

14  
6110

37

ಈ ದಾಖಲೆಯು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದಾಯ ಸಂಖ್ಯೆ 152 ಮುನ್ಸೂಚನೆ 2003  
ದಿನಾಂಕ 04-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ  
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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

ದಾಖಲೆಯನ್ನು ಜರಮಾಂಕಿಸಿದ ದಿನಾಂಕ  
Date of execution

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

6110  
20/2-13

**AGREEMENT OF SALE**

This Agreement is made and executed on this 4<sup>th</sup> day of October in the year Two Thousand Twelve at Bangalore.

**By and between**

ಮುನ್ಸೂಚನೆಗೆ  
13

1. **Mr. B.S. ANNEGOWDA**  
Aged about 60 years  
Son of Late Chikkasiddappa
2. **Mrs. SHANTHAMMA**  
Aged about 50 years  
Wife of B.S. Annegowda

ಮುನ್ಸೂಚನೆಗೆ  
13

13. ಅಕ್ಟೋಬರ್ 2012

ಕರಾರಿನಲ್ಲಿ  
ಮುನ್ಸೂಚನೆಗೆ  
13

ಮುನ್ಸೂಚನೆಗೆ  
13

ಈ ನಕಲು ಪಡೆ  
ಹಿಂದಣಿ ಹಾಳೆಯ ನಕಲು ಸಂಖ್ಯೆ 668/18-19

ಶೇ. ಪುಸ್ತಕದ 6110 ನೇ ಪುಟದ 2ನೇ ಪುಟ



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 Susheel Rathi S/o H S Rathi Rep GPA Holder V.Rajeev . ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು  
ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	200.00	By Cash
ಒಟ್ಟು :	200.00	

ಸ್ಥಳ : ಹೊಸಹೋಟಿ

ದಿನಾಂಕ : 05/10/2012

  
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
(ಹೊಸಹೋಟಿ)

Designed and Developed by C- DAC ,ACTIS Pune.

ಶ್ರೀ ಹೆಚ್. ಪಾಟೀಲ ಸಕಲ ಸಂಜೆ 4668/18-19

3. **Mr.B.A.MUNISWAMY GOWDA**  
Aged about 31 years  
Son of B.S.Annegowda

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.SUSHEEL RATHI**  
Son of H.S.Rathi  
Aged about 39 years  
residing at 18 A, Binnycrest Apartment,  
16<sup>th</sup> Benson Cross Road  
Bangalore -560 046  
Represented by his General Power of Attorney holder  
Mr.V.Rajeev (registered as document No. INR-4-00492/2012-13, stored  
in C.D.No.INRD44 dated 11/09/2012).

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'.

B.S. ಅನ್ನೇಗೌಡ

T  
ಮುನಿಸ್ವಾಮಿ

ಮುನಿಸ್ವಾಮಿ

ಈ ದಾಖಲೆಯ ನಕಲು ಸಂಖ್ಯೆ 868/18-19



7 ನೇ ಪುಸ್ತಕದ 6110 ನೇ ದಸ್ತಾವೇಜಿನ 4 ನೇ ಪುಟ

Print Date & Time : 05-10-2012 12:49:40 PM

ರಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 6110

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಹೊಸಕೋಟೆ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 05-10-2012 ರಂದು 12:36:56 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಛಾ	480.00
3	ಇತರೆ	40.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	755.00

ಶ್ರೀ Susheel Rathi S/o H S Rathi Rep GPA Holder V.Rajeev ಅವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Susheel Rathi S/o H S Rathi Rep GPA Holder V.Rajeev			

5/10/12  
ಕುಸುಮ ಸೋಂದರಣಾಧಿಕಾರಿ  
ಹೊಸಕೋಟೆ





ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗ (ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ).....ಮುಖ್ಯದ್ದಾಗಿ) ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Susheel Rathi S/o H S Rathi . (ಬರೆದುಕೊಂಡವರು)			
2	B S Annegowda S/o Late Chikkasiddappa . (ಬರೆದುಕೊಂಡವರು)			

5/10/12  
ಕುಸುಮ ಸೋಂದರಣಾಧಿಕಾರಿ  
ಹೊಸಕೋಟೆ

- 5  
 ಸೀ ಕಾಶಿಯ ನಟ ಸಂಜೆ  
 18-19

2 ನೇ ಪುಸ್ತಕದ 6110 ನೇ ಎಂಟ್ರಿಯಲ್ಲಿ 6 ನೇ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	Shanthamma W/o B S Annegowda (ಬರೆದುಕೊಡುವವರು)			L.T.M
4	B A Muniswamy Gowda S/o B S Annegowda . (ಬರೆದುಕೊಡುವವರು)			ಮುನಿಸ್ವಾಮಯ್ಯ

5/12  
ಈ ಪುಸ್ತಕವನ್ನು ನೋಡುವುದಕ್ಕಾಗಿ  
ಹೊಸಕೋಟೆ.

6 ನೇ ಪುಟದ ನಕಲು ಸಂಖ್ಯೆ 268 /18-19

6110

- (a) Rs.5,00,000/- (Rupees Five Lakhs Only) vide D.D No. 125583, dated 03/10/2012 drawn on Syndicate Bank, Sholay Circle Branch, Bangalore in the name of B.S. Anne Gowda.
- (b) Rs.24,00,000/- (Rupees Twenty Four Lakhs Only) vide D.D.No. 777601, dated 03/10/2012 drawn on Syndicate Bank, Sholay Circle Branch, Bangalore jointly in the names of Muniswamy Gowda and Shanthamma.
- (c) Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) vide D.D.No. 125584, dated 03/10/2012 drawn on Syndicate Bank, Sholay Circle Branch, Bangalore in the name of Nethravathi.
- (d) Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) vide D.D.No. 125585, dated 03/10/2012 drawn on Syndicate Bank, Sholay Circle Branch, Bangalore in the name of Sharadamma.

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 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

B.S. - 10/10/12

L. T. m. 1003/12

7. The purchase price of Rs. 268,18-18

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ಗುರುತಿಸುವವರು


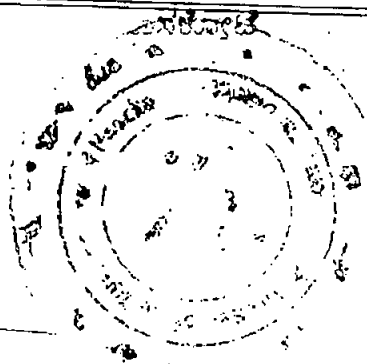
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	R.Chandra Reddy S/o Ramaswamy Reddy Bhodanathosahalli, Hoskote Taluk	R. Chandra Reddy
2	M Rajanna S/o Muniyappa Bhodanathosahalli, Hoskote Taluk	M Rajanna

5/11/12  
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಹೊಸಕೋಟೆ

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 170000/-/- has been paid thereon. Book-IV Document No. 215/12-13, HSKD No. 306 Date: 05-10-2012

Designed and Developed by C-DAC, ACTS, Pune

5/11/12  
ಹೊಸಕೋಟೆ

 <p>I ನೇ ಪುಸ್ತಕದ 6110 ನೇ ಪುಟವೇ ಸಂಖ್ಯೆ HSK-1-06110-2012-13 ಆಗಿ ಪಿ.ಡಿ. ಸಂಖ್ಯೆ HSKD306 ನೇ ಪುಟದಲ್ಲಿ ದಿನಾಂಕ 05-10-2012 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p>5/11/12 ಹೊಸಕೋಟೆ</p>	
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Designed and Developed by C-DAC, ACTS, Pune

ಈ ನೇ ಪುಟವೇ ನೋಂದಣಿ ಸಂಖ್ಯೆ 215/12-13 ನೇ ಪುಟವೇ



2 ನೇ ಪುಟ 6110 ನೇ ದಸ್ತಖತೆ 9 ನೇ ಪುಟ

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.

(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 by the revenue authorities after phodi.

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

2. 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.
3. 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.
4. 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.

13-5-2017 ರಲ್ಲಿ ಸಹಿ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಅಧಿಕಾರಿ

೨ ನೇ ಪುಟ 6110 ನೇ ದಸ್ತಖತೆ 9 ನೇ ಪುಟ 268/18-19

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5. 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. The possession of the Schedule Property is delivered at time of execution of Sale Deed.

#### Article V OTHER TERMS

- 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 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 Vendors 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.** In view of having received the entire sale price the Vendors shall execute a General Power of Attorney in favour of the Purchaser interalia empowering him to carry out the acts,

B.S. ಅಶ್ವತ್ಥ ನಗರ



ಕಾರ್ಯದರ್ಶಿ

ಮುನ್ಸಿಪಲ್ ಆಫೀಸ್



**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.

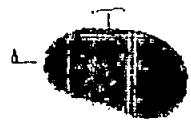
**9.2.** In the event either party commits breach of the terms of this Agreement or with regard to the rights and obligations therefrom or as to the Schedule Property and that inspite of the best efforts of the parties hereto there is no amicable resolution of the dispute, the dispute shall be referred for arbitration under the Arbitration and Conciliation Act, 1996 by a Sole Arbitrator to be mutually agreed between the Parties. In the absence of an agreement in relation to the appointment of the Sole Arbitrator between the Parties hereto, the arbitral tribunal shall consist of three arbitrators one of whom shall be appointed by each party. The third arbitrator shall be selected by mutual agreement of the first two arbitrators. The arbitration shall take place in Bangalore in English language. The decision of the Arbitrator shall be final and binding.

**SCHEDULE PROPERTY**

**ITEM NO.1:**

All that piece and parcel of the agricultural land being portion of Survey No.257/25, [earlier No.257], ad-measuring 05 Guntas, situated at Samathanahalli Village, Anogondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and which is bounded follows:

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உ.ச.க. 118

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ಶ್ರೀ ಎ. ಎಸ್. ಎಂ. 6110 ನೇ ದಸ್ತವೇಜವು 12ನೇ ಭಾಗ

On the East : Property bearing Sy.No.230  
On the West : Property bearing Sy.No.257/21  
On the North : Property bearing Sy.No.257/24  
On the South : Property bearing Sy.No.232

**ITEM NO.2:**

All that piece and parcel of the agricultural land being portion of Survey No.257/18, [earlier No.257], ad-measuring 25.04 Guntas, situated at Samathanahalli Village, Anogondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and which is bounded follows:

On the East : Property bearing Sy.No.257/19 and 257/20  
On the West : Property bearing Sy.No.257/17  
On the North : Property bearing Sy.No.257/5, 257/6 and 257/7  
On the South : Property bearing Sy.No.257/12

**ITEM NO.3:**

All that piece and parcel of the agricultural land being portion of Survey No.257/4, [earlier No.257], ad-measuring 3.12 Guntas, situated at Samathanahalli Village, Anogondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and which is bounded follows:

On the East : Property bearing Sy.No.233 and 258  
On the West : Property bearing Sy.No.38  
On the North : Property bearing Sy.No.257/3  
On the South : Remaining portion of same Sy.No.257/4 and Sy.No.259

ಶ್ರೀ ಎ. ಎಸ್. ಎಂ. 6110 ನೇ ದಸ್ತವೇಜವು

ಅಧಿಕಾರಿ  
ಕಾರ್ಯದರ್ಶಿ  
ಮುಖ್ಯಸ್ಥರು

ಶ್ರೀ ಎ. ಎಸ್. ಎಂ. 6110 ನೇ ದಸ್ತವೇಜವು 12ನೇ ಭಾಗ

2 ನೇ ಪುಸ್ತಕ 6110 ನೇ ದಸ್ತಾವೇಜು 13 ನೇ

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.	B.S.Annegowda	B.S. ಅನ್ನೇಗೌಡ
2.	Shanthamma	ಶಾಂತಮ್ಮ
4.	B.A.Muniswamy Gowda	ಬಿ.ಎ. ಮುನಿಸ್ವಾಮಿಗೌಡ


ಮುನಿಸ್ವಾಮಿಗೌಡ

ಶಾಂತಮ್ಮ

13 ನೇ ದಿನದ ನೆಲೆ ಸಂಖ್ಯೆ 868/13-19

R. 6110 ನೇ ದಸ್ತಾವೇಜು 14 ನೇ ತ

**SIGNED AND RECEIVED BY THE PURCHASER**

Sl. No.	Name	Signature
1.	Susheel Rathi (Represented by his General Power of Attorney Holder V.Rajeev)	

**In the presence of the following Witnesses:**

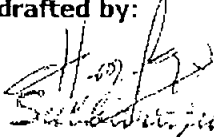
1.

Name: R. LEONARD S/O ಸರಸ್ವತಿನಿಶಿ  
Age:  
Address: 100th Cross Road

2.

Name: M. R. S/O ಸರಸ್ವತಿನಿಶಿ  
Age:  
Address: 100th Cross Road

**Document drafted by:**

  
H. M. Subramanyam  
B.A., LL.B., NIYAPPA  
Writer  
DWL 30/2011-2012  
Hoskote, Hoskote Taluk,  
Bangalore Rural District

11 ನೇ ಹಾಳೆಯ ನಕಲು ಸಂಖ್ಯೆ 868 /18-19

ಅರ್ಜಿದಾರರ ಹೆಸರು :  
ಅರ್ಜಿ ಸಲ್ಲಿಸಿದ ದಿನಾಂಕ :  
ತಯಾರಿಸಿದವರು :  
ತಾಳೆ ಮಾಡಿದವರು :  
ತಯಾರಿಸಿದ ದಿನಾಂಕ :  
ವಿಳಿಸಿದ ದಿನಾಂಕ :

ಕೆ.ಎಸ್.ಎಸ್. 25/2018  
25/2018

ಜಿ.ಎಸ್.ಪ್ರತಿ

