

3084

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಅಂಶನಿಯಮ  
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಅಂಶಯೋಗಿಸಬಹುದು  
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ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

### AGREEMENT OF SALE WITHOUT POSSESSION

THIS DEED OF AGREEMENT OF SALE without possession is made and  
executed on this 7th day of February 2019 at Khanapur, Dist: Belagavi.

#### Between:

Shri. Rajabaksh s/o Sheikhsab Nadaf Aged about 36 years, Occ:  
Agriculture, R/o Ward No.9, S.L. Chauki, Hosapete Dist: Ballari owner of  
Sy.No.6/6 situated at Jamboti Hobli, Amagaon village, Khanpur Taluk,  
Dist: Belagavi (hereinafter referred as "Vendor" which expression shall  
include her legal representatives, heirs, successors, administrators,  
assignees, agents etc.) of the FIRST part,

#### And

MSPL Limited, a company registered under Companies Act, 1956 and  
having its corporate office at Baldota Enclave, Abheraj Baldota Road,  
Hosapete, Dist: Bellary- 583203, represented by its authorised signatory  
K. Madhusudana, Vice-President Mines & CC Department (hereinafter  
referred as "Purchaser" which expression shall unless repugnant to the  
context or meaning hereof including successors administrators, assignees  
etc) of the SECOND part.

WHEREAS, the Vendor is the absolute owner of the land bearing Sy.No.  
6/6 by virtue of registered sale deed bearing No. KHP-1-00983-2009-10  
dated 25-07-2009 (more fully described in **Schedule A** and hereinafter  
referred to as Schedule Property) registered at Sub-registrar Khanapur



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 MSPL Limited Baldota Enclave., Hosapete. Rep By K Madhusudhana , ಇವರು 7780.00  
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚಲನ್	7780.00	Challan No CR0219003000072451 Rs.7780/- dated 07/Feb/2019
ಒಟ್ಟು :	7780.00	

ಸ್ಥಳ : ಖಾನಪುರ

ದಿನಾಂಕ : 07/02/2019

  
ಶ್ರೀ ಕೆ.ಮಧುಸೂಧನ  
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ  
(ಖಾನಪುರ)

Designed and Developed by C- DAC ,ACTS Pune.





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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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**ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ**

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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measuring 43 acres 17 guntas along with structure trees, plants standing thereof.

Whereas the PURCHASER is in the process of identifying land required to be transferred to the Department of Forest, Government of Karnataka for the purpose of compensatory afforestation as per the Government of Karnataka order bearing No. A.Pa.Ji.88 FLL 2016, Bengaluru dated 31-08-2016. It has come to the knowledge of the Vendor that the purchaser is looking for the land for the purpose of compensatory afforestation.

Whereas the Vendor approached the Purchaser and informed that they have rights over the said " Schedule Property" by way producing the relevant documents pertaining to the said schedule property and that she is the absolute owner of schedule property. The Purchaser is examining about the ownership, title and the rights of the Vendor on the said schedule property.

Whereas pending the detailed investigation of the title of Vendor, both Vendor and Purchaser has agreed to enter into this Agreement of Sale.

That the Vendor is in sound mind, without any undue influence, coercion and for her and for her family bonafide needs and requirements has agreed to sell the said schedule property to the Purchaser and the purchaser has agreed to purchase the same free from all encumbrances whatsoever along with the standing crops, appurtenances of whatsoever nature at the rate of Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand



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ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಖಾನಪುರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 07-02-2019 ರಂದು 02:55:08 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	770.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	1010.00

ಶ್ರೀ MSPL Limited Baldota Enclave., Hosapete. Rep By K Madhusudhana ಅವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಪಲ ರೂ.....(ರೂಪಾಯಿ.....ಮುಟ್ಟಿದ್ದಾಗಿ) ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟುನ ಗುರುತು	ಸಹಿ
1	MSPL Limited Baldota Enclave., Hosapete. Rep By K Madhusudhana. (ಬರೆದುಕೊಂಡವರು)			
2	Rajabaksh S/o Sheikhshab Nadar (ಬರೆದುಕೊಂಡವರು)			

ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಖಾನಪುರ





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only) per acre totalling to Rs. 77,70,600/- (Rupees Seventy Seven Lakhs  
Seventy Thousand Six Hundred only) on the terms and conditions more  
particularly referred herein below and Vendor has agreed to sell the  
schedule property for the said rate.

NOW THEREFORE, in consideration of the mutual covenants and  
promises contained herein and other good valuable consideration the  
adequate of which is hereby acknowledged, it is hereby agreed by and  
between the parties hereto and this agreement witnesseth as under;

1. The Vendor has agreed to sell, convey and transfer in favour of  
Purchaser, the agricultural land bearing Sy. No. 6/6 measuring 43 acres  
17 guntas situated at Jamboti Hobli, Amagaon Village, Khanpur Taluk,  
Dist: Belgaum more specifically described in the schedule hereunder  
together with all the structure/trees/plants, fencing, edifices, sewers,  
drains, ditches, shrubs, ways, paths, passage, common, gullies, wells,  
water, water-courses, liberties, privileges, easements, profiles,  
advantages, rights and appurtenances of whatsoever to the said schedule  
property and any part thereof in consideration of Rs. 1,80,000/- (Rupees  
One Lakh Eighty Thousand only) per acre totalling to Rs.77,70,600/-  
(Rupees Seventy Seven Lakhs Seventy Thousand Six Hundred only) for  
total area of 43 Acres 17 Guntas and Purchaser has agreed to purchase  
and pay the said consideration subject to deduction of applicable tax.

2. In consideration of the agreed rate per acre the Purchaser has agreed  
to pay Rs. 15,00,000/- (Rupees Fifteen Lakhs only) as token advance of

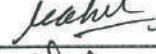




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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	V H Mahesh Kumar Hosapete	
2	SS Chandrashekar Hosapete	

  
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಖಾನಾಪುರ

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<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ KHP-1-03084-2018-19 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ KHPD125 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 07-02-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಖಾನಾಪುರ (ಪಾನಪುರ)</p>
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the agreed sale consideration by way of Cheque bearing 333232 dated  
05-02-2019 drawn on State Bank of India, Hosapete Branch in the name  
of the Vendor and the balance sale consideration at the time of execution  
of registered sale deed before the sub-registrar, Khanapur.

#### REPRESENTATION AND WARRANTIES OF THE VENDOR

The Vendor hereby represents, warrants, undertaken and covenants to  
the Purchaser that :

3. The Vendor is the absolute owner of the schedule property and no other  
persons are having any right, interest, title, claims, demand of any  
nature whatsoever unto or upon the property either by way of sale,  
charge, mortgage, lien, gift, trust, lease easement or other wise and  
the said schedule property is free from all encumbrances.
4. Neither the said schedule property nor any part or portion thereof is the  
subject matter of any decree or order or attachment before / after  
judgment of any court of law and/ or any authority or authorities  
including under the provisions of the Income Tax act 1961. There are  
no proceedings pending in the any court of law wherein the property is  
the subject matter whereby or by reason or means whereof the Vendor  
has been prohibited or prevented or restrained from selling or  
transferring the property.
5. The Vendor has not entered into any agreement or arrangement for the  
sale, disposal, transfer, lease or encumbrances of whatsoever nature,



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in respect of the said schedule property with any party and no person  
whomsoever other than the Vendor has any claim, demand or right of  
any nature whatsoever into or upon or in respect of the property.

6. In case the Vendor has entered into any agreement or arrangements  
for sale, disposal, transfer, lease of whatsoever nature, in respect of  
the said schedule property or any part thereof, then the Vendor shall  
provide deed of cancellation or any other valid agreement which shows  
that the Vendor has absolute ownership of the said schedule property  
and is having full rights, power and absolute authority to sell and  
transfer the property.
7. The Vendor has not created any charge or encumbrances of  
whatsoever nature in respect of the said schedule property nor shall  
the Vendor create any encumbrances during the validity of this  
agreement. In case the Vendor has created any charge on the said  
schedule property, then the Vendor shall provide closure of charge /  
NOC from the concerned authorities with respect to the said schedule  
property.
8. The Vendor shall pay any and all property taxes and other dues in  
respect of the said schedule property till execution of the registered  
sale deed in favor of the Purchaser.
9. The Vendor shall sign, execute, register and complete, such  
instruments and instruments as may be required by the Purchaser



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from time to time and at all times hereafter in order to more effectually  
and completely transfer the title of the said schedule property to the  
Purchaser.

10. The Vendor shall make available all the documents and other  
information as may be required by the Purchaser in order to satisfy the  
Purchaser of the title of the seller in respect of said schedule property.

11. The sale will be completed by the Vendor by executing a Registered  
Sale Deed in favour of the Purchaser or as per the instruction of  
Purchaser in favour of Forest Department or any other government  
authorities or any person nominated. Vendor shall execute registered  
sale deed within such time and date as per the request of the  
Purchaser.

12. The Vendor shall indemnify and keep indemnified the Purchaser from  
and against all actions, claims, demands, costs, charges and expenses  
in respect of the said schedule property claimed as falling due prior to  
the date of handing over of possession of the said schedule property  
whether payable by the Vendor or any other predecessor in title or any  
person or persons claiming through the Vendor.

13. Vendor shall arrange ownership authentication letter from Deputy  
Commissioner as sought by Deputy Conservator of Forest, Belagavi  
vide letter No. D1/Bhoomi/MSPL/CR- /2018-19/1575 dated 17.07.2018



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to Deputy Commissioner Belagavi. Final sale deed will be executed by  
vendor after obtaining above ownership authentication letter.

14. In the event of Vendor failing to satisfy good and marketable title of the  
said schedule property to the satisfaction of the Purchaser, then the  
Purchaser shall be entitled to cancel this agreement of sale by issuing  
15 days notice to the Vendor and on such cancellation the Purchaser  
shall be entitled to claim and recover from the Vendor the advance  
amount along with interest at the rate of 15% PA.

15. If there are any persons who are in occupation of any portion of the  
said schedule property then Vendor shall get evicted those persons in  
order to ensure peaceful and vacant physical possession is handed  
over to the Purchaser at the time of execution of the registered sale  
deed/s.

16. If any notice for acquisition are issued/published and whether or not  
received by the Vendor before the completion of the sale or is  
encumbered voluntarily or involuntarily or becomes subject matter of  
any litigation, the purchaser has the option to cancel this agreement  
and on such cancellation the Purchaser shall be entitled to claim and  
recover from the Vendor the advance amount if paid along with interest  
at the rate of 15% PA.



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### STAMP DUTY AND REGISTRATION

The Stamp duty and registration charges on this agreement, the Deed of Conveyance and all other documents to be executed in pursuance of this agreement shall be borne and paid by the Purchaser.

### JURISDICTION

If any dispute arises then the appropriate court of Belagavi District will have jurisdiction.

### AMENDMENTS

No amendments, deletion, addition or other changes if any of this agreement or waiver of any rights or remedy herein provided, will be effective unless specifically set forth in writing duly signed by the parties to be bound thereby.

The Vendor hereby agrees and confirm that the contents of this agreement has been explained to the Vendor in the language known to the them by the person who has signed as witness to this agreement.

### SCHEDULE PROPERTY

#### SCHEDULE A

All that piece and parcel of the immovable property bearing Sy.No. 6/6 measuring 43 Acres 17 Guntas situated at Jamboti Hobli, Amagaon Village, Khanpur Taluk, Dist: Belgaum, bounded on the and comprising of the following;



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



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

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

ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

East by : Sy.No. 7  
West by : Sy. No. 5  
North by: Sy. No. 6/7  
South by : Sy.No. 6/5

12  
3084

IN WITNESS WHEREOF the parties hereto have hereunto set and  
subscribed their respective hands the day and year first mentioned  
hereinabove.



*[Signature]*

SIGNED AND DELIVERED by the  
Within the named Vendors

*[Signature]*

SIGNED AND DELIVERED by the  
Within the named Purchaser

Witnesses:

1. *[Signature]* (V. H. Mahesh Kumar. R/o. Hosapete.)
2. *[Signature]* (S. S. Chandrashekhara R/o. Hosapete.)

B. K. GADI  
Deed Writer Khanapur  
L.No. DR-DWL.2/93-94





Print Date/Time: Thursday, 7 February, 2019 - 3:16:04PM

ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ : 4,159

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಬುಖಾರಾಗಳು ಬನಾರದೊ ಇದ್ದರೆ, ಮತ್ತು ನೋಂದಣಿಯಾದ ಗ್ರಾಮಗಳ ವಿವರಗಳಿಗೆ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರವಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಬೇಕು. (ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿಕೆಯಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

Details of Property: Properties situated In: Amagaav having . Survey No - 0 :

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನಮೂನೆ 15

ಪ್ರವೃತ್ತಿ ಸಂಖ್ಯೆ 15 (148ನೇ ನಿಯಮ)

ಅರ್ಜಿ ಸಂಖ್ಯೆ : 5,022

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರಗಳನ್ನು 07/02/2019 ರಿಂದ 07/02/2019 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಸಲ್ಪಟ್ಟಿರುವುದನ್ನು ಪರಿಶೀಲಿಸಿ ನೋಂದಣಿಯಾದ ಮತ್ತು ಈ ಪರಿಶೀಲನೆಯಿಂದ ಕೆಳಗೆ ತಿಳಿಸಿದ ಬುಖಾರಾಗಳು ಕಂಡುಬಂದವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣಪತ್ರವನ್ನು ತೋರಿಸಿ.

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಾಖಲಾತಿ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (In Rs.)	ಕಟ್ಟಾಡರ ಹೆಸರು		ಸಂಪ್ರೀಟ ಸಿ. ಡಿ. ಸಂಖ್ಯೆ	ಫೈಟ	ದಾಖಲಾತಿ ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
				ಬಲೆದು ಕೊಟ್ಟವರು	ಬಲೆಯು ಕೊಟ್ಟವರು			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Village Name: ಅಮಾಗಾವೆ Property Schedule Description: (LAND MARK) Department / Property Type: BHOOMI / Agriculture Land. Index-II Village: Amagaav, Hobli Name: Jamboti Hobli. Measurement: 43.17 Acre (Schedule A.) Agri Land Amagaav Village in Jamboti Circle tal:Khanapur R S No-6/6 Measuring 43 Acre - 17 Gunthas Fully (EAST) (WEST) (SOUTH) (NORTH)(Note: )	07/02/2019	ಪ್ರಾಚಾರ್ಯ ಬಲೆದು ಕೊಡು Market Value 0.00 Consideration 7,770,600.00	(1) Rajabekah S/o Shalishab Nadar .	(1) MSPL Limited Balidota Endave . Hosapete. Rep By K Madhusudhana . Additional Details: Category: RelationShip:- Relative.	KHPD 25	22	KHP-1-03084-2018-19

