sri. KIRAN.V, aged about 35 years,  
Son of Sri. R. Venugopal Reddy,  
Residing at No. 1140, 17<sup>th</sup> Cross,  
7<sup>th</sup> Sector, H.S.R. Layout,  
Bangalore-560 102.

ಶ್ರೀ ಕಿರಣ್.ವಿ. ಪುತ್ರ ಶ್ರೀ ರ.ವೆಣುಗೋಪಲ್ ರೆಡ್ಡಿ

ಲ.ಸಂಜಯ್ Shivakumar.L

Chaudhri

P. Shivashankar.

Santhosh Kumar



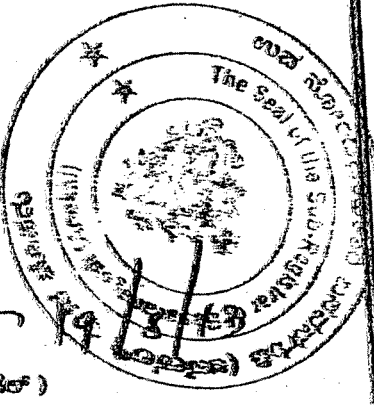
Rajiv

6-19-2013

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿವರ	ಹೆಸರು
1	Shivakumar No.16 & 16/1, Meseum Road, Bangalore	G. R. Dilal Kumar
2	M. Nagaraju S/o. Late. Muniyappa Gattahalli, Sarjapura Hobli, Anekal Taluk, Bangalore Dist.	Rajaram

1

19/8/13  
H.B. HARINI  
Senior Sub-Registrar  
Anekal

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ ANK-1-02429-2013-14 ಆಗಿ ಪಿ.ಡಿ. ಸಂಖ್ಯೆ ANKD359 ನೇ ಧರಣಿ ದಿನಾಂಕ 19-08-2013 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಅನೇಕಲ್)	
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Designed and Developed by C-DAC, ACTS, Pune

H.B. HARINI  
Senior Sub-Registrar  
Anekal

st. 7-1-1982

Hereinafter referred to as the "VENDORS" which expression shall, wherever the context so requires or admits, mean and include their respective Legal Heirs, Executors, Administrators, Legal Representatives, Assigns, etc., of the ONE PART.

Sri. M. RAJU, aged about 38 years,  
Son of Sri. Munivenkatappa,  
Residing at No. 6,  
Kumbalahalli Village,  
Hoskote Taluk,  
Bangalore Rural District.

Hereinafter called the CONFIRMING PARTY, which term shall wherever the context so applies shall include his respective Assigns, Successors, Executors, Administrators, Heirs and Legal Representatives of the Second Part.)

IN FAVOUR OF:

1. Sri. H.P. RAMA REDDY, aged about 66 years,  
Son of Late Sri. Chikkapapaiah,  
Residing at No. 255, 36<sup>th</sup> Cross,  
5<sup>th</sup> Main, 4<sup>th</sup> Block, Jayanagar,  
Bangalore - 560 011.
2. Sri. A. RAMA REDDY, aged about 39 years,  
Son of Late. Sri .A.R. Ashwathanarayana Reddy,  
Residing at No.479, 13<sup>th</sup> Main,  
3<sup>rd</sup> Block, Koramangala,  
Bangalore - 560 095.

ಎಚ್.ಪಿ. ರಾಮ ರೆಡ್ಡಿ ಎಚ್.ಪಿ. ರಾಮ ರೆಡ್ಡಿ

L. ಸುಬ್ಬ

Shivakumar.L

Chandra L

by Shivakumar.L

Chandra L

Rajy.



19/08/2013

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ


1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ನಿಯಮ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ H.P.Rama Reddy S/o.Late.Chikkapapaiah and A.Rama Reddy  
S/o.Late.A.R.Ashwathanarayana Reddy Rep by their SPA Holder Kiran.V/S/o  
R.Venugopal Reddy , ಇವರು 365608.00 ರೂಪಾಯಿಗಳನ್ನು ಪೂರೈಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು  
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಸಗದು ರೂಪ	42950.00	Paid by Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	274138.00	ICICI Bank, Bangalore DD No.009876 dt: 03-08-2013
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	48520.00	ICICI Bank, Bangalore DD No.009875 dt: 03-08-2013
ಒಟ್ಟು :	365608.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 19/08/2013

 19/8/13

ಅಧಿಕಾರವಹಿಸಿದ ಮತ್ತು ಯಶಸ್ವಿ ಅಧಿಕಾರಿ

(ಅನೇಕಲ್)  
**H.B. HARINI**  
Senior Sub-Registrar  
Anekal

Hereinafter referred to as the "PURCHASERS/S" (which term shall wherever the context so permits and admits, mean and include their Legal Heirs, Representatives, Administrators, Executors and assigns, etc.,) of the OTHER PART.

**WITNESSES AS FOLLOWS:**

WHEREAS, Venkataramanappa S/o late Nanjappa was the absolute owner of all that piece and parcel of converted land bearing Survey Number- 16/3, measuring 1 acre 20 guntas, having acquired the same vide registered Sale Deed dated 14/12/1951, registered as Document bearing No. 1918/1951-52, Volume No. 667, Pages 13 -14, in the office of the Sub-Registrar, Anekal. After the death of Venkataramanappa his son V. Lakshmanappa succeeded to the estate of Venkataramanappa.

After the death of V. Lakshmanappa, his wife Smt. Lakshamma and her Children succeeded to his estate as legal heirs i.e, Vendors at Sl. No. 1 to 7 and the Khatha of the Property is mutated in the name of Vendor at Sl. No. 1 vide M.R. No. H32/2012-13.

WHEREAS, Sri. V.Lakshmanappa. i.e., husband of vendor at Sl.No.1 and father of vendor at Sl. No. 2 to 7 had sold 5 guntas out of 1 acre 20 guntas, to Sri. Shivashankar i.e., vendor at Sl.No.8, under registered sale deed date 2/03/2006 bearing document No.19737/05-06, stored in CD No.ANKD105, and 3 guntas out of 1 acre 20 guntas to Sri. Santhosh Kumar i.e., vendor at Sl.No.9, under registered sale deed date 2/03/2006 bearing document No.19778/05-06, stored in CD No.ANKD105, both the sale deeds registered before the office of the sub- registrar Anekal, and Katha is mutated as per MR.No.100/06-07 and MR.No.103/05-06 respectively.

WHEREAS, The Vendors at Sl. No. 1 to 7 had entered into Agreement of Sale with the Confirming Party in respect of Sy. No. 16/3, measuring 1 acre 12 guntas, situated at Gattahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore District, now the

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Confirming Party has nominated the Purchasers to purchase the Schedule Property, Vendors and Confirming Party have received the consideration from the Purchasers in respect the Schedule Property and have executed this Sale Deed.

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WHEREAS, in pursuant to the above, the Vendors herein have applied/approached Deputy Commissioner for conversion of Land bearing Survey No.16/3, measuring 1 acre 20 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, which came to be converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 26/07/2013, bearing No. ALN(A)CSH.SR.:46/13-14., issued by the Deputy Commissioner, Bangalore District, Bangalore.

And WHEREAS, the vendors are selling converted land measuring 28  $\frac{3}{4}$  guntas, out of 1 acre 20 guntas, i.e., Vendors at Sl. No. 1 to 7 are selling 20  $\frac{3}{4}$  guntas, Vendor at Sl. No. 8 is selling 5 guntas and Vendor at Sl. No. 9 is selling 3 guntas, totally measuring 28  $\frac{3}{4}$  guntas, situated at Gattahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore District, the Property is collectively described in the Schedule hereunder and hereinafter referred to as the SCHEDULE PROPERTY for the sake of brevity.

And WHEREAS thus the Vendors have been in peaceful and uninterrupted possession and enjoyment of the Schedule Property ever since the date of acquisition and the Vendor has paid taxes to the concerned Revenue Authorities up to date.

AND WHEREAS, the Vendors are the absolute owners as mentioned above and are in peaceful possession and occupation of the Schedule Property and have been exercising acts of ownership, rights, free from all encumbrances from the date of acquisition till date.

WHEREAS the Vendors being in need of funds to discharge their family necessities/obligations, for welfare and benefit of minors and for legal necessities,

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the Vendors have decided to sell 28 ¾ (28.75 Guntas) out of 1 acre 20 guntas, free from all encumbrances, lien, lispendens, attachments, mortgages, claims including minors' claims, acquisitions, trust or tenancy of any nature whatsoever.

**THE VENDO DO HEREBY REPRESENT TO THE PURCHASERS AS FOLLOWS:**

- a) That the Vendors are the absolute owners of the Schedule Property and the same is free from all encumbrances, lien, lispendens, minors' claims, attachments, disputes, mortgages, acquisitions, court attachments/decrees, tenancy claims, occupancy rights, assignment or trust of any nature whatsoever and the same has not been offered as security or charge or otherwise to any court, revenue authority, banks/financial institutions or other Authorities.
- b) That the Vendors are entitled to hold and transfer the Schedule Property to the Purchasers and that there is no impediment to sell the same nor are there any proceedings pending under any of the statutory laws and regulations to hold and/or transfer the same to the Purchasers and that the title of Vendors to the Schedule Property is clear and marketable and he is authorized to sell the same.
- c) That excepting the Vendors no one else has any right, title, claim, interest or demand of any nature whatsoever over and in respect of the Schedule Property or any portion thereof.
- d) That there are no previous Sale or purchase agreement/s or memorandum of understanding entered into in respect of the Schedule Property nor has the Vendors entered into any agreement for lease or development or arrangement for the transfer of the Schedule Property or any part thereof of, which is still subsisting as on date. Further, the Vendors have not executed any Power of Attorney for Sale/Development of the Schedule Property.

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- e) The Vendors have not executed any Will or Codicil in favour of anyone in respect of the Schedule Property as on date.
- f) That the Vendor has not received any notification of any kind in respect of the Schedule Property, that may in any manner derogate his full and absolute ownership of the Schedule Property.
- g) That the Vendors have not received any notice of attachment/acquisition under any Act or from any Competent/Statutory Authority in respect of the Schedule Property.
- h) That there are no applications for registration of Tenancy Rights pending in respect of the Schedule Property vide Endorsement issued by the Tahsildar, Anekal Taluk.
- i) That there are no easements, quasi-easements, disputes regarding the boundaries, rights, exceptions or other similar matters whether or not apparent on inspection or disclosed in respect of the Schedule Property.
- j) That there are no acquisition proceeding initiated/pending by the Karnataka Industrial Areas Development Board or any other Planning Authority or any other Statutory Authority/Body and that no notice has been received for road widening from the National Highways Authority of India, Bangalore Metropolitan Regional Development Authority, Bangalore Development Authority or any other authority, in respect of the Schedule Property.
- k) That Vendors have not received any notice/s or orders affecting the Schedule Property from the local or other competent/ statutory authorities or from any third party and so far the Vendors are aware that there are no proposals made or intended to be made by any such authority concerning the whole or any part of the

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Chandrasekhar L

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Schedule Property and the Schedule Property is not the subject matter of any notification and or any acquisition or requisition under any applicable law.

l) That the Vendors have not received any notice of attachment under the Income Tax Act or any other Act or from any Competent Authority in respect of the Schedule Property and further represents that there are no tax recovery or certificate proceedings initiated or pending against the Vendors affecting the Schedule Property.

m) That there are no suits, legal proceedings, disputes or claims against the Vendors that may affect in any way the Vendors title to or right to dispose off the Schedule Property and there is no impediment for sale of the Schedule Property under any law, Act, order, decree or contract or arbitration award.

Based on the above representations of the Vendors, the Purchasers has agreed to purchase the Schedule Property from the Vendors. Hence this Sale Deed:

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-**

That in pursuance of the above common intention and covenants, and as desired by the Vendors, the Purchasers has paid the entire sale consideration of Rs.48,52,000/- (Rupees Forty Eight Lakhs Fifty Two Thousand Only) to the Vendors, in the manner mentioned below:

a) a sum of Rs. 6,52,000/- (Rupees Six Lakhs Fifty Two Thousand Only) vide Demand Draft bearing No. 009652, dated 16/07/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Smt. Lakshmamma.

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- b) a sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) vide Demand Draft bearing No. 009644, dated 16/07/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Smt. Shobha.
- c) a sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) vide Demand Draft bearing No. 009646, dated 16/07/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Smt. Padma.
- d) a sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) vide Demand Draft bearing No. 009648, dated 16/07/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Smt. Pushpa.
- e) a sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) vide Demand Draft bearing No. 009650, dated 16/07/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Smt. Sujatha.
- f) a sum of Rs. 10,00,000/- (Rupees Ten - Lakhs Only) vide Demand Draft bearing No. 009668, dated 17/07/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Sri. Shivashankar.  
*a. Sum of Rs. 10,00,000/- (Rupees Ten lakhs only) by way of cash.*
- g) a sum of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) vide Demand Draft bearing No. 009643, dated 16/07/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Sri. Santhosh Kumar.

before the execution of these presents in the presence of the following witnesses and the Vendors hereby admits and acknowledges for having received the above said entire sale consideration in full satisfaction and final settlement from the Purchasers and the Vendors hereby sell, transfer all their rights, title and interest in the said Property and sets-over the vacant possession of the Schedule Property to the Purchasers as absolute owners from hereon and forever, the Vendors hereby

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 Shivashankar. Santhosh Kumar

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4. That the Vendors shall meet all demands received subsequent to the signing of this Deed for all taxes, revenues and other levies, impositions and outgoings whatsoever in respect of the Schedule Property for the period prior to taking over possession by the Purchasers or reimburse the Purchasers of such demands if the same are met by the Purchasers.
5. That the Vendors hereby assure the Purchasers that they have not done or caused to be done any acts, deeds or things which are contrary to or inconsistent with the covenants herein contained and which may have the effect of affecting, prejudicing, jeopardizing or otherwise abrogating the right, title and interest of the Purchasers in respect of the Schedule Property herein conveyed in any manner and to any extent whatsoever and that in the event should there be any encumbrance(s) or liability(s) in respect of the Schedule Property or any third party claims, the Vendors shall liquidate all such encumbrance(s), liability(s) without any consequential liability to the Purchasers or to his successor or successors and assigns from time to time.
6. That the Vendors have this day handed over the available title deeds relating to the Schedule Property to the Purchasers.
7. That the Vendors undertake to always indemnify and reimburse the Purchasers, its assigns, executors, assigns, etc., against all losses/damages/expenses incurred and damages that the Purchasers may incur/suffer/sustain on account of any encumbrances, claims, charges, demands from any third party/ies, clogs, litigations, court/s attachments, hindrances, cesses, wealth tax, gift tax, property taxes or any other tax which would create a charge and interruptions of whatsoever kind and from whomsoever or on account of any defect in title, latent or patent which the Purchasers could otherwise discover in respect of the Schedule Property hereby conveyed in future.

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8. That the Vendors hereby covenant with the Purchasers that, he has not alienated the Schedule Property hereby conveyed by way of sale/mortgage or otherwise to any third party/ies or is the Schedule Property the subject matter of any Will/Last Testament or Court-attachments under any legal proceedings and/or has been offered as Collateral Security/Surety and there are no claims, charges or otherwise on the Schedule Property.
9. That the Vendors being fully aware of all facts assures the Purchasers that, all contents of this Absolute Sale Deed are correct and have been confirmed by me, while in good health, sound mind and having faculty power.
10. That the Vendors further declare and confirm that, from this day onwards he has no manner of right, title or interest in the Schedule Property hereby sold.
11. That the Vendors covenant with the Purchasers that he is entitled to lawfully convey the Schedule Property and that he has not done or been a party to any act of deed whereby he is are prevented from conveying the Schedule Property or any part/s thereof in the manner herein appearing.
12. That the Purchasers shall henceforth be entitled to enter into and upon the Schedule Property and fully utilize the same for their bonafide use and occupation and derive profits, peacefully and quietly hold, possess, enjoy and exploit the Schedule Property as its Absolute Property with all benefits accruing thereto, without any let or hindrance either by the Vendors or any one claiming through or under his or in trust for his.
13. That the Purchasers shall hold the Schedule Property free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the Vendors and well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and

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encumbrances, whatsoever made occasioned and suffered by the Vendors or by any other person/s claiming or to claim, by, from under or in trust for him.

14. That the Vendors have this day placed the Purchasers in vacant and peaceful possession of the Schedule Property. The Vendors have No Objection whatsoever in the Purchasers getting the mutation/khata of the Schedule Property transferred in the names of the Purchasers.

15. That the expenses of Stamp duty and Registration are borne by the Purchasers.

16. That the Schedule Property is not developed except for being converted from agricultural use to non-agricultural Residential purpose.

#### SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF THE Converted Land bearing Survey Number-16/3 measuring 28 ¾ guntas (28.75 Guntas) Out of 1 acre 20 guntas), Converted vide Official Memorandum dated 26/07/2013, bearing No. AN(A)(SH)SR. 46/13-14 issued by the Deputy Commissioner Bangalore, situated at Gattahalli Village, Sarjapura, Hobli, Anekal Taluk, Bangalore Rural District and collectively bounded on the:

East by	:	Land bearing Sy.No.14;
West by	:	Land bearing Sy.No.16/1;
North by	:	Halla;
South by	:	Remaining Portion of Land bearing Sy.No.16/3;

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Chandrasekhar  
Ananthakrishna

G. Shivashankar

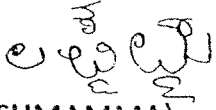
Raja

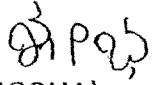
Shivashankar


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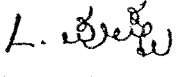


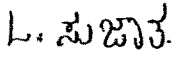
IN WITNESS WHEREOF, the Parties have affixed below their respective signatures to this DEED OF ABSOLUTE SALE on the day, month and year first above written:

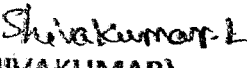
1.   
(LAKSHMAMMA)

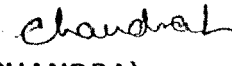
2.   
(SHOBHA)  
For self and on behalf of  
Minors at Sl.No.2a & 2b.

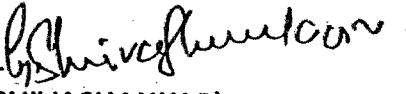
3.   
(PADMA)  
For self and on behalf  
of minors at Sl. No. 3a  
& 3b.

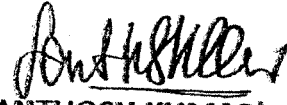
4.   
(PUSHPA)  
For self and on behalf  
Minors at Sl.No.2a  
and 2b.

5.   
(SUJATHA)  
For self and on behalf  
of minors at Sl. No. 5a.

6.   
(SHIVAKUMAR)

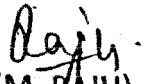
7.   
(CHANDRA)

8.   
(SHIVASHANKAR)  
For self and on behalf of  
Minors at Sl. No. 8a & 8b.

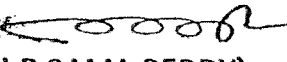
9.   
(SANTHOSH KUMAR)  
for self and on behalf  
of minor at Sl. No. 9a.


#### VENDORS

All are represented by their SPA Holder Sri. KIRAN.V,

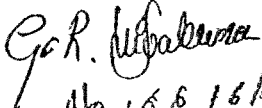
  
(M. RAJU)


CONFIRMING PARTY

1.   
(H.P. RAMA REDDY)  
PURCHASERS

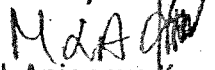
2.   
(A. RAMA REDDY)

#### WITNESSES:

1.   
No 10 & 16/1  
Mullur Road  
Bangalore

2. 

Drafted By:

  
(M.L. Anjaneya Kumar) Advocate,



1502 2013 / 1-12

SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this 19<sup>th</sup> day of August, Two Thousand and Thirteen (19/08/2013) at Anekal, Bangalore District;

Shivakumar.L

BY:

1. Smt. LAKSHMAMMA, aged about 48 years,  
Wife of Late Lakshmanappa,
2. Smt. SHOBHA, aged about 30 years,  
Daughter of Late Lakshmanappa,
- 2a. Master. MANOJ, aged about 15 years,  
Son of Smt. Shobha,
- 2b. Master MURALI, aged about 12 years,  
Son of Smt. Shobha,  
Sl. No. 2a and 2b are minors represented by their guardian mother  
Smt. Shobha.
3. Smt. PADMA, aged about 28 years,  
Daughter of Late Lakshmanappa,
- 3a. Master. VIJAYAKUMAR, aged about 8 years,  
Son of Smt. Padma,
- 3b. Kumari. NAVYA, aged about 6 years,  
Daughter of Smt. Padma,  
Sl. No. 3a and 3b are minors represented by their guardian mother  
Smt. Padma.
4. Smt. PUSHPA, aged about 26 years,  
Daughter of Late Lakshmanappa,

೦೮೮೮ ೨೫೪ ೨೫೪ ೨೫೪ ೨೫೪




L. Shivakumar.L Chandras

Raju:

ನೇಕಲ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19-08-2013 ರಂದು 03:54:12 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ  
ವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ




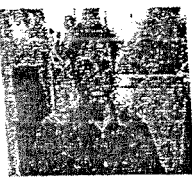


ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	64690.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	560.00
	ಒಟ್ಟು:	65250.00

ಶ್ರೀ H.P.Rama Reddy S/o.Late.Chikkapapaiah and A.Rama Reddy S/o.Late.A.R.Ashwathanarayana  
Reddy Rep by their SPA Holder Kiran.V S/o R.Venugopal Reddy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ H.P.Rama Reddy S/o.Late.Chikkapapaiah and A.Rama Reddy S/o.Late.A.R.Ashwathanarayana Reddy Rep by their SPA Holder Kiran.V S/o R.Venugopal Reddy			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್  
**H.B. HARINI**  
Senior Sub-Registrar  
Anekal

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	H.P.Rama Reddy S/o.Late.Chikkapapaiah and A.Rama Reddy S/o.Late.A.R.Ashwathanarayana Reddy Rep by their SPA Holder Kiran.V S/o R.Venugopal Reddy (ಬರೆಸಿಕೊಂಡವರು)			
2	Lakshamma, Shobha (Self & Minor Gaurdian for Manoj & Murali), Padma (Self & Minor Gaurdian for Vijayakumar & Navya), Pushpa (Self & Minor Gaurdian for Madankumar & Deepak Kumar), Sujatha (Self & Minor Gaurdian for Bharath Kumar), Shivakumar & Chandra Rep by Their SPA Holder Kiran .V (ಬರೆದುಕೊಂಡವರು)			

**H.B. HARINI**  
Senior Sub-Registrar  
Anekal 19/8/13

- 4a. Master MADANKUMAR, aged about 7 years,  
Son of Smt. Pushpa,
- 4b. Master. DEEPAKA KUMAR, aged about 5 years,  
Son of Smt. Pushpa,  
Sl. No. 4a and 4b are minors represented by their guardian mother  
Smt. Pushpa
5. Smt. SUJATHA, aged about 24 years,  
Daughter of Late Lakshmanappa,
- 5a. Master BHARATHA KUMAR, aged about 3 years,  
Son of Smt. Sujatha,  
Sl. No. 5a is minors represented by his guardian mother Smt. Sujatha.
6. Sri. SHIVAKUMAR, aged about 22 years,  
Son of Late Lakshmanappa,
7. Sri. CHANDRA, aged about 20 years,  
Son of Late Lakshmanappa,

All are residing at Gattahalli Village, Sarjapur Hobli, Anekal Taluk,  
Bangalore.

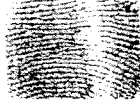
Represented by their Special Power of Attorney Holder;  
Registered as Document No. 120/2013-14, dated 16/07/2013

Sri.KIRAN.V, aged about 35 years,  
Son of Sri.R.Venugopal Reddy,  
Residing at No.1140, 17<sup>th</sup> Cross,  
7<sup>th</sup> Sector, H.S.R.Layout,  
Bangalore-560 102.

ಶಿವಕುಮಾರ್ ಲಕ್ಷ್ಮಣಪ್ಪ ಮದ್ದು ಹ.ರ.ಲ.ಪಟ್ಟಣ  
L.ಸುಬ್ಬರಾಜ್ Shivakumar.L Chandro.L

Raju.

(ಎವಿಗೇ ಸಾಕು)



Rajy

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Book-I Containing Total Sheets 13

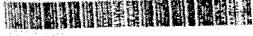
of 4-12 pages

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H.B. MARRAS

Senior Sub-Registrar  
Anekal

Page 3 of 13



18-17

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ


1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ H.P.Rama Reddy S/o.Late.Chikkapapaiah and A.Rama Reddy  
S/o.Late.A.R.Ashwathnarayana Reddy Rep by their SPA Holder Kiran.V S/o  
R.Venugopal Reddy . ಇವರು 365608.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಕುಳ್ಳವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು  
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	42950.00	Paid by cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	274138.00	ICICI Bank, Bangalore DD No.009874 dt: 03-08-2013
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	48520.00	ICICI Bank, Bangalore DD No.009877 dt: 03-08-2013
ಒಟ್ಟು:	365608.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 19/08/2013

 19/8/13

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

(ಅನೇಕಲ್)

**H.B. HARINI**  
Senior Sub-Registrar  
Anekal

WITNESSES AS FOLLOWS:

WHEREAS, Venkataramanappa S/o late Nanjappa was the absolute owner of all that piece and parcel of converted land bearing Survey Number- 16/3, measuring 1 acre 20 guntas, having acquired the same vide registered Sale Deed dated 14/12/1951, registered as Document bearing No. 1918/1951-52, Volume No. 667, Pages 13 -14, in the office of the Sub-Registrar, Anekal. After the death of Venkataramanappa his son V. Lakshmanappa succeeded to the estate of Venkataramanappa.

After the death of V. Lakshmanappa, his wife Smt. Lakshamma and her Children succeeded to his estate as legal heirs i.e, Vendors at Sl. No. 1 to 7 and the Khatha of the Property is mutated in the name of Vendor at Sl. No. 1 vide M.R. No. H32/2012-13.

WHEREAS, The Vendors at Sl. No. 1 to 7 had entered into Agreement of Sale with the Confirming Party in respect of Sy. No. 16/3, measuring 1 acre 12 guntas, situated at Gattahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore District, now the Confirming Party has nominated the Purchasers to purchase the Schedule Property, Vendors and Confirming Party have received the consideration from the Purchasers in respect the Schedule Property and have executed this Sale Deed.

WHEREAS, in pursuant to the above, the Vendors herein have applied/approached Deputy Commissioner for conversion of Land bearing Survey No.16/3, measuring 1 acre 20 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, which came to be converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 26/07/2013 bearing No. ALN(CA)(S.H).SR:46/2013-14, issued by the Deputy Commissioner, Bangalore District, Bangalore.

Shivakumar.L

And WHEREAS, the vendors are selling converted land measuring 28 ¾ guntas, out of 1 acre 12 guntas, situated at Gattahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore District, which is morefully described in the Schedule hereunder and hereinafter referred to as the **SCHEDULE PROPERTY** for the sake of brevity.

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L. ಸುಬ್ಬರಾಜ್ Shivakumar.L Chandrasekhar

Raju



And WHEREAS thus the Vendors have been in peaceful and uninterrupted possession and enjoyment of the Schedule Property ever since the date of acquisition and the Vendor has paid taxes to the concerned Revenue Authorities up to date.

AND WHEREAS, the Vendors are the absolute owners as mentioned above and are in peaceful possession and occupation of the Schedule Property and have been exercising acts of ownership, rights, free from all encumbrances from the date of acquisition till date.

**WHEREAS** the Vendors being in need of funds to discharge their family necessities/obligations, for welfare and benefit of minors and for legal necessities, the Vendors have decided to sell 28  $\frac{3}{4}$  (28.75 Guntas) out of 1 acre 12 guntas, free from all encumbrances, lien, lispendens, attachments, mortgages, claims including minors' claims, acquisitions, trust or tenancy of any nature whatsoever.

**THE VENDO DO HEREBY REPRESENT TO THE PURCHASERS AS FOLLOWS:**

- a) That the Vendors are the absolute owners of the Schedule Property and the same is free from all encumbrances, lien, lispendens, minors' claims, attachments, disputes, mortgages, acquisitions, court attachments/decrees, tenancy claims, occupancy rights, assignment or trust of any nature whatsoever and the same has not been offered as security or charge or otherwise to any court, revenue authority, banks/financial institutions or other Authorities.
- b) That the Vendors are entitled to hold and transfer the Schedule Property to the Purchasers and that there is no impediment to sell the same nor are there any proceedings pending under any of the statutory laws and regulations to hold and/or transfer the same to the Purchasers and that the title of Vendors to the Schedule Property is clear and marketable and he is authorized to sell the same.
- c) That excepting the Vendors no one else has any right, title, claim, interest or demand of any nature whatsoever over and in respect of the Schedule Property or any portion thereof.

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 L. సుబాస్ Shivakumar. L Chandra. L

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- d) That there are no previous Sale or purchase agreement/s or memorandum of understanding entered into in respect of the Schedule Property nor has the Vendors entered into any agreement for lease or development or arrangement for the transfer of the Schedule Property or any part thereof of, which is still subsisting as on date. Further, the Vendors have not executed any Power of Attorney for Sale/Development of the Schedule Property.
- e) The Vendors have not executed any Will or Codicil in favour of anyone in respect of the Schedule Property as on date.
- f) That the Vendor has not received any notification of any kind in respect of the Schedule Property, that may in any manner derogate his full and absolute ownership of the Schedule Property.
- g) That the Vendors have not received any notice of attachment/acquisition under any Act or from any Competent/Statutory Authority in respect of the Schedule Property.
- h) That there are no applications for registration of Tenancy Rights pending in respect of the Schedule Property vide Endorsement issued by the Tahsildar, Anekal Taluk.
- i) That there are no easements, quasi-easements, disputes regarding the boundaries, rights, exceptions or other similar matters whether or not apparent on inspection or disclosed in respect of the Schedule Property.
- j) That there are no acquisition proceeding initiated/pending by the Karnataka Industrial Areas Development Board or any other Planning Authority or any other Statutory Authority/Body and that no notice has been received for road widening from the National Highways Authority of India, Bangalore Metropolitan Regional Development Authority, Bangalore Development Authority or any other authority, in respect of the Schedule Property.

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k) That Vendors have not received any notice/s or orders affecting the Schedule Property from the local or other competent/ statutory authorities or from any third party and so far the Vendors are aware that there are no proposals made or intended to be made by any such authority concerning the whole or any part of the Schedule Property and the Schedule Property is not the subject matter of any notification and or any acquisition or requisition under any applicable law.

l) That the Vendors have not received any notice of attachment under the Income Tax Act or any other Act or from any Competent Authority in respect of the Schedule Property and further represents that there are no tax recovery or certificate proceedings initiated or pending against the Vendors affecting the Schedule Property.

m) That there are no suits, legal proceedings, disputes or claims against the Vendors that may affect in any way the Vendors title to or right to dispose off the Schedule Property and there is no impediment for sale of the Schedule Property under any law, Act, order, decree or contract or arbitration award.

Based on the above representations of the Vendors, the Purchasers has agreed to purchase the Schedule Property from the Vendors. Hence this Sale Deed:

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-**

That in pursuance of the above common intention and covenants, and as desired by the Vendors, the Purchasers has paid the entire sale consideration of Rs.48,52,000/- (Rupees Forty Eight Lakhs Fifty Two Thousand Only) to the Vendors, in the manner mentioned below:

a) a sum of Rs. 14,52,000/- (Rupees Fourteen Lakhs Fifty Two Thousand Only) vide Demand Draft bearing No. 009653, dated 16/07/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Smt. Lakshmamma.

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- b) a sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) vide Demand Draft bearing No. 009645, dated 16/07/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Smt. Shobha.
- c) a sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) vide Demand Draft bearing No. 009647, dated 16/07/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Smt. Padma.
- d) a sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) vide Demand Draft bearing No. 009649, dated 16/07/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Smt. Pushpa.
- e) a sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) vide Demand Draft bearing No. 009651, dated 16/07/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Smt. Sujatha.
- f) a sum of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) vide Demand Draft bearing No. 009655, dated 16/07/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Sri. Shiva Kumar.
- g) a sum of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) vide Demand Draft bearing No. 009657, dated 16/07/2013, drawn on ICICI Bank, Cantonment Branch, Bangalore in favour of Sri. Chandra.

before the execution of these presents in the presence of the following witnesses and the Vendors hereby admits and acknowledges for having received the above said entire sale consideration in full satisfaction and final settlement from the Purchasers and the Vendors hereby sell, transfer all their rights, title and interest in the said Property and sets-over the vacant possession of the Schedule Property to the Purchasers as absolute owners from hereon and forever, the Vendors hereby acknowledges and acquits the Purchasers of any such payment in the presence of the before the Witnesses.

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The Vendors are the absolute Owners of all that piece and parcel of the Schedule Property do hereby sell, convey, transfer, alienate UNTO the Purchasers all that piece and parcel of the Schedule Property TO HAVE AND TO HOLD the same as its absolute Owners with all rights, liberties, privileges, easements, hereditaments, ways, water courses and free from all encumbrances.

**THE VENDORS COVENANTS WITH THE PURCHASERS AS FOLLOWS: -**

1. That the Vendors hereby vests in the Purchasers the full, absolute, unencumbered and exclusive title to the Schedule Property hereby Sold.
2. That the Purchasers shall enter into and upon the Schedule Property and shall enjoy exclusive ownership, possession and also rents and profits if any received there from without any interruption or disturbance by the Vendors or any person claiming through or under him and without any unlawful disturbance or interruption by any other person whatsoever.
3. That the Vendors do hereby indemnify and agree to keep indemnified the Purchasers against any loss or damage which the Purchasers may sustain on account of the Purchasers right to remain in peaceful possession and enjoyment of the Schedule Property as absolute owner being disturbed in any manner whatsoever, on account of any defect or deficiency in the title of the Vendors and the Vendors agree to defend the right, title and interest of the Purchasers to the Schedule Property against all claims and that all costs and expenses in this regard shall be borne and paid for by the Vendors.
4. That the Vendors shall meet all demands received subsequent to the signing of this Deed for all taxes, revenues and other levies, impositions and outgoings whatsoever in respect of the Schedule Property for the period prior to taking over possession by the Purchasers or reimburse the Purchasers of such demands if the same are met by the Purchasers.
5. That the Vendors hereby assure the Purchasers that they have not done or caused to be done any acts, deeds or things which are contrary to or inconsistent

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6. That the Vendors have this day handed over the available title deeds relating to the Schedule Property to the Purchasers.

8. That the Vendors hereby covenant with the Purchasers that, he has not alienated the Schedule Property hereby conveyed by way of sale/mortgage or otherwise to any third party/ies or is the Schedule Property the subject matter of any Will/Last Testament or Court-attachments under any legal proceedings and/or has been offered as Collateral Security/Surety and there are no claims, charges or otherwise on the Schedule Property.

లక్ష్మి శివకుమార్ పద్మ L. చంద్ర  
 L. సుబ్బారావు Shiva Kumar. L Chandra L

Page 10 of 13



10. That the Vendors further declare and confirm that, from this day onwards he has no manner of right, title or interest in the Schedule Property hereby sold.

11. That the Vendors covenant with the Purchasers that he is entitled to lawfully convey the Schedule Property and that he has not done or been a party to any act of deed whereby he is are prevented from conveying the Schedule Property or any part/s thereof in the manner herein appearing.

12. That the Purchasers shall henceforth be entitled to enter into and upon the Schedule Property and fully utilize the same for their bonafide use and occupation and derive profits, peacefully and quietly hold, possess, enjoy and exploit the Schedule Property as its Absolute Property with all benefits accruing thereto, without any let or hindrance either by the Vendors or any one claiming through or under his or in trust for them.

13. That the Purchasers shall hold the Schedule Property free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the Vendors and well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances, whatsoever made occasioned and suffered by the Vendors or by any other person/s claiming or to claim, by, from under or in trust for them.

14. That the Vendors have this day placed the Purchasers in vacant and peaceful possession of the Schedule Property. The Vendors have No Objection whatsoever in the Purchasers getting the mutation/khata of the Schedule Property transferred in the names of the Purchasers.

15. The contents of this sale deed is explained in kannada to the vendors before the Sub-Registrar and also by the witnesses and the vendors have understood the contents of the sale deed and have executed this sale deed.

16. That the expenses of Stamp duty and Registration are borne by the Purchasers.

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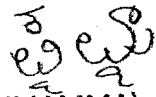
18. That the Schedule Property is not developed except for being converted from agricultural use to non-agricultural Residential purpose.

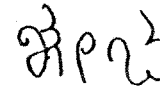
### SCHEDULE PROPERTY

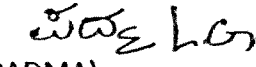
ALL THAT PIECE AND PARCEL OF THE Converted Land bearing Survey Number-16/3 measuring 28 ¼ guntas (28.75 Guntas) Out of 1 acre 12 guntas), Converted vide Official Memorandum dated 26/07/2013, bearing No.A6N(CA)(SH)SR:46/13-14 issued by the Deputy Commissioner Bangalore, situated at Gattahalli Village, Sarjapura, Hobli, Anekal Taluk, Bangalore Rural District and bounded on the:


East by : Land bearing Sy.No.14;  
West by : Land bearing Sy.No.16/1;  
North by : Remaining Portion of Land bearing Sy.No.16/3;  
South by : Remaining Portion of Land bearing Sy.No.16/3;

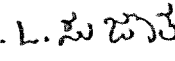
IN WITNESS WHEREOF, the Parties have affixed below their respective signatures to this DEED OF ABSOLUTE SALE on the day, month and year first above, written:

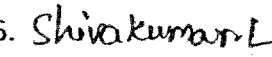
1.   
(LAKSHMAMMA)

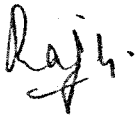
2.   
(SHOBHA)  
For self and on behalf of  
Minors at Sl.No.2a & 2b.

3.   
(PADMA)  
For self and on  
behalf of minors  
at Sl. No. 3a & 3b.

4.   
(PUSHPA)  
For self and on behalf  
Minors at Sl.No.2a and 2b.

5.   
(SUJATHA)  
For self and on behalf  
of minors at Sl. No. 5a.

6.   
(SHIVAKUMAR)



Shivakumar-2



7 Chandra

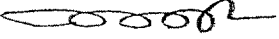
(CHANDRA)

VENDORS

All are represented by their SPA Holder Sri. KIRAN.V,

Raj  
(M. RAJU)

CONFIRMING PARTY

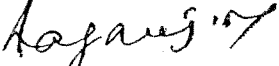
1. 


(H.P. RAMA REDDY)

PURCHASERS

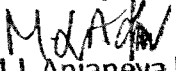
2.   
(A. RAMA REDDY)

WITNESSES:

1.   
NAGARAJ  
Gottahally

2.   
G.R. Nishabema  
No. 16 & 161,  
Museum Road  
Bangalore.

Drafted By:

  
(M.L. Anjaneya Kumar)  
Advocate,



N

# ABSOLUTE SALE DEED

This ABSOLUTE SALE DEED is made and executed on this the 12<sup>th</sup> day of January, Two Thousand and Fifteen (12/01/2015) at Bangalore;

By,

1. Sri. N. JAYARAMA REDDY, aged about 44 years  
Son of Sri. K. Narayana Reddy,  
PAN: ABLPR5576Q
2. Master. NIRMAN. J. REDDY, aged about 17 years,  
Son of Sri. N. Jayarama Reddy,  
Minor Represented by his father Sri. N. Jayarama Reddy,  
  
Both are Residing at Residing at No. 147, Airport Road,  
Marathahalli,  
Bangalore 560 0037.

Hereinafter referred to as the 'VENDOR/S', which expression shall wherever the context so requires or admits, mean and include his/her/their legal heirs, representatives, successors, executors, administrators, assigns, nominees or any person/s claiming under him of the 'ONE PART';

## IN FAVOUR OF;

1. Sri. H.P. RAMA REDDY, aged about 68 years,  
Son of Late. Chikkapapaiah,  
Residing at No. 255, 36<sup>th</sup> Cross, 5<sup>th</sup> Main,  
4<sup>th</sup> Block, Jayanagar,  
Bangalore - 560 011.  
PAN: ABOPR2144P.
2. Sri. A. RAMA REDDY, aged about 40 years,  
Son of Late. A.R. Ashwathanarayana Reddy,  
Residing at No. 479, 13<sup>th</sup> Main,  
3<sup>rd</sup> Block, Koramangala,  
Bangalore - 560 095.  
PAN: ACNPR3426L.



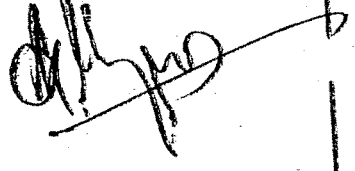
*Jayarama Reddy*

ಹೆಸರು : 7513


ಅಧಿಕಾರಿ ವಲಸೆಯ ಉಪನೋದ್ಧಾರಣಾ ಕಾರ್ಯದ ವರದಿ ದಿನಾಂಕ 12-01-2015 ರಂದು 02:13:10 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ



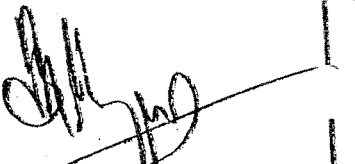


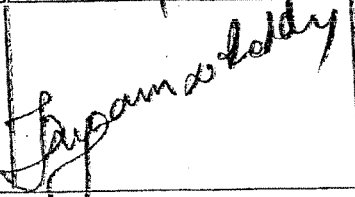
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	70560.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
	ಒಟ್ಟು :-	71050.00

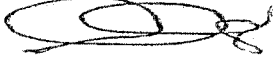
ಶ್ರೀ ಹೆಚ್. ಪಿ. ರಾಮಲಕ್ಷ್ಮಿ ಮತ್ತು ಎ. ರಾಮಲಕ್ಷ್ಮಿ ಇವರ ಹೆಸರಿನಲ್ಲಿ ಎಸ್ ಪಿ ಎ ಹೋಲ್ಡರ್ ಬಿ.ಕೆ.ವೆಹಾರಿಂಗಪ್ಪ ಇವರಿಂದ ಹಾಜರಾದ ಮೊತ್ತವು

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಹೆಚ್. ಪಿ. ರಾಮಲಕ್ಷ್ಮಿ ಮತ್ತು ಎ. ರಾಮಲಕ್ಷ್ಮಿ ಇವರ ಹೆಸರಿನಲ್ಲಿ ಎಸ್ ಪಿ ಎ ಹೋಲ್ಡರ್ ಬಿ.ಕೆ.ವೆಹಾರಿಂಗಪ್ಪ			

ಬರೆಯಬೇಕಾದುದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

  
 ಸಹಿ ರವರು  
 ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
 ಅತ್ತಿಬೆರೆ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು  
 ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	ಹೆಚ್. ಪಿ. ರಾಮಲಕ್ಷ್ಮಿ ಮತ್ತು ಎ. ರಾಮಲಕ್ಷ್ಮಿ ಇವರ ಹೆಸರಿನಲ್ಲಿ ಎಸ್ ಪಿ ಎ ಹೋಲ್ಡರ್ ಬಿ.ಕೆ.ವೆಹಾರಿಂಗಪ್ಪ (ಬರೆಯಬೇಕಾದುದಾಗಿ)			
2	ಎಸ್. ಜಯರಾಮಲಕ್ಷ್ಮಿ ಬಿ.ಕೆ. ಜನಾರಾಣ್ ರವರಿಗೆ (ಬರೆಯಬೇಕಾದುದಾಗಿ)			

  
 ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
 ಅತ್ತಿಬೆರೆ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು  
 ಬೆಂಗಳೂರು

Both are represented by their Registered SPA holder Sri.B.K.Mahalingappa Registered SPA Doc.No.319/2012-13 and 321/2012-13, dated,20/11/2012.

Hereinafter called as 'PURCHASER/S', which expression shall wherever the context shall mean and include their heirs, legal representatives, successors, executors, administrators, assigns, nominees, etc., of the 'OTHER PART'

**WITNESSETH AS FOLLOWS;**

**WHEREAS**, the Vendor is the sole and absolute owner of all that piece and parcel of converted land bearing Survey Number- 16/6, measuring 0-06 guntas, Survey Number 16/7, measuring 0-06 guntas, Survey Number 16/8 measuring 0-06.08 guntas, in all measuring 0 acre 18.08 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, vide registered Gift Deed dated 29/3/2011, registered as document bearing No. SRJ-1-00164/2011-12, stored in CD No. SRJD65 registered before the office of the Sub Registrar, Sarjapura, Bangalore. Which property is morefully described as Item No. I to III of the SCHEDULE PROPERTY.

**WHEREAS** the Vendor is the Sole and absolute owner of all that piece and parcel of converted land bearing Survey Number 16/5, measuring 0-06 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, having acquired the same Will Deed dated 1/4/2011 registered as document No. VRT-3-00009/2011-12 stored in CD No. VRTD 110, in Book 3, registered before the office of the Sub Registrar, Varthur, Bangalore. Which property is morefully described as Item No.IV of the SCHEDULE PROPERTY.

**WHEREAS**, thus in the manner mentioned above, the Vendors has become the sole and absolute owners of the Item No. I to IV of the Schedule Properties and are in peaceful possession and enjoyment of the same and have been exercising acts of ownership, possession, free from all encumbrances from the date of acquisition till date.

**WHEREAS**, pursuant to the above, the Vendors herein have applied/approached Deputy Commissioner for conversion of Land bearing Survey Number- 16/6, measuring 0-06 guntas, Survey Number 16/7, measuring 0-06 guntas, Survey Number 16/8 measuring 0-06.08 guntas and Suvery Number 16/5, measuring 0-06 guntas, in all totally measuring 0 acre 24.08 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, which came to be converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 31/12/2014, bearing No. ALN(ASH)SR/ 135/2014-15, issued by the Deputy Commissioner, Bangalore District, Bangalore.

**WHEREAS** the Vendor being in need of funds for their family necessities/obligations, legal necessities and welfare and benefit of minors, the Vendors have decided to sell the

*Sarjapura & Reddy*

ಸಂಖ್ಯೆ	ಯೋಜನೆ	ಚಿತ್ರ	ಹಸ್ತಚಿಹ್ನೆ	ಹಸ್ತಸಹಿ
3	ವಿಮರ್ಶಾತ್ಮಕ ಜೇ.ರೇಷ್ಮೆ ಮೈನ್‌ಡ್ ಗಾಜಿನ ಲಯಿನ್ ಕವಚ ಪರೀಕ್ಷಾ ಅನುಷ್ಠಾನದ ವಿನ್ಯಾಸ (ಬಲದಿಕ್ಕಿನಲ್ಲಿರುವುದು)			

ಬಿಡಿ (ಬಿ) ಸಂಖ್ಯೆ 7513/19-15  
 ಸಂಖ್ಯೆ 2  
 01-4-17 page.

ಸಹಿ  
 ಹಿರಿಯ ಅರಣ್ಯ ನಿರ್ದೇಶಕರು  
 ಅರಣ್ಯ, ಅರಣ್ಯ ತಾಲ್ಲೂಕು  
 ಬೆಂಗಳೂರು.

3 ✓

Item No. I to IV of the Schedule Properties free from all encumbrances, lien, lispendens, attachments, mortgages, claims including minors' claims, acquisitions, trust or tenancy of any nature whatsoever. Hence this Sale Deed.

**THE VENDORS DO HEREBY REPRESENT TO THE PURCHASERS AS FOLLOWS:**

- a) That the Vendors is the sole and absolute owner of the Item No. I to IV of the Schedule Properties and the same is acquired by way of Will and Gift deeds and there is no legal impediment or restriction from their family members to sell the same and the same is free from all encumbrances, lien, lispendens, minors' claims, attachments, disputes, mortgages, acquisitions, court attachments/ decrees, tenancy claims, occupancy rights, assignment or trust of any nature whatsoever and the same has not been offered as security or charge or otherwise to any court, revenue authority, banks/ financial institutions or other Authorities.
- b) That the Vendors entitled to hold and transfer the Item No. I to IV of the Schedule Properties to the Purchasers and that there is no impediment to sell the same nor are there any proceedings pending under any of the statutory laws and regulations to hold and/or transfer the same to the Purchasers and that the title of Vendor to the Item No. I to IV of the Schedule Properties is clear and marketable and they are entitled to sell the same.
- c) That except the Vendors no one else has any right, title, claim, interest or demand of any nature whatsoever over and in respect of the Item No. I to IV of the Schedule Properties or any portion thereof.
- d) That there are no previous Sale or purchase agreement/s or memorandum of understanding entered into the Item No. I to IV of the Schedule Properties nor the Vendors have entered into any agreement for lease or development or arrangement for the transfer of the Item No. I to IV of the Schedule Properties or any part thereof, which is still subsisting as on date.
- e) The Vendors has not executed any Will or Codicil in favour of anyone in respect of the Item No. I to IV of the Schedule Properties as on date.
- f) That the Vendors has not received any notification of any kind in respect of the Schedule Property, that may in any manner derogate their full and absolute ownership of the Item No. I to IV of the Schedule Properties.
- g) That the Vendors have not received any notice of attachment/acquisition under any Act or from any Competent/Statutory Authority in respect of the Item No. I to IV of the Schedule Properties.

*Jayaram & Reddy*

BLDG (U) ABL 5 R/01/10

Shale-1 Commencing Total Shale 7

On 6-11-2015

12

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿವರ	ಸಹಿ
1	Sathish No. 16/8: 16/1, Museum Road, Bangalore	Sathish
2	Shivakumar No. 16/8: 16/1, Museum Road, Bangalore	G.R. Shivakumar

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಅತ್ತಿವೆಲೆ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು  
ಬೆಂಗಳೂರು

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಅತ್ತಿವೆಲೆ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು  
ಬೆಂಗಳೂರು



1 ನೇ ಪುಸ್ತಕದ ರಜಾವೇಣು

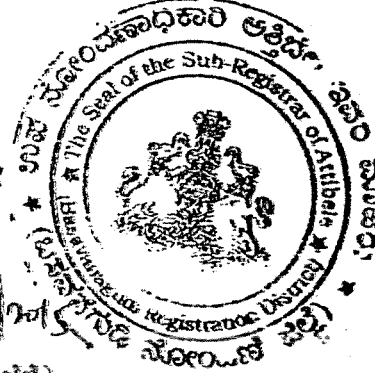
ಮಂಜೂರು ABL-1-07513-2014-15 ಆಗಿ

ಸಿ.ಡಿ. ಮಂಜೂರು ABLD230 ನೇ ಪುಸ್ತಕ

ದಿನಾಂಕ 12-01-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

12/01/2015  
(ಎಂ.ವಿ. ಸತೀಶ್)

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಅತ್ತಿವೆಲೆ)  
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು



- h) That there are no applications for registration of Tenancy Rights pending in respect of the Item No. I to IV of the Schedule Properties vide Endorsement issued by the Tahsildar, Anekal Taluk.
- i) That there are no easements, quasi-easements, disputes regarding the boundaries, rights, exceptions or other similar matters whether or not apparent on inspection or disclosed in respect of the Item No. I to IV of the Schedule Properties.
- j) That there are no acquisition proceeding initiated/pending by the Karnataka Industrial Areas Development Board or any other Planning Authority or any other Statutory Authority/ Body and that no notice have been received for road widening from the National Highways Authority of India, Bangalore Metropolitan Regional Development Authority, Bangalore Development Authority or any other authority, in respect of the Schedule Property.
- k) That Vendors has not received any notice/s or orders affecting the Schedule Property from the local or other competent/ statutory authorities or from any third party and so far the Vendor is aware that there are no proposals made or intended to be made by any such authority concerning the whole or any part of the Schedule Property and the Item No. I to IV of the Schedule Properties is not the subject matter of any notification and or any acquisition or requisition under any applicable law.
- l) That the Vendors has not received any notice of attachment under the Income Tax Act or any other Act or from any Competent Authority in respect of the Schedule Property and further represents that there are no tax recovery or certificate proceedings initiated or pending against the Vendor affecting the Item No. I to IV of the Schedule Properties.
- m) That there are no suits, legal proceedings, disputes or claims against the Vendors that may affect in any way the Vendor's title to or right to dispose off the Schedule Property and there is no impediment for sale of the Item No. I to IV of the Schedule Properties under any law, Act, order, decree or contract or arbitration award.

Based on the above representations of the Vendors, the Purchasers have agreed to purchase the Item No. I to IV of the Schedule Properties from the Vendor. Hence this Sale Deed:

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

That in pursuance of the above common intention and covenants, and as desired by the Vendor, the Purchasers have paid the entire sale consideration of Rs.70,56,000/- (Rupees

*Layam & Reddy*

12



ಕರ್ನಾಟಕ ಸಾರ್ವಜನಿಕ  
ಸೇವೆಗಳು ಹಾಗೂ ಮುದ್ರಣ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

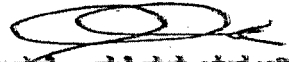
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಣ ಸಂಹಿತೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಹೆಚ್.ಪಿ.ರಾಮೇಶ್ವರಿ ಮತ್ತು ಎ.ರಾಮೇಶ್ವರಿ ಇವರ ಹೆಸರಿನಲ್ಲಿ ಎಸ್.ಪಿ.ಎ. ಹೋಲ್ಡರ್ ಬಿ.ಕೆ.ಎಚ್.ಎಲ್.ಎಸ್. ಇವರು  
398685.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಣ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ಪಾವತಿ	20.00	Paid in Cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	398665.00	Axis Bank Ltd., Sadashivanagar Branch, Bangalore DD no. 001508 dt. 09.01.2015
ಒಟ್ಟು:	398685.00	

ಸ್ಥಳ : ಅಜೀಶ್

ದಿನಾಂಕ: 12/01/2015

  
ಉಪನಿರ್ದೇಶಕ ಮತ್ತು ಯಂತ್ರ ಅಧಿಕಾರಿ  
(ಅಜೀಶ್)  
ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶಕಾಧಿಕಾರಿಗಳು  
ಅಕ್ಷರ, ಅಕ್ಷರ ತಾಂತ್ರಿಕ  
ಬೆಂಗಳೂರು

✓

Seventy Lakhs Fifty Six Thousands Only) to the Vendors, in the manner mentioned below:

a) Rs. 69,85,440/- (Rupees Sixty Nine Lakhs Eighty Five Thousands Four Hundred Forty Only) by way of Cheque bearing No. 263945, dated 09.01.2015, drawn on Karnataka Bank Ltd, , Bangalore in favour of Sri. N.Jayarama Reddy.

b) Rs. 70,560/- (Rupees Seventy Thousands Five Hundred Sixty Only)) is deducted in the total consideration towards Tax Deducted at Source (TDS) of 1%

before the execution of these presents in the presence of the following witnesses and the Vendor hereby admits and acknowledges for having received the above said entire sale consideration in full satisfaction and final settlement from the Purchasers and the Vendors hereby sells, transfers all their rights, title and interest in the said Property and sets-over the vacant possession of the Item No. I to IV of the Schedule Properties to the Purchasers as absolute owners from here on and forever, the Vendors hereby acknowledges and acquits the Purchasers of any such payment in the presence of the before the Witnesses.

The Vendors are the absolute Owners of all that piece and parcel of the Item No. I to IV of the Schedule Properties do hereby sells, conveys, transfers, alienates UNTO the Purchasers all that piece and parcel of the Schedule Property TO HAVE AND TO HOLD the same as its absolute Owners with all rights, liberties, privileges, easements, hereditaments, ways, water courses and free from all encumbrances.

**THE VENDORS COVENANTS WITH THE PURCHASERS AS FOLLOWS: -**

1. That the Vendors hereby vests in the Purchasers the full, absolute, unencumbered and exclusive title to the Item No. I to IV of the Schedule Properties hereby sold.
2. That the Purchasers shall enter into and upon the Item No. I to IV of the Schedule Properties, shall enjoy exclusive ownership, possession and also rents and profits if any received there from without any interruption or disturbance by the Vendors or any person claiming through or under them and without any unlawful disturbance or interruption by any other person whatsoever.
3. That the Vendors do hereby indemnify and agree to keep indemnified the Purchasers against any loss or damage which the Purchasers may sustain on account of the Purchasers right to remain in peaceful possession and enjoyment of the Item No. I to IV of the Schedule Properties as absolute owners being disturbed in any manner whatsoever, on account of any defect or deficiency in the title of the Vendors and the Vendors agrees to defend the right, title and interest of the Purchasers to the Item No. I

*N. Jayarama Reddy*



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ  
Department of Stamps and Registration

ವ್ಯವಹಾರ ಪತ್ರ


1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಶ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ವ್ಯವಹಾರ ಪತ್ರ  
( ನಿಯಮ 10-A )

ಶ್ರೀ/ಶ್ರೀಮತಿ ಹೆಚ್.ಬಿ.ರಾಮಕೃಷ್ಣ ಮತ್ತು ಎ.ರಾಮಕೃಷ್ಣ ಇವರ ಪರಮಾಗಿ ಎಸ್ ಪಿ ಎ ಹೋಲ್ಡರ್ ಬಿ.ಕೆ.ನುಹಾಲಿಂಗಪ್ಪ . ಇವರು  
63090.00 ರೂಪಾಯಿಗಳನ್ನು ನೋಂದಣಿ ಮುದ್ರಾಂಶ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ವ್ಯವಹಾರ	ಮೊತ್ತ (ರೂ.)	ಪಾವತಿಸಿದ ವಿವರ
ನೋಂದಣಿ ಶುಲ್ಕ	9490.00	Paid by Cash
ಮುದ್ರಾಂಶ ಶುಲ್ಕ	53600.00	Paid by Cash
ಒಟ್ಟು :	63090.00	

ಸ್ಥಳ : ಅತ್ತಿಬೆಲೆ

ದಿನಾಂಕ: 12/01/2015

  
ಉಪನೋಂದಣಿ ಮತ್ತು ಯಶ ಆಧಿಕಾರಿ  
ಹಿರಿಯ ಉಪ ನೋಂದಣಿ ಅಧಿಕಾರಿಗಳು  
(ಅತ್ತಿಬೆಲೆ)  
ಅತ್ತಿಬೆಲೆ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು  
ಬೆಂಗಳೂರು

Designed and Developed by C- DAC, ACIS, Pune.

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to IV of the Schedule Properties against all claims and that all costs and expenses in this regard shall be borne and paid for by the Vendors.

4. That the Vendors shall meet all demands received subsequent to the signing of this Deed for all taxes, revenues and other levies, impositions and outgoings whatsoever in respect of the Item No. I to IV of the Schedule Properties for the period prior to taking over possession by the Purchasers or reimburse the Purchasers of such demands if the same are met by the Purchasers.

5. That the Vendors hereby assures the Purchasers that they have not done or caused to be done any acts, deeds or things which are contrary to or inconsistent with the covenants herein contained and which may have the effect of affecting, prejudicing, jeopardizing or otherwise abrogating the right, title and interest of the Purchasers in respect of the Item No. I to IV of the Schedule Properties herein conveyed in any manner and to any extent whatsoever and that in the event should there be any encumbrance(s) or liability(s) in respect of the Schedule Property or any third party claims, the Vendors shall liquidate all such encumbrance(s), liability(s) without any consequential liability to the Purchasers or to his successor or successors and assigns from time to time.

6. That the Vendors have this day handed over the available title deeds relating to the Item No. I to IV of the Schedule Properties to the Purchasers.

7. That the Vendors undertake to always indemnify and reimburse the Purchasers, its assigns, executors, assigns, etc., against all losses/ damages/expenses incurred and damages that the Purchasers may incur /suffer/sustain on account of any encumbrances, claims, charges, demands from any third party/ies, clogs, litigations, court/s attachments, hindrances, cesses, wealth tax, gift tax, property taxes or any other tax which would create a charge and interruptions of whatsoever kind and from whomsoever or on account of any defect in title, latent or patent which the Purchasers could otherwise discover in respect of the Item No. I to IV of the Schedule Properties hereby conveyed in future.

8. That the Vendors hereby covenant with the Purchasers that, they have not alienated the Item No. I to IV of the Schedule Properties hereby conveyed by way of sale/mortgage or otherwise to any third party/ies or is the Schedule Property not the subject matter of any Will/Last Testament or Court-attachments under any legal proceedings and/or have been offered as Collateral Security/Surety and there are no claims, charges or otherwise on the Item No. I to IV of the Schedule Properties.

9. That the Vendors being fully aware of all facts assure the Purchasers that, all contents of this Absolute Sale Deed are correct and have been confirmed by them while they are in good health, sound mind and having faculty power.

*Laxman v Laddy*



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10. That the Vendors further declares and confirms that, from this day onwards they have no manner of right, title or interest in the Item No. I to IV of the Schedule Properties hereby sold.

11. That the Vendors covenant with the Purchasers that they are entitled to lawfully convey the Item No. I to IV of the Schedule Properties and that they have not done or been a party to any act of deed whereby they are prevented from conveying the Schedule Property or any part/s thereof in the manner herein appearing.

12. That the Purchasers shall henceforth be entitled to enter into and upon the Item No. I to IV of the Schedule Properties and fully utilize the same for their bonafide use and occupation and derive profits, peacefully and quietly hold, possess, enjoy and exploit the Item No. I to IV of the Schedule Properties as their Absolute Property with all benefits accruing thereto, without any let or hindrance either by the Vendors or any one claiming through or under their or in trust for them.

13. That the Purchasers shall hold the Item No. I to IV of the Schedule Properties free, clear, freely, clearly and absolutely exonerated and forever released and discharged or otherwise by the Vendors and well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances, whatsoever made occasioned and suffered by the Vendors or by any other person/s claiming or to claim, by, from under or in trust for them.

14. That the Vendor has this day placed the Purchasers in vacant and peaceful possession of the Item No. I to IV of the Schedule Properties. The Vendor has No Objection whatsoever in the Purchasers getting the mutation/khata of the Schedule Property transferred in the name of the Purchasers.

15. That the expenses of Stamp duty and Registration are borne by the Purchasers.

16. That the Schedule Property is not developed except for being converted from agricultural use to non-agricultural Residential purpose.

#### SCHEDULE PROPERTY

##### ITEM NO. I

All that piece and parcel of the converted Land bearing Survey Number 16/6, measuring 06 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, (converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 31/12/2014, bearing No.ALN(ASH)SR/135/2014-15, issued by the Deputy Commissioner, Bangalore District, Bangalore, and bounded as follows;

*Sarjapur & Laddu*



East by : Land bearing Sy. No. 13/3;  
West by : Land bearing Sy. No. 16/2;  
North by : Land bearing Sy. No. 16/5;  
South by : Land bearing Sy. No. 16/7;

**ITEM NO. II**

All that piece and parcel of the converted Land bearing Survey Number 16/7, measuring 06 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, (converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 31/12/2014, bearing No. ALN(ASH)SR/135/2014-15, issued by the Deputy Commissioner, Bangalore District, Bangalore, and bounded as follows;

East by : Land bearing Sy. No. 13/3;  
West by : Land bearing Sy. No. 16/2;  
North by : Land bearing Sy. No. 16/6;  
South by : Land bearing Sy. No. 16/8;

**ITEM NO. III**

All that piece and parcel of the converted Land bearing Survey Number 16/8, measuring 06.08 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, (converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 31/12/2014, bearing No. ALN(ASH)SR/135/2014-15, issued by the Deputy Commissioner, Bangalore District, Bangalore, and bounded as follows;

East by : Land bearing Sy. No. 13/3;  
West by : Land bearing Sy. No. 16/2;  
North by : Land bearing Sy. No. 16/7;  
South by : Road and Nala;

**ITEM NO. IV**

All that piece and parcel of the converted Land bearing Survey Number 16/5, measuring 06 guntas, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, (converted from Agricultural to Non-Agricultural Residential purposes vide Official Memorandum dated 31/12/2014, bearing No. ALN(ASH)SR/135/2014-15, issued by the Deputy Commissioner, Bangalore District, Bangalore, and bounded as follows;

*Laxman Reddy*



East by : Land bearing Sy. No. 13/3;  
West by : Land bearing Sy. No. 16/2;  
North by : Land bearing Sy. No. 16/4;  
South by : Land bearing Sy. No. 16/6;

IN WITNESS WHEREOF, the Parties to this Deed have signed and executed this  
ABSOLUTE SALE DEED on the day, month and year mentioned above.

WITNESSES:

1. Nagappa  
NAGAPPA  
Gattahally.

2. N. Venkatesh  
Gattahalli  
Sarjama Hobli  
Arokalidatu

Drafted by

P. Hedge  
(Prabhat Hedge)  
Advocate

N. Jayarama Reddy  
(N. JAYARAMA REDDY)

For self and on behalf of his minor son  
master.Nirman.J.Reddy Vendor at  
SLNo.2.

VENDOR

1. H.P. Rama Reddy  
(H.P. RAMA REDDY)

2. A. Rama Reddy  
(A. RAMA REDDY)  
PURCHASERS

Both are presented by SPA Holder Sri.  
B.K.Mahalingappa.

