

T 9992/42-23

ಈ ದಾಖಲೆಯನ್ನು ಸಂಖ್ಯಾತ ಲಾಖಿಯಿಂದ
ಸಂಧೇ (ಗ್ರ) ರ ಕ್ರೊಕ್ಕರ್ ಮಾಡಿಸಲಾಗಿದೆ.

ದಾಖಲೆಯ ಕಾಳೆ
Document Sheet

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



ಈ ಕಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಲಾಖಿಯಾಗಿಸಬಹುದು

This sheet can be used for any document

ಪ್ರಮಾಣ : ರೂ. 2/-
(GST EXTRA)

**BNG(U)-VRT 9992/2022-2/1 - 140
ABSOLUTE SALE DEED**

This Deed of Absolute Sale is executed on this the 31st day of January Two Thousand Twenty Three {31/01/2023} at Bengaluru.

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, Kadubeesahalli Bengaluru-560103

Hereinafter referred to as the "**VENDORS**", which term shall mean and include their 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

Nupur Baranwal
Nupur Baranwal

Avinash Kumar



Print Date & Time : 31-01-2023 01:47:10 PM

ದಿಸ್ತ್ರಿಚ್ಯೂ ಸಂಖ್ಯೆ : ೭೭೭೨

BNG(U)-WRT. 9994/2022-23

2 - 140

ಪರ್ವತ ನೀಲಿಯನ್ ಅಳವಡಿಯಾದಿಶಾರಿ ತಿಖಾಜಿನಗರ ರಜರ್ ಕೆಂಪೆಯ್ಲಿ ದಿನಾಂಕ 31-01-2023 ರಂದು 01:01:02 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದೆ
ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ.
1	ನೋಟಣ ಶುಲ್ಕ	90000.00
2	ನೇರು ಶುಲ್ಕ	805.00
	ಒಟ್ಟು:	90805.00

ಶ್ರೀ Mr AVINASH KUMAR S/o. Yugal Kishor Singh ಇವರಿಂದ ಕಾಜರ ಮಾಡಲಷ್ಟೆದೆ

ಹೆಸರು	ಫೋಟೋ	ಹಿಂಣಿನ ಗುರುತ್ವ	ಸಹಿ
ಶ್ರೀ Mr AVINASH KUMAR S/o. Yugal Kishor Singh			Avinash Kumar

ಬರೆದುಕೊಳ್ಳಿದ್ದು ಒಟ್ಟು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಿಂಣಿನ ಗುರುತ್ವ	ಸಹಿ
1	Mr AVINASH KUMAR . S/o Yugal Kishor Singh (ಬರೆದುಕೊಂಡಿರು)			Avinash Kumar
2	Smt SWATI JAISWAL . ಕ್ಷೇತ್ರ Avinash Kumar (ಬರೆದುಕೊಂಡಿರು)			Swati

ಹಿರಣ್ಯ ಉಪನಿಷತ್ತಾರ್ಥಿ ಪ್ರಾಣಿ ಪ್ರಾಣಿ, ಬಂಗಳೂರು ನಗರ ಕ್ಷೇತ್ರ

ಹಿರಣ್ಯ ಉಪನಿಷತ್ತಾರ್ಥಿ ಪ್ರಾಣಿ ಪ್ರಾಣಿ, ಬಂಗಳೂರು ನಗರ ಕ್ಷೇತ್ರ

ಈ ದಾಖಲೆಯ ಕಾರ್ಯಕ್ರಮ ಸಂಖ್ಯೆ ಉತ್ತರಿಸಿದ್ದು ಸಂಚಯ ५(१) ರ ಪ್ರಕಾರ ಮೊತ್ತಿನಿಂದಾಗಿ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಣದಳ ಮತ್ತು ಮುದ್ರಾ ಇಲಾಖೆ

ನೌಕರರ ವಿವಿಧದ್ವಿಳೆ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತೆ

ದಾಖಲೆಯ ಕಾರ್ಯಕ್ರಮ ಸಂಖ್ಯೆ

Document Sheet



ಈ ದಾಖಲೆಯನ್ನು ಯಾವುದೇ ದ್ವಾರಾ ಜೋಡಿಸಿಕೊಳ್ಳಲಾಗುವುದು
This sheet can be used for any document

ಚೆತ್ತಿ : ರೂ. 2/-
(GST EXTRA)

BNG(U)-WRT.....999/2022-23/3 - 146

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
Avinash Kumar
Gupta

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವ್ಯಾಖ್ಯಾ	ಹೆಚ್ಚಿನ ಗಾರುತ್ವ	ಸೆಂ
3	Smt NUPUR BARANWAL W/o. Nikhil Kumar, (ಬಾಂಡುಹೊಳೆವಾರು)			Nupurbaranw al
4	Mr NIKHIL KUMAR S/o. Krishna Kant Barnwal, (ಬಾಂಡುಹೊಳೆವಾರು)			Nikhil kum ar

999d
BNG(D)-121/2022-23
14 - 14

ಒಂದು ಧಾರ್ಮಿಕ ಪ್ರಾಣಿಗಳ ಕಾರಣ
ಅವಶ್ಯಕ, ಪ್ರಾಣಿಗಳ ಮಗರ ಜಣ

ಈ ದಾಖಲೆಯನ್ನು ಸಂಪರ್ಕದಲ್ಲಿರಿಟ್ಯಾಕ್ ರಿಂಟ್‌ಕ್ರಿಯಾರ್ಟ್‌ ಮತ್ತು ಮೊದಲ್‌ಭಾಗದಲ್ಲಿ
ಸೌಳಿಸಿದ್ದ ವಿವರಗಳಾಗಿ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಿಂಗ್ ಮತ್ತು ಮೊದಲ್‌ಭಾಗದ ಇಲಾಖೆ
ಸೌಕರ್ಯ ವಿಭಾಗದ್ವಿಧಾನ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯ ಕಾರ್ಯ
Document Sheet



ಈ ಕಾರ್ಯದಲ್ಲಿ ದಾಖಲೆಗೆ ಲಭಿಸಿರುವುದು
This sheet can be used for any document

ಚಲೆ : ರೂ. 2/-
(GST EXTRA)

BNG(1)-MKT/2022-23/5-14

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:

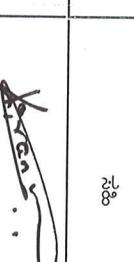
- {i} That the Vendors are the absolute owners of the Schedule B and C Property and their title to the Schedule B and C Property is good, marketable and subsisting and that none else has any right, title, interest or share therein.
 - {ii} That the Schedule B and C Property is not subject to any attachment, 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.
- AND WHEREAS**, on the said representations and assurance of the Vendors, the Purchasers herein agreed to purchase the Schedule B and C Property free from all encumbrances' lien, charges, mortgages, restrictive covenants, lis pendens, minor claims or claims of any other nature whatsoever, for the aforesaid sale price which includes the cost of the land etc.,
- AND WHEREAS**, pursuant to offer and acceptance, the Purchasers and the Vendors entered into Agreement to Sell dated 21/12/2022.

NKCL) Mysore
Nupur Boranwale

Amitesh Kumar
Gupta

ಗುರುತಿಸುವವರು

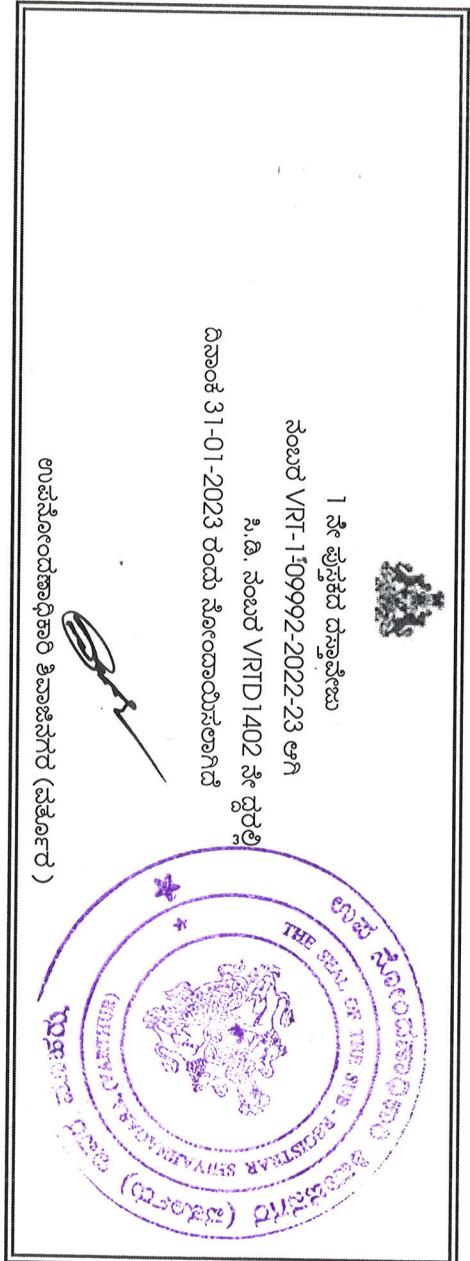
BNG(O)-MTR 9994
/2022-23
/6-140

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸ್ಥಿ
1	Kiran Kengeri, Bangalore	
2	Ramesh Bhapooji Nagar, Bangalore	

I hereby certify that on production of the original document, I have satisfied myself that the Total stamp duty of Rs. 9000/- has been paid thereon Vide e-Stamp Certificate No IN-KA2506577861206U Dated 21-12-22, e-Stamp Certificate has been Verified

ಉತ್ತರದಲ್ಲಿ ಅಂತರಾಳದಲ್ಲಿ ನೀಡಿರು, ಬೆಂಗಳೂರು ಸರ್ಕಾರ ಇಂದ್ರಾಂಶು ಪ್ರಾಂತ

ಉತ್ತರದಲ್ಲಿ ಅಂತರಾಳದಲ್ಲಿ ನೀಡಿರು, ಬೆಂಗಳೂರು ಸರ್ಕಾರ ಇಂದ್ರಾಂಶು ಪ್ರಾಂತ



Designed and Developed by C-DAC, ACTS, Pune

೯೧೨೨ ಉತ್ತರಾಂದಿರಾಜ್ಯ ಕರ್ಮಾಂಕ, ಬೆಂಗಳೂರು ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಪ್ರಾಂತದಲ್ಲಿ ಸಂಖ್ಯೆ ರಾಜ್ಯ ಮತ್ತು ಮುದ್ರಾ ಇಲಾಖೆ

ಸಂಪನ್ಮೂಲ ರಕ್ತಾರ್ಥ ಮಾರ್ಗವಾಗಿ

ದಾಖಲೆ ಕೊಳ್ಳಲು ಉದ್ದೇಶಿಸಿದ ನಿಯಮಗಳನ್ನು ಸಹಿತ ನಿರ್ದಿಷ್ಟ

ದಾಖಲೆ ಕೊಳ್ಳಲು ಉದ್ದೇಶಿಸಿದ
Document Sheet



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

ಈ ಹಾಫ್‌ಯೂ ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದಾದ
This sheet can be used for any document

ಅಂತಿಮ : ರೂ. 2/-
(GST EXTRA)

BNG(0)-VRT.....9992/2022-23/7 - 140

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

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 Vendor 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,

A sum of **Rs. 10,10,000/-[Rupees Ten Lakhs Ten Thousand only]** paid to the Vendors towards the payment of the aforesaid Sale Consideration by way of Cheque bearing **No. 000004**, dated: **08/01/2023**, through **Kotak Mahindra Bank**, Bangalore, in favour of Vendors in the presence of the witnesses attesting hereunder and the Vendors hereby acknowledged the receipt of the same and,

As per the Income Tax Act, section 194IA, the Purchasers have deducted and paid 1% Tax Deduction at Source (i.e., TDS) amounting to **Rs.90,000/- (Rupees Ninety Thousand Only)**, as following:

A sum of **Rs.45,000/- [Rupees Forty Five Thousand Only]** paid, vide HDFC Bank, Ref No.15271, BSR Code No.0510308, Challan No.280, Tender dated : 26/01/2023 for the assessment year 2023-24. which has been deposited by the Purchaser No.1, on account of the vendor at Sl.No.2 and the original TDS receipt/acknowledgement has been provided to the Vendor and the Vendor hereby acknowledged the receipt of the same and,

Nupur Baranwala
Nupur Baranwala

Anirash Kunwar
Anirash Kunwar

Page 4 of 4

卷之三

BNG(U)-PRT
/2022-23

卷之三

ನೋಡಣಿ ಕಾಗೆ ಮುದ್ರಾ ಇಲಾಖೆ

Department of Stamps and Registration

سیف
الله
پر
سیف

ಶ್ರೀ Mr AVINASH KUMAR S/o. Yugal Kishor Singh , ಇವರು 495040.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತತ್ವ
ಮುದ್ರಾರ್ಹ ಶ್ಲೋಜಾಗಿ ಪಾವತಿಸಿದ್ದರೆನ್ನು ದೃಡಹಕ್ಕಿಸಿದ್ದಾರಿದೆ

ಕ್ರೆಡಿಟ್ ಕಾರ್ಡ್	ಮೈಲ್‌ತೆ (ರೂ.)	ಹೆಚ್ಚದ ಪಾವತಿಯ ವಿವರ
ಜೆಲನ್ಡ್	450000.00	Challan No CR0123003000697127 Rs.45000/- dated 26/Jan/2023
ಜೆಲನ್ಡ್	45000.00	Challan No CR0123003000697127 Rs.45000/- dated 26/Jan/2023
ಜೆಲನ್ಡ್	40.00	Challan No CR0123003000697127 Rs.40/- dated 26/Jan/2023
ವರ್ಷ:	495040.00	

ପାତ୍ର
ଦେଖିବା

Designed and Developed by C-DAC Pune.

ଉପ-ନୋଟେଣ୍ଡିଫି ମୁହଁ ଯୁକ୍ତ ଅଧିକାରୀ

ପରାମର୍ଶଦାତା (୧୯୫୨୩)

ಈ ದಾಖಲೆಯನ್ನು ಸಂಖ್ಯೆಗಳನ್ನಿಂದ ನಿಯಮಿಸಲಾಗಿದೆ.

ಸಂಖ್ಯೆ ५(೭) ರ ತ್ವರಿತವಾಗಿ ಮಾಡಿದ್ದಾಗಿದೆ.

ದಾಖಲೆಯನ್ನು ಕಾಳೆ ಸೂಚಿಸುವ ಮಾರ್ಪಣ ಮಾಡಿ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸ್ಮಾರಕ ಮತ್ತು ಮುದ್ರಾ ಇಲಾಖೆ

ನಾಕರದ ವಿವಿಧ ಲೋಡ್‌ಗೆ ಸಹಕಾರ ಸಂಖ್ಯೆ ನಿಯಮಿತ

Document Sheet



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

ಈ ದಾಖಲೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಅವಯಿಂಗಿಸಬಹುದು
This sheet can be used for any document

ವರ್ತೆ : ರೂ. 2/-
(GST EXTRA)

999/1/9 - 14

A sum of **Rs.45,000/- [Rupees Forty Five Thousand Only]** paid, vide HDFC Bank, Ref No.15424, BSR Code No.0510308, Challan No.280, Tender dated : 26/01/2023 for the assessment year 2023-24. which has been deposited by the Purchaser No.2, on account of the vendor and the original TDS receipt/acknowledgement has been provided to the Vendor and the Vendor hereby acknowledged the receipt of the same and,

A sum of **Rs.23,99,371/- [Rupees Twenty Three Lakhs Ninety Nine Thousand Three Hundred Seventy One Only]**, is paid by Purchaser/Purchaser's bank towards the balance amount payable to the State Bank of India towards closure of the Loan Liability of the Vendor towards the payment of the aforesaid Sale Consideration by way of Cheque bearing No.918431, dated: 24/01/2023 through HDFC Bank, Bangalore, in favour of Vendor in the presence of the witnesses attesting hereunder and the Vendor hereby acknowledged the receipt of the same and,

A sum of **Rs.23,00,314/- (Rupees Twenty Three Lakhs Three Hundred Fourteen Only)** paid by way of Banker's Cheque No.918433, dated : 24/01/2023, drawn on Housing Development Finance Corporation Ltd., drawn in favour of Vendor at Sl.No.1 and the Vendor hereby acknowledges the receipt of the same.

A sum of **Rs.23,00,314/- (Rupees Twenty Three Lakhs Three Hundred Fourteen Only)** paid by way of Banker's Cheque No.918432, dated : 24/01/2023, drawn on Housing Development Finance Corporation Ltd., drawn in favour of Vendor at Sl.No.2 and the Vendor hereby acknowledges the receipt of the same.

Thus in all a sum of **Rs.90,00,000/- [Rupees Ninety Lakhs only]** being the entire sale price paid by the Purchasers to the Vendors and the Vendors hereby acknowledges as full and final settlement of the entire sale price before the undersigned witnesses and discharges, acquits and releases the Purchasers from making further payments.

That the Vendors as Absolute Owners of the Schedule B and C Property, does hereby **CONVEY, SELL, TRANSFER, GRANT** and **ASSIGN** absolutely unto and to the use of the Purchasers all that piece and parcel of the Schedule B and C Property used together with all rights, easements, appurtenances, advantages whatsoever in

Nitin Kumar
Nitin Kumar

Anikash Kumar
Anikash Kumar

ಆ ದ್ವಾರ್ಪಾಲಿಯ ಕಾಳಿಯಡಿ ಸಂಖ್ಯೆ ಲಾಜಿಸಿಯದು
ಸಂಪೂರ್ಣ (೨೯) ರ ಪ್ರಕಾರ ಮುದ್ದಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸ್ಮಾರ್ಟ್ ಮೆತ್ಚ್ ಮೆದ್ಯಾಲ್ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ಯುಮ್ಹ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದ್ವಾರ್ಪಾಲಿ ಕಾಳಿ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದ್ವಾರ್ಪಾಲಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಚಲೆ : ರೂ. 2/-
(GST EXTRA)

DNG(U)-WRT 9997/10-14

the Schedule B and C Property and all rights, title, share and interest of Vendors unto and upon the Schedule B and C Property and every part thereof **TO HAVE** and **TO HOLD** and **TO ENJOY** the same forever free from all encumbrances made by the Vendors or any person/s lawfully or equitably claiming through or in trust for Vendors or any of Vendors predecessors-in-title.

The Vendors hereby conveyed and on this day delivered vacant possession of the Schedule B and C Property in favour of the Purchasers and the Purchasers have been put in peaceful possession of the Schedule B and C Property. Further, the Vendors have on this day delivered the following original documents to the Purchasers in respect of the Schedule B and C Property.

THE VENDORS HEREBY COVENANTS WITH THE PURCHASERS

That none other than the Vendors have or had any claim, right, title, interest, possession and share in the Schedule B and C Property. The Vendors further covenants with the Purchasers that the Schedule B and C Property is free from all litigation, attachment by Court, minor and/or maintenance claims and encumbrances of any kind.

That the Purchasers shall at all times hereafter peacefully and quietly possess and enjoy the Schedule B and C Property and every part thereof, receive rents and profits there-from, without any interference or interruption or claim whatsoever from or by the Vendors or any person or persons through whom the Vendors derived title either immediately or remotely.

That the Vendors hereby covenants that they will at all times hereafter execute every such lawful deed/s, assurances and things as shall or reasonably be required for further and more perfectly assuring the title to the Schedule B and C Property in favour of the Purchasers and placing them in exclusive possession of the same, according to the true and correct intent and meaning of these presents as may reasonably required.

Narali Shrey
Narali Baranwala

Anirudh Kumar
Anirudh
Gupta

ಈ ದಾಖಲೆಯ ಕಾರ್ಯಾಚಾರ ಸಂಖ್ಯೆಯನ್ನು
ಸಂಪೂರ್ಣವಾಗಿ ರಚಿಸಿದ ಮುದ್ರಿತ ಲಭ್ಯತೆ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಲೆಡಿಂಗ್ ಮತ್ತು ಮೊದಲ್ ಇಲಾಖೆ
ನ್ಯಾಕ್ಷರರ ವಿವಿಧೀದ್ದುತ್ತ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತೆ

ದಾಖಲೆಯ ಕಾರ್ಯಾಚಾರ
Document Sheet



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

ಈ ದಾಖಲೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಲಾಭಿಸಿರಿಸಬಹುದು
This sheet can be used for any document

ಚೆಲೆ : ರೂ. 2/-
(GST EXTRA)

BNG(U)-VRT/999/2022-23/11-14-

The Vendors hereby covenants with the Purchasers to keep harmless and always indemnify the Purchasers against all losses, damages and defect in title etc., that the Purchasers may suffer or sustain in consequence of any claim if being made by the Vendors or by any person on account of any defect in title of the Vendors or regarding encumbrances made by the Vendors or any of their predecessors-in-title or in respect of any claims that may be put forward to the Schedule B and C Property hereby conveyed. The Vendors shall be liable for all costs and consequences, if the Purchasers suffer in any manner due to defect title over the Schedule B and C Property including all costs of development undertaken on the Schedule B and C Property.

Further the Vendors hereby covenants that they have not done or knowingly suffered or been a party to any act whereby the Schedule B and C Property or any part thereof may be encumbered in title, estate, or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule B and C Property or any part thereof in the manner hereinbefore appearing.

That by virtue of this deed, the Purchasers are at liberty to have Katha of the Schedule B and C Property transferred in their names, in the records of Revenue Authorities/Bruhat Bangalore Mahanagara Palike or any other authorities concerned by paying future taxes thereof and the Purchasers hereafter shall exclusively possess and enjoy the Schedule B and C Property absolutely and forever as the Purchasers desire. Further, the Vendors have no objection for transfer of connections in the name of the Purchasers in the records of the BEESCOM/BWSSB, in respect of the Schedule B and C Property.

The entire sale consideration of **Rs.90,00,000/-[Rupees Ninety Lakhs only]** is paid by the Purchasers and received by the Vendors in respect of Schedule B and C Property.

Nithi Shreyas
Nuguri Karanwadi

Anirudh Kumar
Chougule

Page 7 of 7

ಕರ್ನಾಟಕ ಪ್ರಾಂತದಲ್ಲಿನ ಸಂಸ್ಥೆಗಳ ಮತ್ತು ಸ್ಮಾರಕ ಇಲಾಖೆ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೂಕ್ತದಣೆ ಮತ್ತು ಸ್ಮಾರಕ ಇಲಾಖೆ

ದಾಖಲೆಯ ವಾಹಿನಿಯ ಸಂಸ್ಥೆಗಳ ಲಭ್ಯತೆಯ ಸಂಚಾರ ಸಂಸ್ಥೆಗಳಾಗಿದೆ.

Document Sheet



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

ಈ ದಾಖಲೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಲಭ್ಯತೆಯಿರುವುದು
This sheet can be used for any document

ಪ್ರತಿ : ರೂ. 2/-
(GST EXTRA)

BNG(U)-MPT-9997/2022-23//2 - 140

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 & land bearing Sy no: 74,
North by	:	Land bearing Sy No. 73,
South by	:	Land bearing Sy no. 72/2.

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.

Nikki Jayn
Nupur Baranwal
*Nikki Jayn
Nupur Baranwal*

Page 8 of 8

ಕರ್ನಾಟಕ ಕಾರ್ಡ್ಯಾಟ್ ಸಂಖ್ಯೆಗೆ ಉಪನಿಷತ್ತು

ನಂಜ್ಞೆ ೫೭) ರ ತ್ವರಿತ ಮಾರ್ಪಿಡಿಗಾಗಿ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಿಂಗ್ ಮತ್ತು ಮುದ್ರಣ ಇಲಾಖೆ

ದಿನಾಂಕ ೧೨ ಮಾರ್ಚ್
೨೦೨೨
ಒಂದು ವರ್ಷದ ಪತ್ರ

Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಿನಾಂಕದ್ವಾರಾ ಉಪಯೋಗಿಸಬಹುದು

This sheet can be used for any document

ಪ್ರಮಾಣೀಕರಣ ಮಾತ್ರ
(GST EXTRA)

BNG(0)-VRT 9992/2022-23 - 140

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 Guntas (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.

SCHEDULE 'C' 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 Sq.ft and one covered Car Parking in the basement floor of the building in the project named as "SSVR ACACIA".

SCHEDULE 'B' PROPERTY
(UNDIVIDED INTEREST HEREBY CONVEYED)

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

Nokilishwari
Nuguri Baranwadi

Anirudh Kumar
Chaiti

ಈ ದಾಖಲೆಯನ್ನು ಸಂಖ್ಯೆ ಲಾಜಿಸ್ಟಿಕ್ಸ್ ಸೆಪ್ತೆಂಬರ್ (೨೦೨೩) ರ ತ್ವರಿತವಾಗಿ ಮಾಡಿದ್ದಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸ್ಮಾರ್ಟ್ ಮೆಟ್ ಮೆಚ್ಚಾಂಕೆ ಇಲಾಖೆ

ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಗಳನ್ನು ಒಳಗೊಂಡಿರುತ್ತದೆ.

ದಾಖಲೆ ಕ್ರಿಯೆ
ಸೆಪ್ತೆಂಬರ್ ೨೦೨೩ ರಿಂದ
ದಾಖಲೆ ಕ್ರಿಯೆ ಮಾಡಿದ್ದಾಗಿದೆ.

Document Sheet



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

ಈ ಹಾಫ್‌ಯಾಂಪ್ ಯಾವುದೇ ದಾಖಲೆಗೆ ಲಾಜಿಸ್ಟಿಕ್ಸ್ ಸೆಪ್ತೆಂಬರ್ ನಿಯಮಗಳನ್ನು ಒಳಗೊಂಡಿರುತ್ತದೆ

This sheet can be used for any document

ಪತ್ರ : ರೂ. 2/-
(GST EXTRA)

BNG(U)-VRT.....999/2022-23 // - / 50

IN WITNESS WHEREOF, THE PARTIES HAVE HEREUNTO SET THEIR RESPECTIVE HANDS TO THIS DEED OF ABSOLUTE SALE ON THE DAY, MONTH AND YEAR MENTIONED ABOVE

WITNESSES:

1. Kiran M

#93/3, Kote

Kengeri Bengaluru-60

2. (RAMESH)

Ramalingar

Bangalore.

Drafted By:

Drafted By:
S.M. NAGENDRA
S.M. NAGENDRA
Document Writer, Govt. Approved
We done all type of registrations
Near Varthur Sub-Registrar Office
M: 98453 30746 / 80502 94139

31-1-23