

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

ಈ ದಸ್ತಾವೇಜು .....19..... ಪುಟಗಳನ್ನೊಳಗೊಂಡಿದೆ  
ಇದರ ಪುಟಗಳ ಸಂಖ್ಯೆ 2534 ನೀಡಲಾಗಿದೆ ...7... ನೀಡಲಾಗಿದೆ

AGREEMENT OF SALE

This Agreement is made and executed on this 13<sup>th</sup> day of August in the year  
Two Thousand Seven at Bangalore

By and between

1. MR. MUNIYAPPA  
Son of Chikkamunishamappa  
Aged about 80 years
2. MR.B.M.KRISHNAPPA  
Son of Muniyappa  
Aged about 42 years

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3. MRS.PADMA

Wife of B.M.Krishnappa  
Aged about 30 years

4. MASTER. RAMESH

Son of B.M.Krishnappa  
Aged about 7 years

5. MASTER.RAGHAVENDRA

Son of B.M.Krishnappa  
Aged about 16 years

No.4 and 5, being minor  
represented by their natural  
guardian mother Padma.

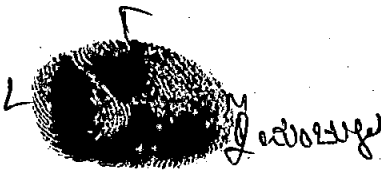
All above residing at Bodanahosahalli Village,  
Anugondanahalli Hobli,  
Bangalore Rural District.

















Hereinafter jointly/severally referred to as the "VENDORS"  
or "OWNERS" (which expression whenever the context so  
requires or admits shall mean and include their respective  
legal heirs, successors, successors-in-interest and title,  
nominees, administrators, executors, assigns etc) of the  
ONE PART.

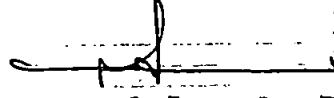
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	ಬಿ ಎಂ ಕೃಷ್ಣಪ್ಪ ಬಿನ್ ಮುನಿಯಪ್ಪ . (ಬರೆದುಕೊಡುವವರು)			ಶಿವಶಂಕರ
4	ಪದ್ಮ ಕೋಂ ಬಿ ಎಂ ಕೃಷ್ಣಪ್ಪ ತನಗಾಗಿ ಮತ್ತು ಮೈನರ್ ಮಕ್ಕಳ ಪರವಾಗಿ . (ಬರೆದುಕೊಡುವವರು)			ಪ್ರಭು
5	ಬಿ ಎಂ ಆನಂದ ಬಿನ್ ಮುನಿಯಪ್ಪ . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			BN ಆನಂದ
6	ಮಂಜುಳ ಕೋಂ ಬಿ ಎಂ ಆನಂದ ತನಗಾಗಿ ಮತ್ತು ಮೈನರ್ ಮಕ್ಕಳ ಪರವಾಗಿ . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			ಮಗ
7	ಬಿ ಎಂ ರಾಜಣ್ಣ ಬಿನ್ ಮುನಿಯಪ್ಪ . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			ಗಾಂಧಿ
8	ಬಿ ಎಂ ಹೇಮಾವತಿ ಕೋಂ ಬಿ ಎಂ ರಾಜಣ್ಣ ತನಗಾಗಿ ಮತ್ತು ಮೈನರ್ ಮಕ್ಕಳ ಪರವಾಗಿ . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			ಹರಿಮಾವತಿ
9	ಜಯಲಕ್ಷ್ಮಮ್ಮ ಬಿನ್ ಮುನಿಯಪ್ಪ . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			ಜಯಲಕ್ಷ್ಮಮ್ಮ
10	ಕಲವತಿ ಬಿನ್ ಮುನಿಯಪ್ಪ . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			ಕಲವತಿ.

  
**ಅಧ್ಯಕ್ಷ-ಸೋಷಲಿಸ್ಟ್ ಪಾರ್ಟಿ**  
**ಹೊಸಕೋಟೆ.**

ಶ್ರೀ ಮಂಜುನಾಥ 2534 ನೇ ದಾಖಲೆ... 5 ನೇ ಪುಟ

And

**Mr. R. MANJUNATH**

Son of late Ramkrishniappa

Aged about 34 years,

Residing at Garudacharpalya,

Whitefield Road,

Bangalore.

Hereinafter referred to as the "**PURCHASER**" [which expression shall mean and include his heirs, nominees/assignees administrators, executors, beneficiaries, successors/successor-in-title and / or legal representatives and] of the **OTHER PART**.

The **VENDORS** and **PURCHASER** are hereinafter together also referred to as '**Parties**'.

**RECITALS**

**Whereas**

1. The Vendors above named are the absolute owners of all that piece and parcel of the agricultural land <sup>being</sup> measuring 25 ½ Guntas of which (a). the land in portion of Survey No.257/5, [earlier 257] measures 19 Guntas and which is

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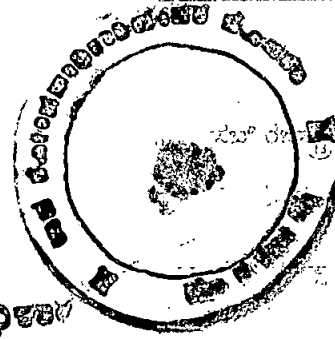
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ಗುರಿಸಲ್ಪಡುವವರು

ಪ್ರಸ್ತಾವನೆ 2534 ನೇ ಮುಖಾಂತರವೆ.6... ನೇ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಆರ್ ಚಂದ್ರಾರೆಡ್ಡಿ ಬಿನ್ ರಾಮಸ್ವಾಮಿರೆಡ್ಡಿ ಬೋಧನಹೊಸಹಳ್ಳಿ ಹೊಸಕೋಟೆ ತಾ	ರ. ಶಂಕರರಾಜ್
2	ಆನಂದಚಾರಿ ಬಿನ್ ಚಿಕ್ಕರಾಮಚಾರಿ ಬೋಧನಹೊಸಹಳ್ಳಿ ಹೊಸಕೋಟೆ ತಾ	ಬ. ಕೆ. ಪ್ರಸಾದ್

  
ಅಧ್ಯಕ್ಷ-ಮೋರಂಪುರಾಧಿಕಾರಿ  
ಹೊಸಕೋಟೆ.

<p style="text-align: center;"> 1 ನೇ ಪ್ರಸ್ತಾವನೆ ದಸ್ತಾವೇಜು ನಂಬರ HSK-1-02534-2007-08 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ HSKD95 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 13-08-2007 ರಂದು ಸೋದಾಯಿಸಲಾಗಿದೆ  ಅಧ್ಯಕ್ಷ-ಮೋರಂಪುರಾಧಿಕಾರಿ ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಹೊಸಕೋಟೆ) ಹೊಸಕೋಟೆ.</p>	
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Designed and Developed by C-DAC, ACTS, Pune

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morefully described at Item No.1 of the Schedule hereunder and hereinafter referred to as "Item No.1 of Schedule Property" and (b). the land in portion of Survey No.257/10, [earlier 257] measures 6 ½ Guntas, which is morefully described at Item No.2 of the Schedule hereunder and hereinafter referred to as "Item No.2 of the Schedule Property" both situated at both situated at at Samathenahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, which is together morefully described in the Schedule hereto and hereinafter together referred to as the "Schedule Property".

II. The Vendors being the absolute owners in right, title and interest of the Schedule Property and being in peaceful possession thereof, have agreed to sell and the Purchaser has agreed to buy the Schedule Property. The parties hereto desire to record the terms and conditions of the Sale agreed to in writing, hence this Agreement.

**IT IS NOW agreed that:**

**Article I AGREEMENT**

1. In consideration of the sale price hereby agreed, the Vendors have agreed to sell and the Purchaser has agreed to buy the Schedule Property.

**Article II SALE PRICE**

1. The Purchaser shall purchase the Schedule Property from the Vendors for a sale price of Rs.25,50,000/- (Rupees Twenty Five Lakhs Fifty Thousand

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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 ಆರ್ ಮಂಜುನಾಥ್ ಬಿನ್ ಲೇಟ್ ರಾಮಕೃಷ್ಣಪ್ಪ , ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಖರ್ಚುಪಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	200.00	ನಗದಾಗಿ
ಒಟ್ಟು :		200.00

ಸ್ಥಳ : ಹೊಸಕೋಟೆ

ದಿನಾಂಕ : 13/08/2007

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ  
(ಹೊಸಕೋಟೆ)

Designed and Developed by C- DAC ,ACTS Pune.



దే.పు.నె. 2834 నె. చంద్రబాబు... 9. నె. పు.

only ) free from all encumbrances , lis , charges , liens , tenancy , acquisition and claims.

2. The Purchaser has on this day paid the entire sale consideration of Rs.25,50,000/- (Rupees Twenty Five Lakhs Fifty Thousand only) to the Vendor No.1 above named vide D.D No. 412502, dated 09/08/2007 drawn on Andhra Bank, West Marredpally, Secunderabad payable at Bangalore and the receipt, of which the Vendors does hereby accepts, admits and acknowledges.
3. As the entire sale consideration is paid, on the Vendors fulfilling their obligations as per Article II, the parties shall execute the sale deed to convey the Schedule Property.


#### Article III TITLE


1. The purchase of the Schedule Property contemplated herein by the Purchaser is on the following representations made by the Vendors:
  - (a). That the Schedule Property is absolutely owned and possessed by the Vendors, and that their title thereto is good, marketable and subsisting as mentioned hereinabove and that none else has any right, title, interest or share therein and that it is not part of Joint Hindu Family or in which there is any minor's right, title and interest and there is no charge, encumbrance, lien, claim on the Schedule Property and it is not subject matter of any notification for acquisition by any statutory authority or the State and it is not subject matter of any lis before any Court or Tribunal, attachment , decree howsoever remote and that there is no order passed

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←  M  
J. adharaj

←  *Chandrababu Naidu*

whereby the Vendors are restrained from selling the Schedule Property

(b.). That there are no dues or proceedings pending against the Vendors under Income Tax Act, 1961 or due to non payment of any sums on account of tax, cess, octroi etc.

(c.). The Schedule Property is not a land in respect of which there is a statutory prohibition regarding sale and that there is/was no statutory bar or prohibition to acquire, hold the same and there are no tenancy applications pending under the Karnataka Land Reforms Act. Further they have complied with all the provisions of all the statutes including and not limited to Karnataka Land Reforms Act and the Karnataka Land Revenue Act and the sale is not prohibited under the Karnataka Schedule Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

(d.). The Vendors have complied with all laws of India and have not breached any law whereby the Purchaser will be restrained from purchasing the Schedule Property or the title acquired thereof will be defective and that further if any permission is so deemed required as per law as a prerequisite prior to sale of the said land, such permission shall be so obtained by the Vendors.

(e.). That the Schedule Property is in the physical possession of the Vendors and they have not parted with its possession or any part thereof in any manner including and not limited to through or by any agreement of tenancy or lease and that they have not entered into any Agreement or arrangement for sale or transfer or development of the Schedule Property with anyone else.

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(f.). The Schedule Property has been assessed for tax by the Village Panchayath and that the Vendors shall continue to pay all property taxes and dues on the same until the completion of the sale. The Vendors have paid all dues of property tax to the appropriate authority and shall continue to do so until the completion of the sale and that there are no dues under any law whereby there is a threat that the Schedule Property or any part thereof will be brought to sale.

(g.). The Vendors shall before execution/registration of Sale Deed get the Schedule Property separately phoded and get their names mutated as to the new re-survey numbers that will be assigned by the revenue authorities after phodi.


(h.). The Vendor shall obtain/execute all such further documents/deeds as so reasonably required by the Purchaser.


2. In case there is shortfall of land in actual measurement the sale consideration will be pro-rata reduced.
3. All the Kharab land attached to the Schedule Property is being sold by this Agreement and the sale price includes the cost of such purchase.
4. That in case of any representation of the Vendors becoming un-true or incorrect the same shall be rectified at the cost and consequence of the Vendors alone.
5. The Vendors shall furnish all documents / deeds necessary and as required by the Purchaser or his Attorney for scrutiny of their title to the Schedule Property within 10 days from this day. The Purchaser's Attorney shall

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expeditiously scrutinize the documents furnished by the Vendors and if he has any queries thereof or he require inspection/scrutiny of any further documents, he shall forward the request to the Vendors and the same shall be replied to promptly.

6. The Vendors shall extend all co-operations as reasonably required by the Purchaser for completion of scrutiny of title supra, get the Schedule Property surveyed by a Competent Surveyor and also allow the Purchaser or its Attorney to inspect the original deeds of title of the Schedule Property and such records of the Vendors as reasonably required by the Purchaser.
7. The Purchaser shall be entitled to take out a public notice in a news paper(s) of his choice and at his/her cost and in the event there are any objections thereof the same shall be cleared by the Vendors at their cost alone.

#### Article IV ORIGINAL TITLE DEEDS

1. The Vendors have now delivered available original title documents of the Schedule Property and shall deliver the remaining title documents at the time of execution and registration of the Sale Deed.

2. The possession of property is not based on any other agreements.

#### Article V OTHER TERMS

1. **Agreement:** This Agreement is made in only in one Original which will be retained by the Purchaser.

Handwritten signature in Telugu script.

Handwritten signature in Telugu script.

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Handwritten signature in Telugu script with a circular stamp.



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2. **Nomination:** The Purchaser shall have the right to instruct the Vendors to convey the Schedule Property or any portion thereof in his name or in the name of his nominee and in any proportion /share he so desires and in this regard the Vendors shall have no objection.
3. **Extent of land:** In case the extent of the land in the Schedule Property reduces on physical measurement and as per legal records whereby the extent of land available for purchase reduces, the sale price shall be proportionately reduced.
4. **Time:** Time is the essence of this Agreement for the Vendor to perform and they shall strive to complete their respective obligations at the earliest.
5. **Stamp Duty and Registration Fees:** The Purchaser shall solely bear and pay the stamp duty under the Karnataka Stamp Act and Registration charges under the Registration Act in order to register the Sale Deed executed by the Vendors in favour of the Purchaser or his nominee.
6. **Notice:** Any notice or reply to a notice for breach of this Agreement to any party hereto shall be in writing and sent by Registered Post Acknowledgement Due and to the address as set out herein above. A notice sent as above shall be deemed to have been delivered to the other party within 7 days from the date of it being sent.
7. **General Power of Attorney:**
  - 7.1. Simultaneously on the execution of this Agreement, the Vendors shall execute a Power of Attorney in favour of <sup>Purchaser's Nominee</sup> Tony Thangaraj inter alia empowering him to sign, execute, enter into agreement/sale deed and to present and admit the execution of the same and any other Confirmation

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ದರಿದ್ರಾಪಡ ೨೦೦೩/೪ನೇ ಮಾರ್ಚ್‌ನಲ್ಲಿ ೪ನೇ ಪುಟ ✓

Deed/Rectification Deed/or any other documents /deeds before the Sub-Registrar of Assurance and to register the same and in this regard to sign all necessary deeds, affidavits, documents etc., The said General Power of Attorney is coupled with consideration and the same is irrevocable.

**8. Indemnity:**

8.1. The Vendors shall keep the Purchaser and his successors in interest fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Purchaser or the Property to be conveyed due to any defect in the title of the Vendors to the Schedule Property or due to any breach in the covenants and representations of the Vendors as contained hereinbefore and /or whereby any person or any predecessors-in-title of the Vendors interferes with the Purchasers peaceful possession and quiet enjoyment of the Schedule Property.

**9. Dispute resolution and remedies:**


9.1. The parties shall be entitled to specific performance of this Agreement in the event of there being a breach of this Agreement and that the said breach has not been rectified by the breaching party within 30 days of receipt of a notice from the enforcing party.

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 *Signature*

 *Signature*

SCHEDULE PROPERTY

ITEM NO.1:

All that piece and parcel of the agricultural land bearing portion of Survey No.257/5, [earlier 257], ad-measuring 19 Guntas, situated at Samathanahalli Village, Anogondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and which is bounded follows:

On the East

Puttappa

On the West

Ananda.

On the North

Ashwathaiya

On the South

Chikka Suddappa.

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ITEM NO.2:

All that piece and parcel of the agricultural land bearing portion of Survey No.257/10, [earlier 257], ad-measuring 6 ½ Guntas, situated at Samathanahalli Village, Anogondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and which is bounded follows:

On the East

ABW compound

On the West

Chikka Suddappa

On the North

Ananda.

On the South

ABW compound.

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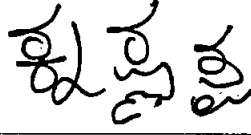
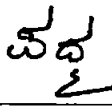
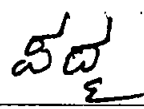
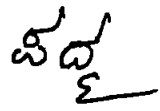
ಶ್ರೀ ಮಹೇಶ್ವರ



ಶ್ರೀ ಮುನಿಯಪ್ಪ...ನೀ ದಾಖಲೆ...16. ನೇ ಬಿಡಿ

In Witness whereof the parties hereto have executed this Agreement in the presence of Witnesses on the day, month and year mentioned hereinbefore

**SIGNED AND DELIVERED BY THE VENDORS**

Sl. No.	Name	Signature
1.	Muniyappa	
2.	B.M.Krishnappa	
3.	Padma	
4.	Ramesh Minor represented by his natural gurardian mother Padma.	
5.	Raghavendra Minor represented by his natural gurardian mother Padma.	

ನೀ ಪುಟ್ಟ 2534ನೇ ದಾಖಲೆ...17ನೇ ಪುಟ

**Consenting Witnesses** who have read and agreed to be bound by this deed and covenant that the Schedule Property is the absolute Property of the Vendors above named and they do not have any right, title and interest in the Schedule Property.

1. **MR. B.M.ANAND**

Son of Muniyappa

Age about 36 years

B.M. ANAND

1a. **MRS. MANJULA**

Wife of B.M.Anand

Aged about 32 years

MRS. MANJULA

1b. **KUMARI. HEMALATHA**

Daughter of B.M.Anand

Aged about 15 years

KUMARI. HEMALATHA

1c. **MASTER.THYAGARAJ**

Son of B.M.Anand

Aged about 14 years

No.1 b and 1c both being minor represented by their natural guardian mother Manjula.

MASTER.THYAGARAJ

2. **MR. B.M.RAJANNA**

Son of Muniyappa

Aged about 34 years

MR. B.M.RAJANNA

MR. B.M.RAJANNA



2a. **MRS. HEMAVATHI**

Wife of B.M.Rajanna

Aged about 25 years

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2b. **MASTER. SANTHOSH**

Son of B.M.Rajanna

Aged about 8 years

ಹೆಮಾವತಿ

[minor represented by her

Natural guardian mother

Hemavathi]

2c. **KUMARI SUSHMA**

Daughter of B.M.Rajanna

Aged about 3 years

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[minor represented by her

Natural guardian mother

Hemavathi].

3. **MRS. JAYALAKSHMAMMA**

Daughter of Muniyappa

Aged about 38 years

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4. **MRS. KALAVATHI**

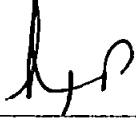
Daughter of Muniyappa

Aged about 30 years

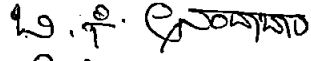
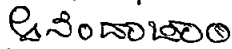

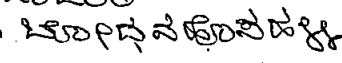
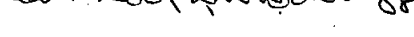
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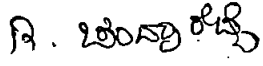
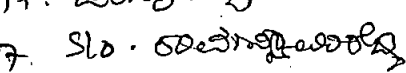
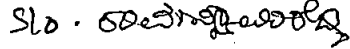
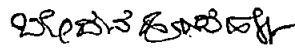


SIGNED AND RECEIVED BY THE PURCHASER


Sl. No.	Name	Signature
1.	R.Manjunath	

In the presence of the following Witnesses:

1.   
Name:   
Age: 34    
Address: 

2.   
Name:   
Age: 37   
Address: 

Document drafted by:

  
Ajesh Kumar S  
Advocate  
AKS Law Associates  
W.202, "Sunrise Chambers"  
No.22, Ulsoor Road,  
Bangalore 560 042.

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12/11/2014

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20/07/2010