

ಈ ದಾಖಲೆಯನ್ನು ಸಂಭಾರದ ಲಾಜಿಸ್ಟಿಕ್ಸ್ ಸಂಪನ್ಮೂಲ ಕ್ಷಣಿಕೆಗೆ ಮತ್ತು ನಿರ್ವಹಣೆಗೆ ಸಂಬಂಧಿಸಿರುತ್ತಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೇರಂಡಣೆ ಮತ್ತು ಮುಖ್ಯ ಉದ್ದೇಶಗಳಾಗಿ ನೋಡಿರುವ ವಿಧಾನದ್ವೇಷ ಸಚಿವಾಲಯ ಸಂಘ ನಿಯಮಗಳನ್ನು ಅಧಿಕೃತವಾಗಿ ನಿರ್ವಹಿಸುತ್ತಿರುತ್ತಾಗಿದೆ.

ದಾಖಲೆಯ ಕಾಳಿ
Document Sheet



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

ಈ ದಾಖಲೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಅವಕಾಶಿಸಬಹುದು
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ಒಟ್ಟು : ರೂ. 2/-
(GST EXTRA)

BIG(0)-VRT 6609/2021-22

SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 09th day of February, Two Thousand Twenty Two at Bangalore by:

Mr.R.PRABHAKAR REDDY, aged about 56 years,
S/o Mr.Dodda Ramaiyah Reddy,
Residing at No.157, Thubarahalli,
Ramagondanahalli Post,
Bangalore – 560 066.

Represented by his registered Power of Attorney Holder

M/s. NSD BUILDERS,
A Partnership firm
Represented by its Managing Partner
Mr. B.GOVARDHANA CHARY, aged about 53 years,
S/o Mr.Laxmana Chary,

hereinafter called the VENDORS

M/s. NSD BUILDERS,
A Partnership firm having its Office at
No.40/2 and 41, Thubarahalli,
Varthur Hobli, Bangalore.

Represented by its Managing Partner

Mr. B.GOVARDHANA CHARY, aged about 53 years,
S/o Mr.Laxmana Chary,



Print Date & Time : 09-02-2022 01:38:33 PM

ದಿನಾಂಕ: 6609

ಪತ್ರಾಲಯದ ಅಧಿಕಾರಿ ಶಿವಜಿಸರೆ ರಜಿಸ್ಟ್ರಾರ್ ಕೆಜೀರಿಯ್ಲ್ ದಿನಾಂಕ 09-02-2022 ರಂದು 12:21:15 PM ಗಂತಿಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ
ಶುಲ್ಕದಿಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ.
1	ನೊಂದಣಿ ಶುಲ್ಕ	104060.00
2	ನೇಮಾ ಶುಲ್ಕ	700.00
	ಒಟ್ಟು:	104760.00

ಶ್ರೀ Mr RITAM MUKHERJEE S/o Rabin Kumar Mukherjee ಇವರಿಂದ ಹಾಜರ ಮಾಡಲಷ್ಟೆದೆ

ಹೆಸರು	ಫೋಟೋ	ಹಣಿಕ್ಕಣ ಗೆತ್ತು	ಸ್ಥಿ
ಶ್ರೀ Mr RITAM MUKHERJEE S/o Rabin Kumar Mukherjee			Ritam Mukherjee

ಒಂದೆಂಬಳ್ಳಿ ಒಷ್ಟಿಯತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಣಿಕ್ಕಣ ಗೆತ್ತು	ಸ್ಥಿ
1	Mr RITAM MUKHERJEE . ಬಿನ್‌ ರಬಿನ್ (ಭಾರತೀಯರಂಡಿಯರು)			Rabin Mukherjee
2	Mr RABIN KUMAR MUKHERJEE . ಬಿನ್ ನೆಮಾ ಚಂದ್ರ ಮುখರ್ಜಿ (ಭಾರತೀಯರಂಡಿಯರು)			Rabin Mukherjee

ಅಂದಾಜ - ನೊಂದಣಿ ಕೆಜೀರಿ ಪತ್ರಾಲಯ, ಬೆಂಗಳೂರು ಸರ್ಕಾರ ಸಹಿ

ಉದ್ದೇಶ - ನೊಂದಣಿ ಕೆಜೀರಿ ಪತ್ರಾಲಯ, ಬೆಂಗಳೂರು ಸರ್ಕಾರ ಸಹಿ

ಆ ದಾರ್ಖತೆಯನ್ನು ಸಂಖ್ಯೆಯಿಂದ ಅವಕಾಶ ಪಡುವುದು
ಸಂಖ್ಯೆ ೫೭) ರ ಮುದ್ರಣದಲ್ಲಿ

ಕೇವಲ ಈ ರಾಜ್ಯ ಸೋಂಡಣೆ ಮತ್ತು ಮುದ್ರಣ ಇಲಾಖೆ

ನೌಕರರ ವಿವಿಧದ್ವಾರೆ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾರ್ಖತೆಯ ವಾಳು ಕ್ಷಾತ್ರದಲ್ಲಿ

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

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ಪ್ರಮಾಣ : ರೂ. 2/-
(GST EXTRA)

BIG(U)-VRT 0609/2021-22

3 - 15

hereinafter called the DEVELOPERS/BUILDERS/CONFIRMING PARTY

AND IN FAVOUR OF:

1. Mr.RITAM MUKHERJEE, aged about 34 years,
S/o.Mr.Rabin Kumar Mukherjee.

2. Mr.RABIN KUMAR MUKHERJEE, aged about 63 years,
S/o.Mr.Nemai Chandra Mukherjee

Both are Flat No-298, Block -L, Sonestaa Meadows,
Thubarahalli Extn, Bengaluru-560066.

hereinafter called the PURCHASER/S;

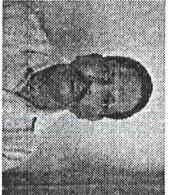
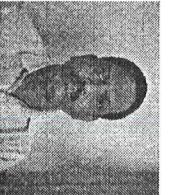
WITNESSETH:

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

WHEREAS, the Vendor is the absolute owner of all that piece and parcel of the Property bearing Sy No.40/2, situated at Thubarahalli Village, Varthur Hobli, Bangalore East Taluk, now coming under the jurisdiction of Bruhat Bangalore Mahanagara Palike, measuring about 10 Guntas, which Property is more fully described in the Item – I of Schedule "A" hereunder and hereinafter referred to as the Item – I of the "SCHEDULE "A" PROPERTY",

WHEREAS, the Vendor is also the absolute owner of all that piece and parcel of the Property bearing Sy No.41, situated at Thubarahalli Village, Varthur Hobli, Bangalore East Taluk, now coming under the jurisdiction of Bruhat Bangalore Mahanagara Palike, measuring about 28 Guntas, which Property is more fully described in the Item – II of Schedule "A" hereunder and hereinafter referred to as the Item – II of the "SCHEDULE "A" PROPERTY".

Ritam Mukherjee
Rabin Kumar Mukherjee

ಸ್ವಾಮೀ ಸಂಖ್ಯೆ	ಹೆಸರು	ಜೀವನ	ಹೆಚ್ಚಿದ್ದನೆ ಗುರುತ್ವ	ಸ್ಥಾ
3	Mr R. Prabhakar Reddy S/o. Doddla Ramaih Reddy Rep. by his registered POA Holder M/s. NSD Builders Rep. by its Managing Partner B Govardhana Chary S/o. Laxmana Chary (ಒರ್ದಿಕೊಳ್ಳಲು)			
4	M/S NSD Builders Rep. by its Managing Partner B. Govardhana Chary S/o. Laxmana Chary. (ಒರ್ದಿಕೊಳ್ಳಲು)			

BNG(U)-WKT..... 000/2021-22
 ಉತ್ತರ - ನೈವೇದ್ಯ
 ಪತ್ರಾರ್ಥ, ಹಿಂಗಳೂರು ಶಾರ ಕಠ.

/ / - ✓ ✓

✓ ✓

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಿಂಗ್ ಲಾಜಿಸ್ಟ್‌

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಿಂಗ್ ಮತ್ತು ಮುದ್ರಾ ಇಲಾಖಾ

ದರ್ಶಕ್ಕಾಗಿ ಕಾರ್ಡ್

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



ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸರ್ಚೆಜೀಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಚಲ್ : ರೂ. 2/-
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BBM(P)-VRT/6609/2021-22

WHEREAS, both the above said properties are more fully described in the Composite Schedule "A" hereunder and jointly hereinafter referred to as the "SCHEDULE "A" PROPERTY" for brevity, he had acquired the same vide registered Deed of Sale dated 3/4/2006, registered as document No.162/2006-07, Book-I, registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore. The Schedule "A" Property is converted vide Conversion Order bearing No. ALN (EVH) SR 204/2010-11, dated 30/10/2010, The Schedule "A" Property presently bears common BBMP Katha No.799.

WHEREAS the Vendors herein since the date of acquisition of their respective share in the Schedule "A" Property, in the manner referred to above, 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 Bruhat Bangalore Mahanagara Palike, Bangalore and they have also paid upto date taxes to the said authority in respect of the Schedule "A" Property.

WHEREAS M/s.NSD BUILDERS, A Partnership firm, (hereinafter called the DEVELOPERS/BUILDERS) have prepared a Development Scheme of construction of multistoried residential building complex known as "SONESTAA MEADOWS", on the land described in the Schedule "A" hereto. The Builder herein had entered into a Joint Development Agreement dated 16/08/2010, registered as document No.3227/2010-11, registered before the Office of the Sub-Registrar, Vattur, Bangalore with the Owners of Schedule "A" Property and in pursuance thereto a Power of Attorney dated 16/08/2010, is also executed and registered as document No.151/2010-11, by the said land owners in favour of the Builders herein.

AND WHEREAS, as per the terms of the Joint Development Agreements referred to above, followed by Supplemental Agreement the flat bearing No.G-79, in Ground Floor, in Block "J", measuring about 2062 Sq.feet of super built up area, alongwith 680.46 Sq.ft 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

[Signature]

[Signature]

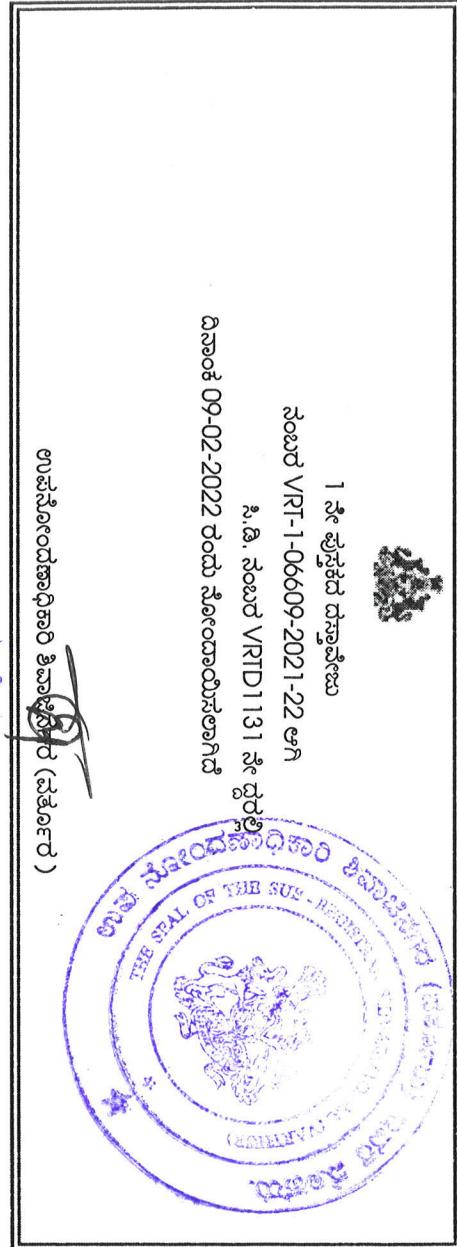
6609
/2021-22
/6 - 15#

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಂಖ್ಯೆ
1	Nithin B Narayana pura, Bangalore	
2	Srinivas Bellandur, Bangalore	

I hereby certify that on production of the original document, I have satisfied myself that the Total stamp duty of Rs. 3400/- has been paid thereon Vide e-Stamp Certificate No IN-KA57057229393994T Dated 19-11-21, e-Stamp Certificate has been Verified

ಎಂಬೆ-ಸೇವೆಗೆ ಕೊಡಿಕಾರಿ
ಸತ್ಯಾಗಾರ, ಪೀಠಾನ್ಯಾಸ ಸಾರ್ಥಕ

ಪ್ರಾಣ-ಸೇವೆಗೆ ಕೊಡಿಕಾರಿ
ಸತ್ಯಾಗಾರ, ಪೀಠಾನ್ಯಾಸ ಸಾರ್ಥಕ



Designed and Developed by C-DAC, ACTS, Pune

ಅಧಿಕಾರ - ಸೇವಾ ದಾಖಲಾ ವಿಕಾರಿ
ಪ್ರಾಣ-ಸೇವೆಗೆ ಕೊಡಿಕಾರಿ

ಆ ದೊವೆಡು ಕಾರ್ಡುನ್ನು ಸಂಪರ್ಕ ಉಂಟಾಗುವ
ಸಂದರ್ಭ (೨) ರ ಶ್ರೇಷ್ಠ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಿಂಗ್ ಮತ್ತು ಮುದ್ರಾ ಎ ಇಲ್ಲಾರ್ಹ
ನೌಕರ ವಿವಿಧದ್ವಿತೀ ಸಚಳಾರ ಸಂಘ ನಿಯಮಿತ

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BIG(U)-WRT. 669/2021-22

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 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 Rs.74,50,000/- (Rupees Seventy Four Lakhs Fifty Thousand Only) paid by the Purchaser/s to the Builder 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, 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 Purchasers have paid a sum Rs.74,50,000/- (Rupees Seventy Four Lakhs Fifty Thousand Only) to the Builder in the following manner,

- a) A sum of Rs.74,500/- (Rupees Seventy Four Thousand and Five Hundred Only) through online transfer from 1C1C1 Bank, BSR Code: 6390340 Challan Serial No. 01453 dated 01-02-2022, towards TDS.

Whereas, balance a sum of Rs.73,75,500/- (Rupees Seventy Three Lakhs Seventy Five Thousand and Five Hundred only) to the Vendors/Builders herein, portion of the said amount is paid by HDFC Ltd Bangalore, wherein the Purchaser has availed housing loan, the receipt whereof the 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 schedule property is free from encumbrance.

[Signature]

BNG(U)-VRT...../2021-22



केन्द्राधिकारी संसद

सेवनात्मक कागज सम्बन्ध इवाचे

Department of Stamps and Registration

प्रमाण पत्र

1957 रे केन्द्राधिकारी सम्बन्धात खालील 10 वा आठवीया प्रमाण पत्र

श्री Mr RITAM MUKHERJEE S/o Rabin Kumar Mukherjee , इकूल 579350.00 रुपयांची निश्चित
सम्बन्धात शुल्कारी प्राप्तीसंदर्भात द्युकिंवरसालागीदे

प्रमाण	मौते (रु.)	केजवे प्राप्तीसाठी घेवर
प्रमाणांक 527280.00	Challan No CR0222003000267136	Rs.527280/- dated 09/Feb/2022
प्रमाणांक 52030.00	Challan No CR0222003000267136	Rs.52030/- dated 09/Feb/2022
प्रमाणांक 40.00	Challan No CR0222003000267136	Rs.40/- dated 09/Feb/2022
धरणी :	579350.00	

कागज : प्रमाणपत्र

दिनांक : 09/02/2022

प्रमाण - सेवनात्मक कार्यालय
प्रमाणपत्र - नियंत्रित कार्यालय
लालोचनात्मक प्रमाणपत्र
(घेवर)

Designed and Developed by C-DAC Pune.

ಈ ದಾಖಲೆಯನ್ನು ಸಂಖ್ಯಾತ ರೂಪದಲ್ಲಿ ಮಾಡಿಕೊಂಡ
ಸಂಖ್ಯೆ ೫(೧) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಾಖಲೆಯ ಕಾಲೆ
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ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೇರಂದರೆ ಮುದ್ರಣ ಒಂತೆ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧ ದೇಶಗಳ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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BIG(U)-VRT/6609/2021-22/9 - 15

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 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 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 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 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.

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.

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

The Builders herein are also developing the land adjacent to the Schedule "A" Property and would be providing common ingress/entry and egress/exit and certain common amenities for both the blocks of building and all flat owners in all the blocks in the projects shall enjoy the common area and common amenities without any objection and shall bear the common expenses jointly.

"SCHEDULE "A" PROPERTY

Item - I

All that piece and parcel of the Property bearing converted Sy No.40/2, situated at Thubarahalli Village, Varthur Hobli, Bangalore East Taluk, now coming under the jurisdiction of Bruhat Bangalore Mahanagara Palike, measuring about 10 Guntas,

ಈ ದಾಖಲೆಯನ್ನು ಸಂಖ್ಯಾತ ಲಾಭವಿಟ್ಯಾಕ್
ಸಂಖ್ಯೆ ೫(೧) ರ ಕ್ರಿಕೆಟ್ ಮೆಡಿಕಲ್ ಅಧಿಕಾರಿ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೇರಣದಲ್ಲಿ ಮತ್ತು ಮುಂದು ಒಂದೇ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧ ವ್ಯಾಖ್ಯಾತೆಗಳ ಸಹಕಾರ ಸಂಖ್ಯೆ ನಿಯಮಿತ

ದೊರ್ಚೆಡ್ ಪಾರ್ಪ್ಲಿ
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BNG(U)-VRT. 6609/2021-22 / 10 - 15

now coming under the jurisdiction of Bruhath Bangalore Mahanagara Palike, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

- East by : remaining portion of Sy.No.41;
- West by : portion of Sy.No.54;
- North by : land belonging to Biddappa;
- South by : land belonging to Krishna Reddy;

Item - II

All that piece and parcel of the Property bearing converted Sy No.41, situated at Thubarahalli Village, Varthur Hobli, Bangalore East Taluk, now coming under the jurisdiction of Bruhath Bangalore Mahanagara Palike, measuring about 28 Guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

- East by : Road;
- West by : portion of Sy.No.40/2;
- North by : portion of same survey number;
- South by : private property;

COMPOSITE SCHEDULE "A" PROPERTY

All that piece and parcel of the Property bearing converted Sy No.40/2, measuring about 10 Guntas, and converted Sy No.41, measuring about 28 Guntas, and presently bears BBMP Katha No.799, {converted vide Conversion Order bearing No. ALN (EVH) SR 204/2010-11, dated 30/10/2010, issued by the Special Deputy Commissioner, Bangalore District}, both are situated adjacent to each other at Thubarahalli Village, Varthur Hobli, Bangalore East Taluk, now coming under the jurisdiction of Bruhath Bangalore Mahanagara Palike, and totally measures 38 Guntas with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

Ramulu
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ಕರ್ನಾಟಕ ಕಾರ್ಯಕ್ರಮದ ಸಂಖ್ಯೆ ಲಭಿಸಬಹುದಾಗಿದೆ.
ಸಂಖ್ಯೆ ೫೨) ರ ಕ್ರಿಯಾಗಾಗಿ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೌಂದರ್ಯ ಮತ್ತು ಪ್ರಮುಖ ಉದ್ದೇಶ ಸಂಖ್ಯೆ
ನೌಕರರ ವಿವಿಧ ಹೋದೆಗೆ ಸಹಕಾರ ಸಂಖ್ಯೆ ನಿಯಮಿತ

ದಿನಾಂಕ ದಿನ
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The Karnataka State Registration and Stamps Department
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ಈ ಹಾಳೀಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಲಭಿಸಿರುವುದು
ಈ ಕ್ಷೇತ್ರದಲ್ಲಿ ಅಂತರಾಳ ನಿಯಮಿತ

ಈ ಕ್ಷೇತ್ರದಲ್ಲಿ ಅಂತರಾಳ ನಿಯಮಿತ

ದಿನಾಂಕ : ರಿ. ೨/-
(GST EXTRA)

BNG(U)-VRT-6609...../2021-22

East by : Road;
West by : Sy.No.54;
North by : Portion of same survey number 40/2 & 41;
South by : private property and Sy.No.42/2;

SCHEDULE "B"

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

SCHEDULE "C"

Flat bearing No.G-79, in the Ground Floor, in Block "J", measuring about 2062 Sq.ft. super built up area, containing Three 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 complex known as "SONESTAA MEADOWS" constructed over Schedule "A" Property.

SCHEDULE "D"

(Restrictions on the right of the Purchaser)

The Purchaser 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.

[Signature]

[Signature]

ಆ ದ್ವಾರೆಯ ಕಾಲೆಯನ್ನು ಸಂಖ್ಯಾ ಉತ್ಪನ್ಯಾಸ
ಸಂಖ್ಯೆ ೫೭) ರ ಕ್ರೆಡಿಟ್ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೇರಂದರೆ ಮತ್ತು ಪ್ರಮಾಣ ಒಂದು ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧದ್ವಿಳೆ ಸಚಿಕರ ಸಂಘ ನಿಯಮಿತ

ದ್ವಾರೆಯ ಕಾಲೆ
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ಕಾಲೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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BNG(U)-VRT.../2021-22

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 Purchaser 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.

William Murphy
Robin R. Murphy

ಕರ್ನಾಟಕ ಕಾರ್ಡಿನಲ್ಸ್ ಸರ್ವಿಸ್‌ದ ಉಪಯೋಗದ
ಸಂಖ್ಯೆ ೫೭) ರ ಕ್ರಿಕೆಟ್ ಮೊದಲಿನಲ್ಲಿ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೌಂದರ್ಯ ಮತ್ತು ಮುಂತಾಂಕೆ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧಲ್ಯಾಂತ ಸಚಳತ ಸಂಘ ನಿಯಮಿತ

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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಲಬಹುದು
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BNG(U)-VRT66607..../2021-22

4. The Purchaser shall be entitled to the subjacent lateral vertical and horizontal support of the Schedule "C" Property from the other parts of the building.
5. The Purchaser 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 Purchaser 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 Purchaser in the proportion of the undivided interest hereby conveyed along with the other Purchaser 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 Purchaser 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.

[Signature]

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[Signature]

ಕರ್ನಾಟಕ ವಾರ್ತೆಯನ್ನು ಸಂಪರ್ಕ ಲೇಖನವಾಗಿ
ಸಂಪೂರ್ಣ (9) ರ ಕ್ರಮಕಾರೆ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಣಿ ಮತ್ತು ಮುಳ್ಳಾಂತ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧ ವ್ಯಾಧಿಗಳ ಸಂಕೀರ್ಣ ನಿಯಮಿತ

ದರ್ಶಕವೆಂಬ ಕಾರ್ಡ್
ಸಂಪೂರ್ಣ (9) ರ ಕ್ರಮಕಾರೆ ಮುದ್ರಿಸಲಾಗಿದೆ.
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**The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.**

ಕರ್ನಾಟಕ ಯಾವಾದೇ ದರ್ಶಕವೆಂಬ ಅವಳಿಯೊಂದಿಗೆ ಉಂಟಾಗಿ
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ಚೆತ್ತ : ರೂ. 2/-
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BNG(U)-VRT/609/2021.22

4. Provided always that the Developers/Builders shall not be liable for and the Purchaser 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 Purchaser 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 owners/developers/builders shall handover the original title deeds to the Apartment Owners Association on the same being formed;

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ಆ ದಾಖಲೆಯ ಕಾರ್ಡನಲ್ಲಿ ಸಂಖ್ಯೆ ಲಭಿಸಬಹುದಾಗಿ
ಸಂಖ್ಯೆ ೫೧) ರ ಕ್ರಿಕೆಟ್ ಮೊದಲಿನಲ್ಲಿ

ಕೇವಲ ಯಾವುದೇ ಸೂಚಿತ ನಿಯಮ ಇಲ್ಲಾಗಿ
ನೌಕರರ ವಿವಿಧ ವ್ಯಾಖ್ಯೆಗಳ ನಿಯಮವಿಂತೆ

ದಾಖಲೆಯ ಕಾರ್ಡ
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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಲಭಿಸಬಹುದಾಗಿ
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BNG(U)-VRT...6697/2021-22

The present market value of the flat and undivided interest in the land transferred
herein is Rs.74,50,000/- (Rupees Seventy Four Lakhs Fifty 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.

406 Nagarpalya
Bangalore

VENDORS
(represented by registered Power of Attorney Holder)



2.

BUILDERS/CONFIRMING PARTY

1.

2.

PURCHASERS

406 Nagarpalya
Bangalore

Drafted by

R. SANTHOSH KUMAR Associates, Advocates,
Flat No.406, Fourth Floor, Motati Meadows, Nagavarapalya Main Road,
Benniganahalli, Old Madras Road, C.V.Raman Nagar Post, Bangalore - 560 093.