

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

ಮ



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.

2550/0808

1

ಈ ದಸ್ತಾವೇಜು ..... 2.2 ..... ಪುಟಗಳನ್ನೊಳಗೊಂಡಿದೆ  
ನೀ ಪುಸ್ತಕದ ..... 2550 ..... ನೀ ಪಂಚರಿನ ..... ನೀ ಪುಟ

### 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. Mrs. RAMAKKA  
Aged about 75 years,  
Wife of Late. Chikkasiddappa,
2. Mr. B.S. ANNEGOWDA  
Aged about 53 years  
Son of Late Chikkasiddappa

ರಾಮಕ್ಕಾ

ಕಾಂತಯ್ಯ

ಅನಿವಾಳಿ

ಬಿ.ಸಿ. ಅಣ್ಣಿಮ್ಮ

ನಾರಾಯಣ

ಮೂಕರಗೌಡ

ಮಂಜುಳಿ

ಬಿ.ಸಿ. ಅಣ್ಣಿಮ್ಮ

ಕಾಂತಯ್ಯ

ರಾಮಕ್ಕಾ

Ramakka N  
Sample N

ನಾತ್ರಾಚಿ

ವಿ.ಲಕ್ಷ್ಮಿ





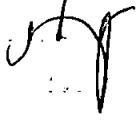
Print Date & Time : 14-08-2007 03:24:28 PM

ದಸ್ತಖ್ತಾ ಸಂಖ್ಯೆ : 2550

ಸೂಕ್ತ ರಜಸ್ವಾರ ಹೂಡಿಕೆಯಲ್ಲಿ ದಿನಾಂಕ 14-08-2007 ರಂದು 03:05:46 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕೀಲಿಯೊಂದಿಗೆ



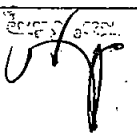


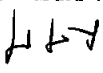
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೂಲದಣಿ ಶುಲ್ಕ	100.00
2	ಸ್ಯಾಟಿಂಗ್ ಫೀ	780.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	915.00

ಶ್ರೀ ಆರ್ ಮಂಜುನಾಥ ಬಿನ್ ಲೇಟ್ ರಾಮಕೃಷ್ಣ ಜವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಆರ್ ಮಂಜುನಾಥ ಬಿನ್ ಲೇಟ್ ರಾಮಕೃಷ್ಣ			

ಅಧ್ಯಕ್ಷ-ಮಂಜುನಾಥ ರಾಜ  
ಹೂಡಿಕೆಯಲ್ಲಿ

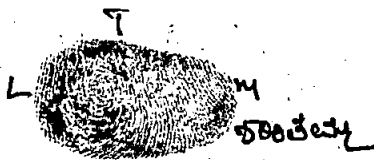
ಬರಹಗೊಳಿಸಿದ್ದಾರೆ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಬಿಂಬ ರೂ.....ಮುಚ್ಚಿದಾಗ) ಒಪ್ಪಿರುತ್ತಾರೆ  
(ರೂಪಾಯಿ)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	ಆರ್ ಮಂಜುನಾಥ ಬಿನ್ ಲೇಟ್ ರಾಮಕೃಷ್ಣ (ಬರಹಗೊಳಿಸಿದರು)			
2	ರಾಮಕೃಷ್ಣ ಹೀರಿಂಗ್ ಲೇಟ್ ಚಿಕ್ಕಿಬಿದ್ರೆ (ಬರಹಗೊಳಿಸಿದರು)			

ಅಧ್ಯಕ್ಷ-ಮಂಜುನಾಥ ರಾಜ  
ಹೂಡಿಕೆಯಲ್ಲಿ

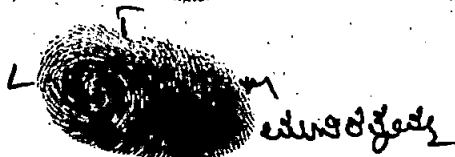
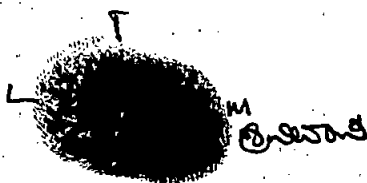
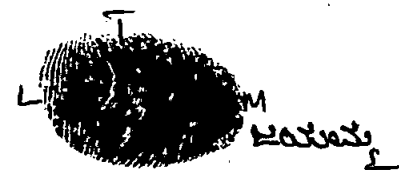
ನೀ ಪುಟ್ಟದ 2550 ನೀ ಮಾವನ ಜನ 3 ನೀ ಪುಟ್ಟ

- 2a. **Mrs. SHANTHAMMA**  
Aged about 40 years  
Wife of B.S. Annegowda
- 2b. **Miss. NETHRAVATHI**  
Aged about 28 years  
Daughter of B.S. Annegowda
- 2c. **Mr. B.A. MUNISWAMY GOWDA**  
Aged about 26 years  
Son of B.S. Annegowda
3. **Mr. B.S. NARAYANAPPA**  
Aged about 50 years  
Son of Chikkasiddappa
- 3a. **Mrs. JAYAMMA**  
Aged about 44 years  
Wife of B.S. Narayanappa
- 3b. **Mr. RAMANATH**  
Aged about 20 years  
Son of B.S. Narayanappa
- 3c. **Mr. SATISH**  
Aged about 18 years  
Son of B.S. Narayanappa
4. **Mr. B.S. SRINIVAS**  
Aged about 45 years  
Son of Late Chikkasiddappa



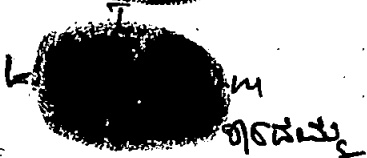
ಬಿ.ಸಿ. ಅಣ್ಣಿಗೌಡ

ನಾರಾಯಣಪ್ಪ  
ಮಂಜುಳು



ಬಿ.ಸಿ. ಮಂಜುನಾಥ

















ನೀರಾವತಿ



Ramath. N  
ನೀರಾವತಿ

ಎ. ಮಂಜುನಾಥ

ಬೇ ಪ್ರವೇಶ. ೧೨.೫.೨೦. ಬೇ ದಾಖಲೆ. ೧೨.೫.೨೦. ಬೇ ಪ್ರವೇಶ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	ಬಿ ಎಸ್ ಅಣ್ಣೇಗೌಡ ಬಿನ್ ಲೇಟ್ ಚಿಕ್ಕಸಿದ್ದಪ್ಪ . (ಬರೆದುಕೊಡುವವರು)			10-5-ಅಣ್ಣೇಗೌಡ
4	ಶಾಂತಮ್ಮ ಕೋಂ ಬಿ ಎಸ್ ಅಣ್ಣೇಗೌಡ . (ಬರೆದುಕೊಡುವವರು)			10-5
5	ಬಿ ಎ ಮುನಿಸ್ವಾಮಿ ಗೌಡ ಬಿನ್ ಬಿ ಎಸ್ ಅಣ್ಣೇಗೌಡ . (ಬರೆದುಕೊಡುವವರು)			ಅಣ್ಣೇಗೌಡ
6	ಬಿ ಎಸ್ ನಾರಾಯಣಪ್ಪ ಬಿನ್ ಲೇಟ್ ಚಿಕ್ಕಸಿದ್ದಪ್ಪ . (ಬರೆದುಕೊಡುವವರು)			ನಾರಾಯಣಪ್ಪ
7	ಜಯಮ್ಮ ಕೋಂ ಬಿ ಎಸ್ ನಾರಾಯಣಪ್ಪ . (ಬರೆದುಕೊಡುವವರು)			10-5
8	ರಾಮನಾಥ ಬಿನ್ ಬಿ ಎಸ್ ನಾರಾಯಣಪ್ಪ . (ಬರೆದುಕೊಡುವವರು)			Ramana H. N.
9	ಸತೀಶ್ ಬಿನ್ ಬಿ ಎಸ್ ನಾರಾಯಣಪ್ಪ . (ಬರೆದುಕೊಡುವವರು)			Satish
10	ಬಿ ಎಸ್ ಶ್ರೀನಿವಾಸ ಬಿನ್ ಲೇಟ್ ಚಿಕ್ಕಸಿದ್ದಪ್ಪ . (ಬರೆದುಕೊಡುವವರು)			10-5

10-5-ಅಣ್ಣೇಗೌಡ  
ಹೊಸಕೋಡು

7. ಹೆಚ್.ಎಸ್. 2850. ಹೆಚ್.ಎಸ್.ಎಸ್. 5. ಹೆಚ್.ಎಸ್.

4a. **Mrs. MUNIRATHNAMMA**

Aged about 34 years

Wife of B.S.Srinivas

4b. **Mr. ATHMANAND**

Aged about 17 years

Son of B.S.Srinivas

minor represented by his

natural guardian mother Munirathnamma

5. **Mr. B.S.MANJUNATH**

Aged about 40 years

Son of Late Chikkasiddappa

5a. **Mrs. MANJAMMA**

Aged about 32 years

Wife of B.S.Manjunath

5b. **Master MADHU**

Aged about 12 years

Son on B.S.Manjunath

5c. **Kumari. NAGAVENI**

Aged about 9 years

Daughter of B.S.Manjunath

5b and 5c, minors represented by their mother and Natural Guardian Manjamma.

6. **Mrs. B.S.SHARADHAMMA**

Aged about 35 years

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ಇಂಟಿಮಿಟಿ

L T  
ಇಂಟಿಮಿಟಿ

B.S. ಅಶ್ವಿನಿ ಗೌಡ

ನಾರಾಯಣ್

ಮಂಜುಳ

B.S. ಮಂಜುನಾಥ

ನೌರಾಜಿ

L T  
ಇಂಟಿಮಿಟಿ









L T  
ಇಂಟಿಮಿಟಿ


L T  
ಇಂಟಿಮಿಟಿ

Ramath. N

Shanthi. N

ಎ.ಎಸ್.ಎಸ್.ಎಸ್.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
11	ಮನಿರತ್ನಮ್ಮ ಕೋಂ ಬಿ ಎಸ್ ಶ್ರೀನಿವಾಸ ತನಗಾಗಿ ಮತ್ತು ಮೈನರ್ ಮಕ್ಕಳ ಪರವಾಗಿ . (ಬರೆದುಕೊಡುವವರು)			೨೦೧
12	ಬಿ ಎಸ್ ಮಂಜುನಾಥ ಬಿನ್ ಲೀಟ್ ಚಿಕ್ಕಪ್ಪ . (ಬರೆದುಕೊಡುವವರು)			B. S. ಮಂಜುನಾಥ
13	ಮಂಜುಳ ಕೋಂ ಬಿ ಎಸ್ ಮಂಜುನಾಥ ತನಗಾಗಿ ಮತ್ತು ಮೈನರ್ ಮಕ್ಕಳ ಪರವಾಗಿ . (ಬರೆದುಕೊಡುವವರು)			ಮಂಜುಳ
14	ಬಿ ಎಸ್ ಶಾರಧಮ್ಮ ಬಿನ್ ಲೀಟ್ ಚಿಕ್ಕಪ್ಪ . (ಬರೆದುಕೊಡುವವರು)			೨೦೧

  
**ಸಹಾಯಕ ನಿರ್ದೇಶಕರು**  
**ಪೊನ್ನಾಪುರಂ**

ಸಹಿ ರವರನ್ನು

ಸಹಿ ರವರನ್ನು

2558  
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Daughter of Late Chikkasiddappa  
 All above residing at Bodanahosahalli Village,  
 Anugondanahalli Hobli,  
 Hoskote Taluk,  
 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.

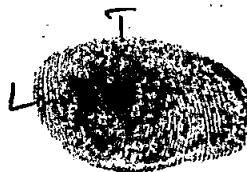
And


**Mr. R. MANJUNATH**


Son of late Ramkrishnappa  
 Aged about 34 years,  
 Residing at Garudacharpalya,  
 Whitefield Road,  
 Bangalore.

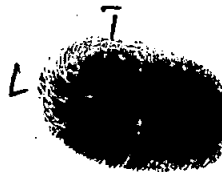
Hereinafter referred to as the "PURCHASER" [which  
 expression shall mean and include his heirs,  
 nominees/assignees administrators, executors,

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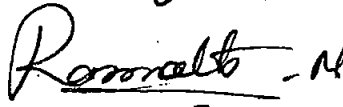
B.S. ಶಿವರಾಜ್

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B.S. ಶಿವರಾಜ್






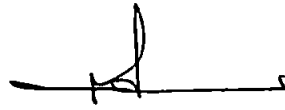
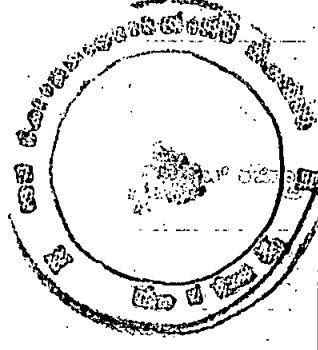
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಆನಂದಚಾರಿ ಬಿನ್ ಚಕ್ರರಾಮಚಾರಿ ಭೋದನಹೊಸಹಳ್ಳಿ ಹೊಸಕೋಟೆ ತಾ	19.9.2007
2	ಅರ್ ಎಲ್ ಮೂರ್ತಿ ಬಿನ್ ಲೇಟ್ ರಾಮಯ್ಯ ಭೋದನಹೊಸಹಳ್ಳಿ ಹೊಸಕೋಟೆ ತಾ	

ಪಾಠ-ನೋಂದಣಾಧಿಕಾರಿ  
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಹೊಸಕೋಟೆ.

<p style="text-align: center;">   1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  ನಂಬರ್ HSK-1-02550-2007-08 ಆಗಿ  ಸಿ.ಡಿ. ನಂಬರ್ HSKD95 ನೇ ಧರಲ್ಲಿ  ದಿನಾಂಕ 14-08-2007 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ    ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಹೊಸಕೋಟೆ)  ಹೊಸಕೋಟೆ. </p>	
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2550 ದಾಖಲೆ ನಂ. 9 ಬೆಳ್ಳು

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

I. The Vendors are the absolute owners of all that piece and parcel of the agricultural land being portion of Survey No.257/1, [earlier No.257], ad-measuring 1 Acre and 03 Guntas, situated at Samathenahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, which is morefully described in the Schedule hereunder and hereinafter referred to as "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.

L  ಮ  
ಗೌರವ

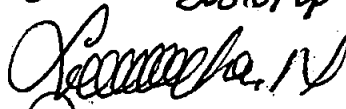
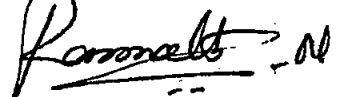
L  ಮ  
ಗೌರವ


L  ಮ  
ಗೌರವ

B.S. ಅಕ್ಕಾ ಎಚ್. ಗೌರವ

ನಾಂನು ಎಲ್ಲ  
ಯಂನು


B.S. ಯಂನುನಾಥ


  


L  ಮ  
ಗೌರವ

ನೌತಾಟಿ

ಎ.ಯಂನುನಾಥ

L  ಮ  
ಗೌರವ

L  ಮ  
ಗೌರವ

ಶ್ರೀ ಪುಸ್ತಕ ೧೬೨೦ ಬೇ ದಾಖಲೆನಂ. 10... ಬೇ ಪುಸ್ತಕ.



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 ಮಂಜುನಾಥ ಬಿನ್ ಲೇಟ್ ರಾಮಕೃಷ್ಣಪ್ಪ , ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಖರ್ಚಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

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

ಸ್ಥಳ : ಹೊಸಕೋಟೆ

ದಿನಾಂಕ : 14/08/2007

ಶುಲ್ಕವಾಗಿ

  
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ  
ಹೊಸಕೋಟೆ.  
(ಹೊಸಕೋಟೆ)

Designed and Developed by C- DAC ,ACTS Pune.

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**IT IS NOW agreed that:**

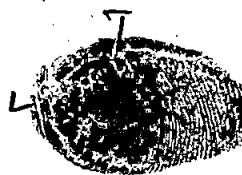
**Article I AGREEMENT**

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.44,00,000/- (Rupees Forty Four Lakhs 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.44,00,000/- (Rupees Forty Four Lakhs only) to the Vendors as per their instructions as follows
  - (a). Rs. 11,00,000/- (Rupees Eleven Lakhs only) vide D.D No. 412501, dated 09/08/2007 drawn on Andhra Bank, West Marredpally, Secunderabad payable at Bangalore, in the name of B.S.Annaiiah Gowda.
  - (b). Rs. 11,00,000/- (Rupees Eleven Lakhs only) vide D.D No. 412500, dated 09/08/2007 drawn on Andhra Bank, West Marredpally, Secunderabad payable at Bangalore, in the name of B.S.Narayanappa.


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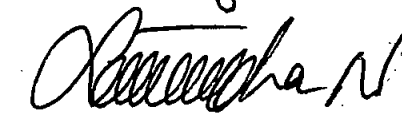
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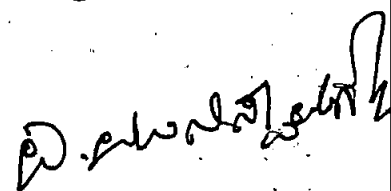
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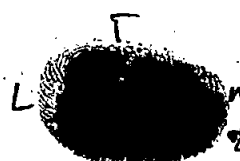
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- (c). Rs. 11,00,000/- (Rupees Eleven Lakhs only) vide D.D No. 412499, dated 09/08/2007 drawn on Andhra Bank, West Marredpally, Secunderabad payable at Bangalore, in the name of B.S.Srinivas.
- (d). Rs. 11,00,000/- (Rupees Eleven Lakhs only) vide D.D No. 412498, dated 09/08/2007 drawn on Andhra Bank, West Marredpally, Secunderabad payable at Bangalore, in the name of B.S.Manjunath 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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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 Purchasers Attorney shall expeditiously scrutinize the documents furnished by the Vendors and if he

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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.


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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. *possession not given.*


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

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 చుంజు, కృష్ణా వ. జూనియర్స్ క

L I *ಶಾಂತಪು*


Robert Roos


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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 purchaser's nominee 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 Deed/Rectification Deed/or any other documents /deeds before the Sub-Registrar of Assurance and to register

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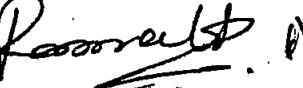
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the same and in this regard to sign all necessary deeds, affidavits, documents etc., The said General Power of Attorney is coupled with consideration and the same is irrevocable.

#### 8. Indemnity:




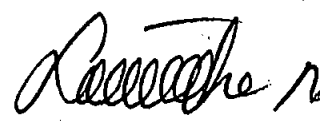
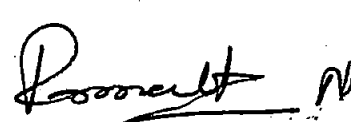
8.1. The Vendors shall keep the Purchaser and his successors in interest fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Purchaser or the Property to be conveyed due to any defect in the title of the Vendors to 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.

#### SCHEDULE PROPERTY

All that piece and parcel of the agricultural land being portion of Survey No.257/1 [earlier 257], ad-measuring 1 Acre and 03 Guntas, situated at Samathanahalli




  
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 B.S. ಮಂಜುಳ  
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 ಎ.ಮನಸುಜಯ ಸಾಹು  



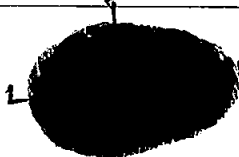
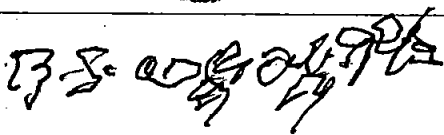

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Village, Anogondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and which is bounded follows:

On the East : Rajanna  
 On the West : Puthappa  
 On the North : Venkatesamma  
 On the South : Likkagaddappa

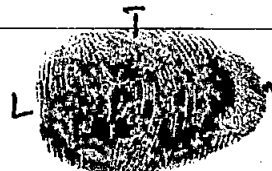
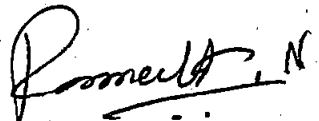
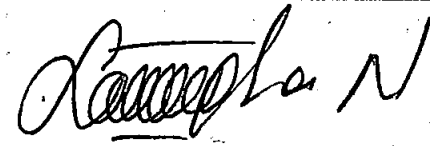

In Witness whereof the parties hereto have executed this Agreement in the presence of Witnesses on the day, month and year mentioned hereinbefore



#### SIGNED AND DELIVERED BY THE VENDORS

Sl. No.	Name	Signature
1.	Ramakka	
2.	B.S. Anne Gowda	
2a.	Shanthamma	


13.5.00

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2b.	Nethravathi	ನೇತ್ರಾವತಿ
2c.	B.A.Muniswamy Gowda	ಎ.ಬುನಿಸ್ವಾಮಿ ಗೌಡ.
3.	B.S.Narayanappa	ನಾರಾಯಣಪ್ಪ
3a.	Jayamma	 L T ಮಯಮ್ಮ
3b.	Ramanath	 Ramanath N
3c.	Satish	 Satish N
4.	B.S.Srinivas	 L T ಮಯ್ಯ


4a.	Munirathnamma	 <p>ಮುನಿರಾಠಮ್ಮ</p>
4b.	Athmanand, Minor, represented by his natural guardian mother Munirathnamma	 <p>ಅತ್ಮನಂದ</p>
5.	B.S.Manjunath	<p>B.S.ಮಂಜುನಾಥ</p>
5a.	Manjamma	<p>ಮಂಜಮ್ಮ</p>
5b.	Master Madhu Aged about 12 years Son of B.S.Manjunath minor represented by his Natural Guardian Mother Manjamma	<p>ಮಂಜುಮ್ಮ</p>

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5c.	Kumari Nagaveni Aged about 9 years Daughter of B.S.Manjunath minor represented by her Natural Guardian. Mother Manjamma	ಮಂಜುಳು
6.	Sharadamma	 ಶರದಮ್ಮ

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SIGNED AND RECEIVED BY THE PURCHASER

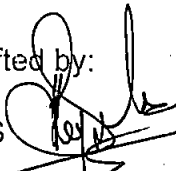
Sl. No.	Name	Signature
1.	R.Manjunath	

In the presence of the following Witnesses:

1. ಎ. ಸಿ. ಭಾರ್ಗವ  
 Name: ಎ. ಸಿ. ಭಾರ್ಗವ  
 Age: 34  
 Address: ಬಹುಮುಖ್ಯಾಂಗ

2. R. L. Murthy  
 Name: S/o Late Ramdas  
 Age:   
 Address: Bodhanaholihalli

Document drafted by:

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