



ಈ ದಾಖಲೆಯನ್ನು ಸಂಘರ್ಷ ಲಭಕ್ಕಾದು  
ಸಂಪೂರ್ಣ (೨೧) ರ ಪತ್ರಕಾರ್ಡ್ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೂಳಂಡಣ ಮತ್ತು ಮುದ್ರಾ ಕೆಳಾವು  
ನೌಕರರ ವಿವಿಧೀನದಲ್ಲಿ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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ಈ ಕಾರ್ಡ್ ಯಾವುದೇ ದಾಖಲೆಗೆ ಲಭಯೋಗಿಸಬಹುದಾ  
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ಅಂತರಿ : ರೂ. 2/-  
(GST EXTRA)

## AGREEMENT OF SALE

This Agreement of Sale is executed on this the 21st Day of December, Two Thousand Twenty Two at Bangalore {21/12/2022}

BY:

**Mrs. NUPUR BARANWAL**  
W/o. Nikhil Kumar,  
Aged about 33 years,  
PAN: AVRPPB2506N  
AADHAAR: 6446 3906 9974

**Mr. NIKHIL KUMAR**  
S/o. Krishna Kant Barnwal,  
Aged about 33 years,  
PAN: DIOPK2614F  
AADHAAR: 3074 1664 8214  
Residing at: No. 213, SSVR ACACIA, Kaverappa Layout,  
Near Vidya Vikas Road, Kadubeesanahalli Bengaluru-560103

Hereinafter referred to as the "VENDCRS", which term shall mean and include his legal heirs, representatives, successors, executors, administrators, assigns, etc., of the **ONE PART**

In favour of:

**Mr. AVINASH KUMAR**  
S/o. Yugal Kishor Singh  
Aged about 33 years,  
PAN: CMJPK8442B  
AADHAAR: 8041 7496 3681

*Avinash Kumar*  
Signature

*Nupur Baranwal*  
*Nikhil Kumar*

ಈ ದಾಖಲೆಯನ್ನು ಸಂಖ್ಯೆಗೆ ಉತ್ತಮವಾಗಿ  
ಸಂಪೂರ್ಣ(೧) ರೂಪಕಾರ್ಡ್ ಮಾಡಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಿಂಗ್ ಮತ್ತು ಮುದ್ರಾ ಇಲಾಖೆ

ನೌಕರರ ವಿವಿಧೀದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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Official's Multipurpose Co-Operative Society Ltd.**



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**Mrs. SWATI JAISWAL**

W/o. Avinash Kumar

Aged about 36 years,

PAN: AMCPJ4474H

AADHAAR: 2354 9386 0215

Both are residing at: No. 203, Building No. 778/5,

Patel Nagar, Gurgaon, Haryana, 122001

Hereinafter referred to as the "**PURCHASERS**", which term shall mean and include their legal heirs, representatives, successors, executors, administrators, assigns, etc., of the **SECOND PART**

**WHEREAS** the previous Vendors (1). Smt. CHOWDAMMA, (2). Sri. CHANDRASHEKAR (3). Smt. RASHMI.P, (4). Sri. P.R. KRISHNAPPA (5). Sri H.P. KRISHNA REDDY Owners of Item-I and II of the Schedule Property Represented by their GPA Holder M/S SSVR BUILDERS AND DEVELOPERS, (6). SMT. JAYAMMA, Owner of Item-III of the Schedule Property Represented by their GPA Holder M/S SSVR BUILDERS AND DEVELOPERS, and M/S SSVR BUILDERS AND DEVELOPERS Represented by its Managing Partners, (1). Smt. N. Rajyalakshmi, (2) Sri. Pylla Ananthapal Reddy, executed Sale Deed in favour of (1). Mrs. NUPUR BARANWAL, and (2). Mr. NIKHIL KUMAR on dated. 28/07/2021, document bearing No. 1646/2021-22, of Book-1, stored in CD. No. VRTD989, Registered in office of the Sub Registrar Varthur Bangalore.

**AND WHEREAS** the Vendors being the absolute owners of the Residential Apartment/Flat bearing No **213, Block-A, Three BHK** on the Second floor in "**SSVR ACACIA**", constructed in the Schedule Property having **super built up area** measuring **1445 Sq.ft.**, Carpet Area measuring **983 Sq.ft.**, **715 Sq.ft.** of Undivided share and one covered Car Parking in the basement floor of the building in the project named as "**SSVR ACACIA**" constructed in Sy.No 72/1,72/2 &74/3, Municipal No.156, Presently common Katha No. 2015, converted from agricultural to non agricultural residential purpose vide the orders of the Deputy Commissioner ALN(EVH) SR/83/15-16 Dated 15-12-2015), situated at Panathur Village Varthur Hobli, Bangalore East Taluk, Bangalore which is morefully described hereunder below in Schedule Properties.

*Nupur Baranwal  
Nikhil Kumar*

*Avinash Kumar*

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಕಾರ್ಯಾಲಯ ಸಂಖ್ಯೆ ಲಾಖ್ಯಾತ್ಮಕ

ಸಂಪುಟ ५(१) ರ ಪ್ರಕಾರ ಮಾಡಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಣ ಮತ್ತು ಮುದ್ರಣ ಕ್ಷಳಿಗಳಾಗಿ

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**Official's Multipurpose Co-Operative Society Ltd.**



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**AND WHEREAS**, ever since the Vendors are in uninterrupted, lawful, peaceful possession and enjoyment of the Schedule B and C Property and Katha stands in the name of Vendors in the BBMP records. Further, the Vendors have paid the Up-to-Date taxes to the revenue authority in respect of Schedule B and C Property.

**AND WHEREAS**, the Vendors have offered to sell the Schedule B and C Property for their family and legal necessities to the Purchasers herein for a total Sale Consideration of **Rs.90,00,000/-[Rupees Ninety Lakhs only]** making following representations:

- {i} That the Vendors are the owner of the Schedule B and C Property and their title to the Schedule B and C Property is good, marketable and subsisting and that none else has any right, title, interest or share therein.
  - {ii} That the Schedule B and C Property is not subject to any attachment, encumbrance, or charges of any kind.
  - {iii} That there is no agreement or arrangement for sale of the Schedule B and C Property in favour of anyone else.
  - {iv} That there is no impediment for the Vendors to hold, acquire or to sell the Schedule B and C Property under any law.
  - {v} The Vendors hereby undertakes to indemnify the Purchasers at all times in the event of Purchasers suffering any loss on account of any defective title of the Vendors in respect of the Schedule B and C Property at their own cost, the defect arising contrary to the assurances made by vendors herein.
- Acting on the said representations and assurances of the Vendors, the Purchasers have agreed to purchase the Schedule B and C Property for the said price.
- AND WHEREAS** both the parties herein are desirous of reducing the terms and conditions into writing:

Nupur Boranikar  
NPKL Sharmi

Avinish Kumar  
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ಈ ದಿನಾಂಕದ್ವಾರಾ ಕಾಳೆಯಾದ ಸಂಖ್ಯೆ ಲಾಜಿಸಿಯದ್ದು  
ಸಂಪೂರ್ಣ (೭) ರ ಪ್ರಕಾರ ಮುದ್ದಿಸಲಾಗಿದೆ.

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

That in pursuance of the foregoing and in consideration of the price hereby agreed and the advance paid on this day, the Vendors hereby agrees to sell and the Purchasers hereby agrees to purchase the Schedule B and C Property for a total sale consideration of **Rs.90,00,000/-[Rupees Ninety Lakhs only]**

**1.1 SALE CONSIDERATION AND PAYMENT:**

1. The Vendors shall sell and transfer to the Purchasers the Schedule B and C Property along with the right to own and enjoy the Schedule B and C Property for the aforesaid Sale Consideration of **Rs.90,00,000/-[Rupees Ninety Lakhs only]** which shall be payable by the Purchasers to the Vendors as follows:-

A sum of **Rs. 9,00,000/-[Rupees Nine Lakhs Only]** paid to the Vendors towards the payment of the aforesaid Sale Consideration by way of cheque bearing **cheque No. 000005** dated: **19/12/2022**, through **Kotak Mahindra Bank**, in favour of in the presence of the witnesses attesting hereunder and they Vendors hereby acknowledged the receipt of the same and,

The Purchasers have agreed to pay a sum of **Rs. 43,13,176/-[Rupees Forty Three Lakhs Thirteen Thousand One Hundred Seventy Six Only]**, towards the balance amount payable to the **SBI Bank** towards closure of the Loan Liability of the Vendors and this payment shall be part of total sale consideration and the same shall be deducted from the balance consideration payable by Purchasers to Vendors (if any).

Nupur Boranwarkar  
Nupur Boranwarkar  
Nupur Boranwarkar

Anirudh Kumar  
Anirudh Kumar

ಕರ್ನಾಟಕ ಪ್ರಾಂತದಲ್ಲಿರುವ ಸಂಪನ್ಮೂಲ ವಸ್ತುಗಳ ಮಾರ್ಪಾತ್ರ ಕಂಪನಿ

ಸಂಖ್ಯೆ (೨೧) ರ ವ್ಯವಸ್ಥೆಯ ಅನುಮತಿ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಣ ಮತ್ತು ಮುದ್ರಾ ಇಲಾಖೆ

ನೌಕರಿ ವಿವಿಧದ್ವಿಳೆ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತೆ

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The Purchasers are taking loan from HDFC Ltd, to pay the sale consideration which include the payment to **SBI Bank** as afore mentioned. The Vendors have agreed to sign, execute all the documents necessary for sale of the said property and present the same for registration before the concerned Sub Registrar, in favour of the Purchasers before handing over of Cheque issued by HDFC in favour of **SBI Bank**. The Vendors further undertakes to the Purchasers that it shall be the sole responsibility of the Vendors to ensure that all title documents relating to the Property, currently in the custody of **SBI Bank**, shall be duly released by the Vendors from the **SBI Bank** and handed over to the Purchasers.

The remaining sum of **Rs. 37,86,824/-[Rupees Thirty Seven Lakhs Eighty Six Thousand Eight Hundred Twenty Four only]** will be paid on submission of the title documents to the Purchaser/Purchaser's Loan availing bank, which includes 1% TDS.

That the aforesaid sale consideration of **Rs.90,00,000/-[Rupees Ninety Lakhs only]** including the cost of the land, and excluding expenses for Registration of the Sale Deed.

## 2. TIME:

2.1. The sale transaction shall be completed within **03 (Three) Months** from the date of this Agreement i.e., the Purchasers shall get the sale deed registered within the aforesaid period either in their own names or in the name of nominees at their option and convenience. Further, the Vendors has already provided all photo copies of documents necessary for completion of registration including Katha from his end.

## 3. TITLE:

3.1. The Vendors declares that they are the true and lawful owner of the Schedule B and C Property and that he can vest clear and marketable title in respect of the Schedule B and C Property to the Purchasers herein and there is no impediment whatsoever in selling and transferring the same in favour of the Purchasers.

*Avinash Kumar*  
Signature

*Nupur Borwankar  
Nikita Shetty*

ಈ ದಾಖಲೆಯನ್ನು ಸರಳವಾಗಿ ಉಪಯೋಗಿಸಬಹುದು

ಸಂಪೂರ್ಣ(೭) ರ ಪ್ರಕಾರ ಮುದ್ದಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಿಂಗ್ ಮತ್ತು ಮುದ್ದಾಂಶ ಇಲಾಖೆ  
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- 3.2. The Vendors assures that apart from Vendors other persons do not have any Right, Title or Interest over the Schedule B and C Property. Even the predecessors of the Vendors or their legal heirs have no right, title or interest whatsoever over the Schedule B and C Property.
- 3.3. The Vendors further assures the Purchasers that the title to the Schedule B and C Property is good, marketable and subsisting and this is the absolute property of the Vendors and the Schedule B and C Property is free from all encumbrance attachments, lien, mortgages, lease, court or acquisition proceedings, maintenance charges, minor claims or charges of any kind.
- 3.4. The Vendors further assures the Purchasers that the Vendors have not entered into any agreement of understanding or any transaction to sell the Schedule B and C Property with anyone else and hereafter the Vendors shall keep the Schedule B and C Property free from any encumbrances, and they shall not make any agreement or understanding with anyone else to sell the Schedule B and C Property.
- 3.5. The Vendors covenants with the Purchasers that all the taxes, land revenue, maintenance charges and other deposits/rates payable in respect of the Schedule B and C Property up-to the date of delivery of possession of the Schedule B and C Property will be duly and fully paid by the Vendors and hereby further covenants with the Purchasers, that if any remain unpaid, shall discharges the same from and out of their own funds.
- 3.6. That the Vendors covenants with the Purchasers that they will execute the sale deed in favour of the Purchasers on payment of the entire Sale Consideration as per the terms and conditions stipulated hereinabove.
- 3.7. The Vendor further states that he has availed loan from a financial institute towards the Schedule B and C property, where the loan of the Vendor will be repaid by the Purchasers out of the total sale consideration price and remaining balance will be paid to the Vendor on the day of registration or after submission of all original documents to Purchaser. The cost of making out a

Nupur Boranwark  
Nupur Nitali Jumal

Anirash Kumar  
Gupta

ಈ ದಾಖಲೆಯನ್ನು ಸಂಕ್ಷಿಪ್ತ ಲಾಖಣಿಯಾಗಿ ಸಂಪೂರ್ಣ (೨೧) ರಜಿಸ್ಟ್ರಾಷ್ಟ್ರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಣ ಮತ್ತು ಮುದ್ರಾ ಉತ್ ಇಲಾಖೆ  
ಸೌಕರ್ಯ ವಿವಿಧಾಳ್ಡೆತ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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good and marketable title with regard to the Schedule B and C Property shall be borne by the Vendors.

### 4. SALE DEED and EXPENSES TOWARDS REGISTRATION:

- 4.1. The Vendors covenant with the Purchasers that they will execute the Sale Deed in favour of the Purchasers or their nominees on tendering the entire Sale Consideration as per the terms and conditions stipulated hereinabove.
- 4.2. The Purchasers shall pay and bear the stamp duty, registration fee and documentation charges with regard to Deed of Conveyance in respect of the Schedule B and C Property.

### 5. POSSESSION:

- 5.1. The Vendors shall put the Purchasers in actual physical possession of the Schedule B and C Property as on the date of registration of the sale deed.

### 6. NOTICES:

- 6.1. Any notice or correspondence to be sent to any party under this Agreement shall be addressed and sent to their respective addresses mentioned in this Agreement and such notices and correspondence are deemed to have been served on the parties if addressed and sent by Registered Post A.D or by courier or by personal delivery. The party sending notice / correspondence is not responsible for non-delivery due to change in the address if the party changing the address has not intimated in writing the change in the address.

### 7. CUSTODY:

- 7.1. The Agreement to Sell shall be prepared at the cost of the Purchasers. Original will be with the Purchasers, and a copy shall be provided to the Vendors hereto.

Nupur Boranwark  
Nupur Boranwark  
Nupur Boranwark

Avinash Kumar  
Gupta

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**8. TITLE DEEDS:**

- 8.1. The Vendors have delivered the copies of the title deed and other documents to the Purchasers at the time of execution of this agreement in respect of the Schedule B and C Property.

- 8.2. The Vendors have agreed to show the original title deeds pertaining to the Schedule B and C Property to the Purchasers for inspection prior to the execution of this agreement. Further, the Vendors covenants with the Purchasers that all the Originals/copies of other documents shall be made available to the Purchaser/s lawyer or banker for inspection during the subsistence of this agreement and the Vendors shall deliver the Original Title Deeds and Revenue documents to the Purchasers on the date of execution of sale deed in favour of Purchasers or on receipt of the entire sale consideration in respect of the Schedule B and C Property.

**9 TITLE VERIFICATION:**

- 9.1. The Purchaser/s banker/legal consultant will verify the title of the Vendors' vis à-vis the Schedule B and C Property. The Vendors have already provided all the information and photocopies of documents as required by the Purchaser/s banker/legal consultant for title verification. Further, the Vendors have agreed to provide additional photocopies of documents of title if required by the Purchaser/s Banker since the Purchasers are approaching Banks for availing loan to purchase the Schedule B and C Property.
- 9.2. In the event the Purchaser/s banker/legal consultant is not satisfied with the title of Vendors, back out from this agreement or want to have it this agreement shall be cancelled. And the Vendors shall repay the entire amount paid under this agreement to the Purchasers along with Rs.10,000 (Rupees Ten Thousand Only) as compensation before the period of expiry of this agreement.

Nupur Boron of  
Nikhil Kumar

Anikash Kumar  
Gupta

ಕರ್ನಾಟಕ ವಾಡಿಯನ್ನು ಸಂಖ್ಯೆ ಲಭಿಸಿದ್ದ  
ನಂಜೆ ೫(೨) ರ ಪ್ರಕಾರ ಮುಖ್ಯಸಾರ್ಥಿ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೂಲೋದಣಿ ಮತ್ತು ಮುದ್ರಾ ಇಲಾಖೆ

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- 10. GOVERNING LAW:**  
10.1 This agreement shall be governed by and interpreted in accordance with the laws of the Republic of India, subject to the exclusive jurisdiction of the courts of Bangalore, Karnataka.

### **11. CONSEQUENCE OF BREACH**

- 11.1 In the event purchasers unable to get the above said property registered in their names within the stipulated time, then purchasers will compensate the Vendors an amount of Rs.10,000/- (Rupees Ten Thousand Only) which Vendors will deduct from the advance amount and return the remaining amount to the purchasers before the expiry of this agreement.
- 11.2 In the event Vendors are unable to sell the property for any reason then the Vendors will compensate to purchasers an amount of Rs.10,000/- (Rupees Ten Thousand Only) along with advance amount before the expiry date of this agreement.

### **SCHEDULE 'A' PROPERTY**

#### **Item No.1**

All that piece and parcel of land bearing Sy.No.72/1, Presently common Katha No: 2015, Sy.No 72/1,72/2 &74/3, Municipal No.156,measuring 37Guntas+02 Guntas of Kharab,(Converted from Agricultural to Non-Agricultural residential purpose vide the orders of the Deputy Commissioner ALN(EVH)SR/83/15-16, dated 15.12.2015) situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore and bounded on the:

East by : Land bearing Sy no: 72/3,  
West by : Road & landbearing Sy no: 74,  
North by : Land bearing Sy No. 73,  
South by : Land bearing Sy no. 72/2.

Narayana Rao  
Natali Kumar

Anirudh Kumar  
Sarkar

ಈ ದಾಖಲೆಯನ್ನು ಸರ್ಕಾರದ ಲಭ್ಯತಾಯಿ  
ಸಂಪೂರ್ಣ(೨೧) ರ ಪ್ರಕಾರ ಮಾಡಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಿಂಗ್ ಮತ್ತು ಮುದ್ರಾ ಇಲಾಖೆ

ನೌಕರರ ವಿವಿಧೀಗೆ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯ ಕಾರ್ಯಕ್ರಮ  
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಲಭ್ಯತೆಗೆ ಸಬ್ಬಾದ

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ಪ್ರತಿ : ರೂ. 2/-  
(GST EXTRA)

**Item No.2**

All that piece and parcel of land bearing Sy.No.72/2, Presently common Katha No: 2015, Sy.No 72/1,72/2 &74/3, Municipal No.156, measuring 38 Guntas +03 Guntas of Kharab,(Converted from Agricultural to Non Agricultural residential purpose vide the orders of the Deputy Commissioner ALN(EVH)SR/83/15-16, dated 15.12.2015) situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore and bounded on the:

East by :	Land bearing Sy no: 72/3,
West by :	Road & land bearing Sy no: 75,
North by :	Land bearing Sy No. 72/1,
South by :	Land bearing Sy no. 71.

**Item No.3**

All that piece and parcel of property bearing Sy. No:74/3, Presently common Katha No: 2015, Sy. No 72/1,72/2 &74/3, Municipal No.156 , measuring 2 Guntas out of 1 Acre 20 Gunta (converted from agricultural to non agricultural residential purpose vide the orders of the Deputy Commissioner ALN(EVH) SR/83/15-16 Dated 15-12-2015), situated at Panathur Village Varthur Hobli, Bangalore East Taluk, Bangalore and bounded by:

East by :	Adjacent land bearing Sy. No.72/1&72/2 Proposed for the Joint Development with the Developer,
West by :	Road,
North by :	Adjacent land bearing Sy. No.72/1&72/2 Proposed for the Joint Development with the Developer,
South by :	Sy. No.72/2.

Nupur Baranwali  
Avinash Kumar  
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Gupta

Avinash Kumar  
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Gupta

ಆ ದಿನಾವೇದು ಕಾಡ್ಯಾಯ ಸಂಖ್ಯೆ ಲಾಜಿಸಿಯದ್ದು  
ಸಂಪತ್ತ (ಗ) ರ ಪ್ರಕಾರ ಮುದ್ದಿಸಲಾಗಿದೆ.

ದಿನಾವೇದು ಕಾಡ್ಯಾ  
ಸರ್ಕಾರ ರಾಜ್ಯ ಸ್ಮಾರ್ಟ್ ಮುದ್ದಾಂಕ ಇಲಾಖೆ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಿನಾವೇದು ಕಾಡ್ಯಾ  
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ಪತೆ : ರೂ. 2/-  
(GST EXTRA)

### SCHEDULE 'B' PROPERTY

Flat bearing No 213, Block-A, Three BHK on the Second floor in "SSVR ACACIA", constructed in the Schedule Property having super built up area measuring 1445 Sq.ft, Carpet Area measuring 983 Sqft and one covered Car Parking in the basement floor of the building in the project named as "SSVR ACACIA".

### SCHEDULE 'C' PROPERTY (UNDIVIDED INTEREST HEREBY CONVEYED)

An area of 715 Sq.ft of Undivided shares, right, title and interest in the Schedule Property.

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS TO THIS AGREEMENT OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED BEFORE THE FOLLOWING WITNESSES.**

#### WITNESSES:

1.

(VENDORS)

A-011 SSVR Acacia  
Kaverappa Layout Panathur  
Bengaluru, 560103

2. Rakhan Dshawar

(PURCHASERS)

Flat 12 Master Krupa Building  
JCR Layout, Panathur  
Bengaluru, 560103

Vinash Kumar

Additional suggestions for ATS to be executed between the buyer and seller:

1. That the First Party shall sell all of his rights, title and interest in or to the property No. and the Second party shall purchase the same for a consideration of Rs. (Rupees Only).
  2. That the Second Party has paid a sum of Rs. 19,10,000/- (Rupees Nineteen Lakh ten thousand only) through DD/Cheque No. 000005/06 dated KOTAK MAHINDRA BANK on in favour of Sh. \_\_\_\_\_ as an Earnest Money to the First Party, (the receipt of which sum the First party hereby acknowledge) and the balance amount of consideration i.e. Rs \_\_\_\_\_ (Rupees \_\_\_\_\_) will be paid at time of execution of Sale Deed in favour of Second Party.
  3. That the Second Party shall pay a sum of Rs. 19,10,000/- towards the Balance amount payable to the S.B.I. Bank towards closure of the Loan liability of the First Party and this payment shall be part of total sale consideration and the same shall be deducted from the balance consideration payable by Second Party to First Party (if any).
  4. That the Second Party is taking loan from HDFC Ltd. to pay the consideration which include the payment to S.B.I. Bank as aforementioned. The First Party has agreed to sign, execute all the documents necessary for sale of the said property and present the same for registration before the concerned Sub Registrar, in favour of the Second Party before handing over of Cheque by HDFC in favour of S.B.I. Bank. The First Party further undertakes to the Second Party that it shall be the sole responsibility of the First Party to ensure that all title documents relating to the Property, currently in the custody of ... Bank, shall be duly released by the First Party from the .... Bank and handed over to the Second Party.
- The First Party also assures and undertakes that there are no further encumbrances/charges/ claims of any nature whatsoever on the said property.

*Anirudh Kumar  
Gupta*

*Nikhil Sharma  
Nugud Baranwala*

5. That the First Party declare and undertake that he has neither transferred his rights in the said Property to any one nor agreed to transfer the same to any one so far and he is absolute owner of the same.

Anirudh Kumar  
Gupta

Nikhil Kumar Baranwal  
Nupur Baranwal

Nikhil Kumar Baranwal  
Nupur Baranwal