

ಕರ್ನಾಟಕ ಹಾಳೆಯಲ್ಲಿ ಪ್ರಾಂತೀಯ ಸಂಫರದ
ಆರ್ಥಿಕ ಸಂಖ್ಯೆ ರೂ. 152 ಮುದ್ರೆಯು 2003
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುದ್ರಣಗಾಗಿದೆ.

2013-2014

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಿನಾಂಕ ಸಂಚಯ
Document Sheet

ಡಿ.



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ, ಒ ಇಲಾಖೆ
Registration and Stamps Department

ಚಲ್ಪ. ರೂ. 2/-

ಈ ಕಾಳಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಚನ್ನು ಬರೆದುಹೊಂಡಿ ದಿನಾಂಕ
Date of execution

24/5/13

ಶಾವತಹಿದ ಒಟ್ಟು ಮುದ್ರಾ, ಒ ರೂ. 10/-
Total stamp duty paid Rs. 10/-

10/4/13

BKR- 2031/13-14

SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 24th day of May, Two Thousand Thirteen (24/05/2013) at Bangalore by:

1. Mr. B.G.NAGARAJA REDDY, aged about 64 years,
S/o Late Sri.Gopalakrishna Reddy,

2. Ms. MADUMATHI, aged about 24 years,
D/o Sri. B.G. Nagaraja Reddy,

All residing at Flower Garden,
Babusapalya,
Kalyannagar Post,
Bangalore- 560 043.

Represented by their registered Power of Attorney Holders
Mr. C. PAVAN, Partner of M/s SAI SRI DEVELOPERS,

Hereinafter called the VENDORS

M/S SAI SRI DEVELOPERS,
A partnership firm
having office at flat no.004,
No.86, Sai Sri Fortunes,
Mallappa Layout,
Babusabpalya,
Bangalore-560 043.

Represented by it's partner
Mr. C. PAVAN, Aged about 26 years,
S/o. Sri. G.Chandra Shekar Reddy,

Hereinafter called the DEVELOPER/BUILDER/CONFIRMING PARTY

05/05/13

Signature

ನೇಷನ್‌ಪುಟದ ದಸ್ತಾವೇಚು ಸಂಖ್ಯೆ.....
2013-2014

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

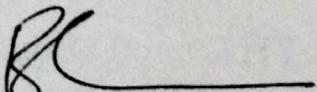
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾರ್ಯೀಯ ಕಲಂ 10 ವ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ MR.DILIP KUMAR , ಇವರು 121464.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ಧ್ಯಾತವರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬಾಧಂಕ್ ಡಿ.ಡಿ.	121464.00	DD Number 776757 Dt 23/05/2013 Drawn on HSBC Bangalore
ಒಟ್ಟು :	121464.00	

ಫೋ : ಬಾಣಸವಾಡಿ

ದಿನಾಂಕ : 24/05/2013


 ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುತ್ತ ಅಧಿಕಾರಿ
 ಹಿರಿಯ ಉಪ ನೈಕೇರ್ಲಾಂಡ್‌ಹೆಡ್‌ಕಾರಿ
 ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ), ಬೆಂಗಳೂರು-43.

Designed and Developed by C-DAC ,ACTS Pune.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಅಧಿಕ್ಷತ ಸಂಖ್ಯೆ 152 ಮುದ್ರಣ ಮುದ್ರಣ
ದಿನಾಂಕ 09-05-2003 ಇಲಾಖೆ ಮುದ್ರಣ ಇಲಾಖೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ಡಿ.



ಮೊಂದಣ ಹಾಗೂ ಮುದ್ರಣ ಇಲಾಖೆ
Registration and Stamps Department

೨೦೧೨-೧೩-೨೫

ಈ ಮೊಂದಣ ಒಳಗೆ ರಾಜೀವಾದ ವಿಧಾನ
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ದಿನಾಂಕದಲ್ಲಿ ಬರೆದುಹಾಕಿ ಡಿಟ್ರಿಕ್
Date of execution

ಸಂಪಾದಕ ಮುದ್ರಣ ರೂ. ೫೫
Total stamp duty paid Rs.

AND IN FAVOUR OF:

Mr. DILIP KUMAR, aged about 28 years,
S/o.Sri.Roopa Ram,
Permanently R/at Plot No.144,
Daspa road Bhinmal,
Jalore -343029,
Rajasthan.
PAN:AKAPD8872D

Hereinafter called the PURCHASER/S;

WITNESSETH:

The expressions "VENDORS", "PURCHASER/S" and "DEVELOPERS/BUILDERS/CONFIRMING PARTY" wherever it appear in this context shall mean and include their respective heirs, executors, administrators, legal representatives and assigns.

WHEREAS the Vendors are the sole and absolute owners of all that piece and parcel of Property bearing Converted Sy.No.46, (converted vide official memorandum dated 09.03.2011, bearing No.ALN (E) S.R (KH)167/2010-11, issued by the office of Deputy Commissioner, Bangalore District, Bangalore), present BBMP Katha No.03, situated at Chelakere Village, K.R. Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, presently under the Administrative Jurisdiction of BBMP, totally measuring 0.28 ½ Guntas, which Property is more fully described in Schedule "A" given hereunder and hereinafter referred to as Schedule "A" Property.

WHEREAS the Vendors herein since the date of acquisition of the Schedule "A" Property have been in peaceful possession and enjoyment of the same as it's absolute owners thereof and they have also obtained Katha in respect of the Schedule "A" Property issued by the BBMP after payment of Betterment charges

Print Date & Time : 24-05-2013 03:05:47 AM
 ದಿನಾಂಕ ಸಂಖ್ಯೆ : 2031
 2013-2014

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2031

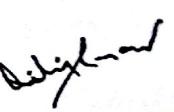
ಬಾಣಸಾಹಿ ದಶಲ್ಕೃತಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಚಿನಗರೆ ರವರ ಕಟೀರಿಯಲ್ಲಿ ದಿನಾಂಕ 24-05-2013 ರಂದು 03:00:53 PM ಗಂಟೆಗೆ ಈ ಕೆರೆಗೆ ಇವರಿಂದ
 ಮುಳ್ಳೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವರ್ವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ತುಳ್ಳು	21690.00
2	ಸೌವಾ ತುಳ್ಳು	490.00
3	ಕೊರತೆ ಮುದ್ರಾತೆ ತುಳ್ಳು	40.00
	ಒಟ್ಟು:	22220.00

ಶ್ರೀ MR.DILIP KUMAR ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ವೋಟೊ	ಹಣ್ಣಿನ ಗುರುತು	ಸಹೆ
ಶ್ರೀ MR.DILIP KUMAR			

ಬರೆದುಹೊಣ್ಣಿದ್ದಾಗಿ ಒಟ್ಟಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವೋಟೊ	ಹಣ್ಣಿನ ಗುರುತು	ಸಹೆ
1	MR.DILIP KUMAR . (ಬರೆದುಹೊಣ್ಣಿವರು)			
2	MR.B.G.NAGARAJA REDDY & MS.MADUMATHI REP BY THEIR GPA HOLDER MR.C.PAVAN PARTNER OF M/s SAI SRI DEVELOPERS . (ಬರೆದುಹೊಣ್ಣಿವರು)			

ಎಂಪ್ಲಾಯೆಂಟ್ ಹಾರ್ಡ್‌ವೆರ್ಕ್ ಕಾರ್ಪೊರೇಟ್
ಬ್ಲೋಕ್ ನಂ. 152 ಮುದ್ದುಮ್ಹೆ 2003
ದಿನಾಂಕ 09-05-2003 ರ ದಿನ ಮುದ್ದುಸಲಂದಿ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ರಚನೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ದಾಂತ ಇಲಾಖೆ
Registration and Stamps Department

ಬಿಲೆ: ರೂ. 2/-

ಈ ಹಾಖೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಾಖಲೆಯನ್ನು ಬರುವುದನ್ನು ದಿನಾಂಕ
Date of execution

ಸಾಮಾನ್ಯದ ಒಟ್ಟು ಮುದ್ದಾಂತ ರೂ. ೧೦.
Total stamp duty paid Rs.

and upto date taxes to the said authority in respect of the Schedule "A" Property and have also obtained Plan sanction approved by the Bruhat Bangalore Mahanagra Palike, for the construction of multistoried residential building over the Schedule "A" Property.

WHEREAS M/s. SAI SRI DEVELOPERS, (hereinafter called the DEVELOPERS/BUILDERS) have prepared a Development Scheme of construction of multistoried building known as "SAI SRI PRIDE" – 'B' Block, on the land described in the Schedule "A" hereto and have entered into a Joint Development Agreement dated 30/03/2011, registered as document No.09232/2010-11, registered before the Office of the Sub-Registrar, Banaswadi, Bangalore, with the Owners of Schedule "A" Property and in pursuance thereto a Power of Attorney dated 30/03/2011, is also executed and registered as document No.00565/2010-11, by the land owners in favour of the Builders herein. AND WHEREAS, as per the terms of the Joint Development Agreement referred to above read with Supplemental Agreement, the Flat bearing No.406, in the Third Floor, measuring about 1130 Sq.feet super built up area, alongwith 539.172 Sq.feet of undivided share of land has been allocated to the share of Builders herein, which undivided share of land is more fully described in the Schedule "B" hereunder and hereinafter referred to as the Schedule "B" Property and the flat referred to above is more fully described in the Schedule "C" hereunder and hereinafter referred to as the Schedule "C" Property.

WHEREAS by an agreement of sale, the Vendors and Builders are obliged for the Purchaser/s a sale of flat described in Schedule "C" along with undivided interest in the Immovable Property described in the Schedule "A" hereto with rights, liabilities and restrictions in the enjoyment thereof as mentioned in the Schedules hereto.

NOW THIS DEED WITNESSETH THAT in pursuance of the aforesaid and the Purchaser/s agreeing to the stipulations set out in the Schedules below and in consideration of is Rs.21,69,000/- (Rupees Twenty One Lakhs and Sixty Nine Thousand Only) paid by the Purchaser/s to the Builders in the manner referred herein below; the Vendors/Builders jointly doth hereby grant, convey, transfer and sell unto the Purchaser/s the Property described in Schedule "B" and "C" hereto,

STAMP

Signature

ಉತ್ತರಪ್ರದೇಶ ಕಾರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕಾರ ನಂ. 152 ಮುದ್ರಾ ಮತ್ತು
ದಿನಾಂಕ 09-05-2003 ಇ. ಕಾರ್ಡ ಪ್ರಾಣ ದಾಖಲೆಗಳಿಗೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka



ದಾಖಲೆಯನ್ನು ಬರಹಿಸುವುದು, ದಿನಾಂಕ
Date of execution

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಒಳಾಹಿ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಾಖಲೆ ಲೇಖ
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ಚಿಲೆ : ರೂ. 2/-

ಆವಶ್ಯಕ ಒಟ್ಟು ಮುದ್ರಾ ಒಳಾಹಿ ರೂ.
Total stamp duty paid Rs.

and together with such undivided interest, rights, estates, claims of the Vendors/Builder into and upon the same and every part thereof TO HAVE AND TO HOLD, subject to the stipulations contained in the Schedules hereto, free from all encumbrances.

The Purchaser has paid a sum of Rs.21,69,000/- (Rupees Twenty One Lakhs and Sixty Nine Thousand Only) to the Vendors/builders herein, paid through Bankers Cheque issued by the HDFC Bank Ltd., Bangalore, wherein the Purchaser have availed housing loan for purchasing the schedule flat, the receipt whereof the Vendors/builders do hereby admit and acknowledge before the undersigned witnesses;

AND that the Vendors/Builders doth hereby declare that they are the true, lawful and absolute owners of the flat described in the Schedule "C" hereunder alongwith the land described in the Schedule "B" hereto, and assure the Purchaser/s that the Vendors/Builders herein have not acted in any manner with the result that such right is curtailed.

AND in particular the Vendors/Builders doth hereby declare that the flat described in Schedule "C" and land described in the Schedule "B" hereto is not subject to any lease or Court proceedings and the Vendors have paid all the taxes and out goings upto this date in respect thereof and undertake to discharge any such amount levied or leviable upto this date.

AND that the Vendors/Builders doth further assure the Purchaser/s that the Vendors/Builders shall do or cause to be done all things the Purchaser/s may reasonably require however at the cost of the Purchaser/s for more perfectly assuring the flat and undivided interest in the land described in the Schedule "A" hereto to be conveyed, granted, transferred and sold to the Purchaser/s.

AND that the Vendors/Builders doth hereby assure the Purchaser/s that they shall not convey to any person any interest in the land described in the Schedule "A" hereto without annexing thereto the stipulations contained in the Schedules hereto.

ನಾಯಕರವರು

.....ನೇ ಪ್ರಜಾರ್ಥಿ ವೇದ್ಯಾ ಸಂಖ್ಯೆ 2031

2013-2014

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ
1	Manjunath Banaswadi Bangalore	<i>Manjunath</i>
2	Srinivas Banaswadi Bangalore	<i>Srinivas</i>

BK
ಎಲ್ಲಾ ಕಾರ್ಯಗಳ ಮುದ್ರಾ

ಬೆಂಗಳೂರು (ಉತ್ತರ ರಾಜ್ಯಾಧಿಕಾರಿ)
ಬೆಂಗಳೂರು (ಉತ್ತರ ರಾಜ್ಯಾಧಿಕಾರಿ), ಬೆಂಗಳೂರು

1 ನೇ ಪ್ರಸ್ತರಿಕದ ದರ್ಶಾವೇದ್ಯ
ನಂಬರ್ BNS-1-02031-2013-14 ಅಗ್ರ
ಸಿ.ಡಿ. ನಂಬರ್ BNSD276 ನೇ ದೃಢರ್ಥ
ದಿನಾಂಕ 24-05-2013 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

BK 24 MAY 2013

ಉಪನೋಂದಾಧಿಕಾರಿ ಕಿವಾಚಿನಗರ (ಉತ್ತರ ರಾಜ್ಯಾಧಿಕಾರಿ)

Designed and Developed by C-DAC, ACTS, Pune

ಭಾರತೀ. ಎ. ಎನ್.
ಉತ್ತರ ನೋಂದಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು,
ಬೆಂಗಳೂರು,

ನೇ... ಪ್ರಾಣ ದಿನದಿಂದ ಮಾತ್ರ... ೨೦೩೧..

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಉದ್ದೇಶ ಸಂಖ್ಯೆ ಕ್ರಾಂತಿಕ್ರಾಂತಿ ೨೦೩೨ ಮುನ್ಹಿಲ್‌ಮುನ್ಹಿಲ್ ೨೦೦೩
ವಿಷಯ ೦೯-೦೫-೨೦೦೩ ರ ಪ್ರಾಣ ಮಾತ್ರಾಗಿದ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಕ್ರಾಂತಿ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾತ್ಮಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪ್ರಾಣ ಮಾತ್ರಾಗಿದ
Date of execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾತ್ಮಕ ರೂಪ್ಯ ರೂ.
Total stamp duty paid Rs.

ದಾಖಲೆಯನ್ನು ಬರದುಕೊಟ್ಟಿದೆ ದಿನಾಂಕ

Date of execution

PROVIDED ALWAYS that the Vendors or persons claiming through or under trust for the Vendors shall have the right to enforce the stipulations contained in the Schedules hereto.

The PURCHASER shall henceforth be the sole and absolute owner of the schedule 'B & C' property with attendant rights or ownership, possession, enjoyment and shall be entitled to deal with all dispose of the scheduled property as deems fit without any interference, abstractions or hindrance from the VENDORS and DEVELOPER or any one claiming under, through or in trust for them.

PROVIDED ALWAYS that the Vendors/Builders doth hereby agree to abide by the stipulations contained in the Schedule hereto.

SCHEDULE "A"

All that piece and parcel of the immovable Property bearing Converted Sy no.46 (converted vide official memorandum dated 09.03.2011, bearing No.ALN (E) S.R (KH)167/2010-11, issued by the office of Deputy Commissioner, Bangalore District, Bangalore), present BBMP Katha No.03, situated at Chelakere Village, K.R. Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, presently under the Administrative Jurisdiction of BBMP, totally measuring 28 ½ Guntas, and bounded on the

East by : Government Road;

West by : Land of Smt. Kanakamma and Sri. Venkataswamy Reddy;

North by : Land of children's of Mestri Muniswamappa;

South by : Remaining portion of same survey number owned by Sri. B.G.Jayaram Reddy;

6/2/11

Wixham

.....ಎಂಬುದು ದಾಖಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಡ್ಮಿಷನ್ ನಂಂತಃ ಕಂಳಿ 152 ಮುನಿಷಲ್ ಪ್ರೋಪ್ರೀಟ್
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಾಗೊಂಡಿ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ
Registration and Stamps Department

Document No.
Date: 09.05.2003

ಈ ಹಾಳಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಯ ಲಾಭವಾಗಬಹುದು.
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ದಾಖಲೆಯನ್ನು ಒರ್ದಿಸಿದ ತಿಥಿ ಮುದ್ರಾ ರೂ. 2/-
Date of execution Date of stamp duty Rs. 2/-

ತಾತ್ಕಾಲಿಕ ಒಟ್ಟು ಮುದ್ರಾ ರೂ. 2/-
Total stamp duty paid Rs. 2/-

SCHEDULE "B"

539.172 Sq.ft undivided right, title and interest in the immovable property mentioned in Schedule "A" above.

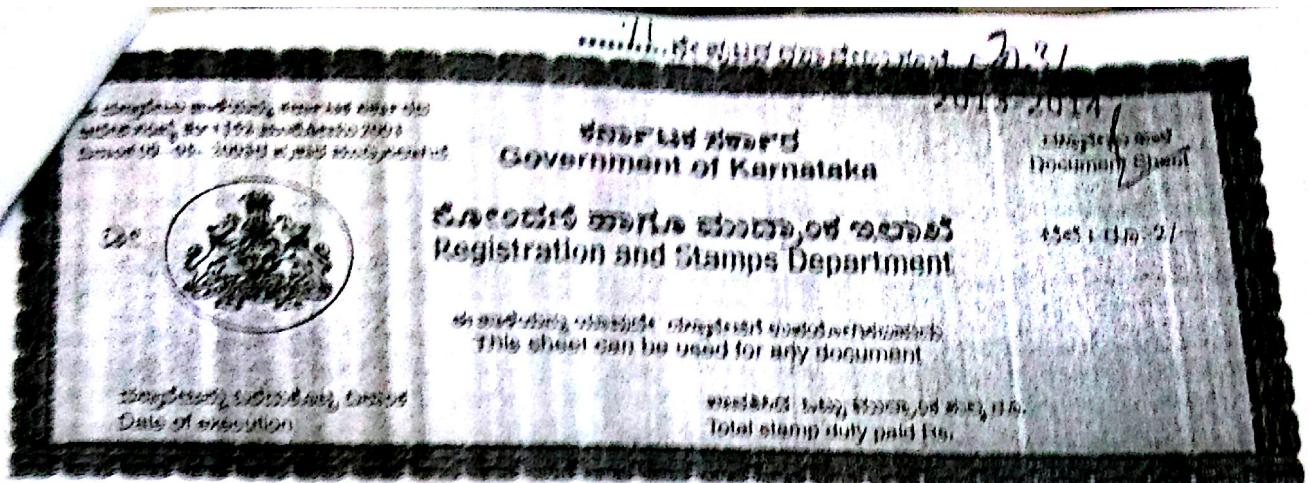
SCHEDULE "C"

Flat bearing No.406, in the **Third Floor**, measuring about **1130 Sq.ft** super built up area, containing Two bed rooms, together with RCC Roofing, Vitrified flooring together with **One covered car parking space**, including proportionate share in common areas such as passages, lobbies, staircase, etc., in the multistoried residential building known as "**SAI SRI PRIDE**" – '**B**' Block, constructed over Schedule "A" Property.

SCHEDULE 'D' (Restrictions on the right of the Purchasers)

The Purchasers so as to bind himself/herself/themselves, his/her/their success-in-interest, heirs, representatives and assigns with the consideration of promoting and protecting his/her/their rights and in consideration of the covenants of the Seller being binding in him/them and the owners of the other undivided interest in the Property described in the Schedule 'A' hereto agrees to be bound by the following terms and conditions;

1. Not to use or to permit the use of the Property described in the Schedule 'A' hereto in a manner, which would diminish the utility of the common amenities to be provided in the proposed development scheme.
2. Not to use the roadways and side open space in the land described in the Schedule 'A' hereto for parking any heavy vehicles or to use them in a manner,



which might cause hindrance for the free ingress or egress from other parts of the Schedule 'A' Property;

3. Not to default in the payment of any taxes or levies to be shared by the other joint owners of the property described in the Schedule 'A' hereto or the expenses to be shared by the owners of the proposed development schemes or any part thereof.
4. Not to make any arrangement for the maintenance, servicing and upkeep of the development scheme on the land described in the Schedule 'A' hereto and for ensuring the common amenities therein for the benefit of all concerned.

SCHEDULE 'E' (Rights included in the transfer to the Purchaser/s)

1. Full right and liberty for the Purchaser/s and all persons authorised by the Purchaser/s (in common with all persons entitled, permitted or authorised to the like right) at all times by day or by night and for all purposes to go, pass and re-pass over the common areas in the proposed development scheme.
2. Full right and liberty to the persons referred to in common with all other persons with or without motor cars or other permitted vehicles at all times, day and night for all purposes to get and re-pass over the roadways and pathways in the land described in the Schedule 'A' hereto.
3. The Purchasers shall be entitled to have free and uninterrupted passage of water, Gas, Electricity to the Schedule "C" Property and waste/sewage, etc., from the Schedule "C" Property through the pipes, wires, cables, sewer lines, drains which are or may at any time hereafter, be passing in or under or through the Schedule "A" Property or other portions constructed on the Schedule "A" Property.
4. The Purchasers shall be entitled to the subjacent lateral vertical and horizontal support of the Schedule "C" Property from the other parts of the building.

2013-2014

ದಾರ್ಖತೆ ಕಾಲಿಯನ್ನು ರಜಿಸ್ಟ್ರೇಶನ್ ಸರ್ಕಾರದ
ಅಧಿಕಾರಿಗೆ ಕ್ರಾಂತಿಕ್ ನಂ. 152 ಮುದ್ರಣದ್ವಾರಾ
ದಿನಾಂಕ 09-03-2003 ದಿನಾಂಕ ಮಾಡಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

Document Sheet

ಡಿ.



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ, ಒತ್ತಾಖಿ
Registration and Stamps Department

ಪ್ರಮಾಣ. 2/

ಈ ಹಾಳಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚಗೆ ಉಪಯೋಗಿಸಲಬಹುದು.
This sheet can be used for any document

ದಸ್ತಾವೇಚನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

ಪ್ರಾಚ್ಯಕ್ಕಿರು ಒಟ್ಟು ಮುದ್ರಾ ಒತ್ತಾಖಿ
Total stamp duty paid Rs.

5. The Purchasers shall have the right to lay cables/wires/lines for Radio, Television, Telephone or other communication installations leading to and from the Schedule "C" Property.

6. The Purchasers shall have the right to entry and passage with or without workmen to the other parts of the building for the purpose of or in connection with repairing and maintaining the Schedule "C" Property and for repairing, cleaning, maintaining the water tanks, sewer line, drains, cables, pipes and wires leading to or from the Schedule "C" Property ensuring that minimum disturbance is caused to the Owners/Occupiers of other units.

7. The right to do all or any of the acts, aforesaid without notice in the case of any emergency.

SCHEDULE 'F'

The Purchasers in the proportion of the undivided interest hereby conveyed along with the other Purchasers in the proportion of the undivided interest held by them shall be deemed to have accepted the following expenses;

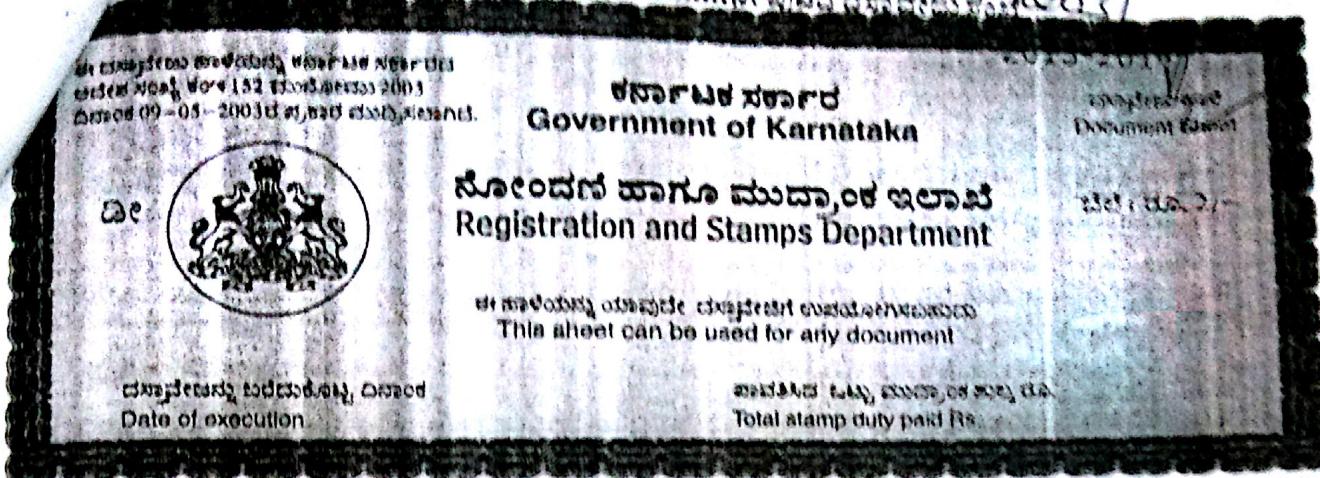
1. All rates and out goings payable in respect of the land described in the Schedule 'A' hereto.

2. The expenses of maintaining the common services in the proposed development scheme and the routine maintenance like painting, washing, cleaning, etc., and replacing any electrical and mechanical parts of machines, sanitary and electrical installations common to the building. The developers/builders shall without consequential liability carry out the above services, against payment of the sums as may be determined by the builders from time to time.

3. Should the Purchasers default payments for any common expenses, benefits or amenities, the Builders or a majority of the Purchaser while carrying out the services as contemplated above, shall have the right, to remove such common amenities from their enjoyment including water services and electricity.

STB

Dinesh

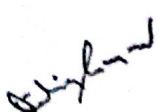


4. Provided always that the Developers/Builders shall not be liable for and the Purchasers shall be liable for the expenses of maintenance of common amenities in the property described in the Schedule 'A' hereto and the proposed development scheme from the date of communications of the Developers/Builders to the Purchasers indicating the formers' willingness to put the Purchaser or his/her/their nominee/s in possession of the property conveyed by this deed.

SCHEDULE 'G'
(THE DEVELOPERS/BUILDERS COVENANT)

The Developers/Builders hereby covenants with the Purchaser/s as follows;

1. That the developers/builders will require every person to whom they shall hereafter transfer, grant or lease any properties comprised in the property described in the Schedule-A hereto and in the proposed development scheme to covenant and to observe the conditions and observe the restrictions set forth in the scheme above.
2. That the developers/builders and the assigned or trustees claiming through or in trust for the developers/builders in respect of the development scheme or any part thereof will always respect the rights of the Purchaser mentioned in this deed and in the Schedule 'E' in particular.
3. The Developers/Builders hereafter shall faithfully follow the covenants herein contained and shall not confer on any other person or persons any right not reserved for the Purchaser herein nor shall they contract to exclude for the transferees any burden expressed to be shared by the Purchaser herein.
4. The Developers/Builders accept and agree that any covenant by the Developers/Builders in future if any deed or document reducing or altering the right of the Purchaser herein or imposing on the Purchaser any restrictions not found herein before shall be void.
5. The developers/builders shall handover the original title deeds to the Apartment Owners Association on the same being formed;



.....ಎನ್.ಸೇ ಪ್ರಬ್ಲೆದ ದಾಖಲೆಯ ಸಂಖ್ಯೆ 2031....

ಈ ದಾಖಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕ ಸಂಖ್ಯೆ ರಂಜ 152 ಮತ್ತು ತಿಳಿ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮಾಡಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

Document Sheet

ಡಿ.೧



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ, ಒತ್ತಿ ಇಲಾಖೆ
Registration and Stamps Department

ಡಿ. ರಂಜ. 21-

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

ದಸ್ತಾವೇಚನ್ನು ಬರೆದುಹೊಣಿ, ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾ, ಒತ್ತಿ ರೂ.
Total stamp duty paid Rs.

The present market value of the flat and undivided interest in the land transferred herein is Rs.21,69,000/- (Rupees Twenty One Lakhs and Sixty Nine Thousand Only).

IN WITNESS WHEREOF the parties to this Deed have hereunto set and subscribed their respective signatures and seals on the day, month and year first above mentioned.

WITNESSES:

1.

M. Nagamuni Reddy

Banaswadi,

Bangalore - 560 043

VENDORS

(Represented by registered Power of Attorney Holder)

2.

(Srinivas)

Banswadi
Bangalore

BUILDERS/CONFIRMING PARTY

PURCHASER.

Drafted by:

P. Nagamuni Reddy, B.Com., LL.B.

ADVOCATE

SNN ASSOCIATES

8/1, "Shri Sai Nilaya" T. Krishna Reddy Layout,
1st Main Road, Horamavu Main Road,
Banaswadi, BANGALORE - 560 043.