



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

12
3084 8
2

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೋಂಡಿಟ್ ಹಾಗೂ ಮುದ್ರಾರ್ಥ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ජාත්‍යන්තර මුදාංස කාලීය කළම 10 අධිකාරීය ප්‍රමාණ පෙනු

ಶ್ರೀ MSPL Limited Baldota Enclave., Hosapete. Rep By K Madhusudhana , ಇವರು 7780.00
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಯಿ ತುಳ್ಳಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ಧ್ಯಾತಿಸಲಾಗಿದೆ

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

ಸ್ಥಳ : ಹಾನಪುರ
ದಿನಾಂಕ : 07/02/2019

సమాచారం యిల్లా
ఉపాయాలు

Designed and Developed by C-DAC, ACTS Pune.



3084

ಈ ದಾಖಲೆಯ ಹಾಳೆಯನ್ನು ಸಂಭಾಷಣೆ ಉಪನಿಷತ್ತಿನಲ್ಲಿ
ಸಂಖ್ಯೆ 5(9) ರ ಸ್ಥಾನದಲ್ಲಿ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಿನ್ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೀತ ಸಹಕಾರ ಸಂಖ್ಯೆ ನಿಯಮಿತ

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



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

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

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

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 bona fide 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

Barcode

12
3084

Le

Print Date & Time : 07-02-2019 03:03:00 PM



ದಾಖಲೆ ಸಂಖ್ಯೆ : 3084

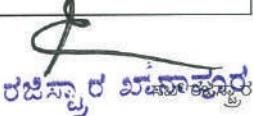
ಸರ್ಬೋ ರಜಿಸ್ಟ್ರಾರ್ ಹಾನೆಪ್ಪುರ ರವರ ಸಂಖೆಯಲ್ಲಿ ದಿನಾಂಕ 07-02-2019 ರಂದು 02:55:08 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವರ್ವಿಸಿದ ಪುಲ್ಯದೆಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವರ್ವಿ	ರೂ. ಹೆಚ್.
1	ನೆಲಂದಣಿ ಪುಲ್ಯ	200.00
2	ಸಾಕ್ಷೀ ಪಿಂಗಾ ಡೀ	770.00
3	ಪರಿಶೀಲನಾ ಪುಲ್ಯ	40.00
	ಒಟ್ಟು :	1010.00

ಶ್ರೀ MSPL Limited Baldota Enclave., Hosapete. Rep By K Madhusudhana ಇವರಿಂದ ಹಾಜರ ಮಾದ್ಯಮದ್ವಿಧಿ

ಬರೆದುಕೊಳ್ಳಿದ್ದುಗಾಗಿ(ಮತ್ತು ಪ್ರಾಣ/ಭಾಗೆಗೆ ಪ್ರತಿಷ್ಠಿತ ರೂ..... (ರೂಪಾಯಿ..... ಮುಕ್ತೇಧಾಗಿ) ಒಳಗೆಯಾಗಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಘೋಟಿ	ಹಿಂಣಿನ ಸುರುಳಿ	ಸಂಹಿತೆ
1	MSPL Limited Baldota Enclave., Hosapete. Rep By K Madhusudhana . (ಒರ್ನಿಸಿಲುತ್ತಿರು)			
2	Rajabaksh S/o Sheikhsab Nadar . (ಒರ್ನಿಸಿಲುತ್ತಿರು)			


ಸರ್ಬೋ ರಜಿಸ್ಟ್ರಾರ್ ಹಾನೆಪ್ಪುರ



ಈ ದಾಖಲೆಯನ್ನು ಸಂಖ್ಯಾತ ರೂಪವಿನಿಯಮ
ಸಂಖ್ಯೆ 5(೨) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಿನ್ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೀತ ಸಹಕಾರ ಸಂಖ್ಯೆ ನಿಯಮಿತ

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



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

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

ಬೆಲೆ: ರೂ. 2/-
(GST EXTRA)

3084

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 Gunas 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

✓

Ramachandran.

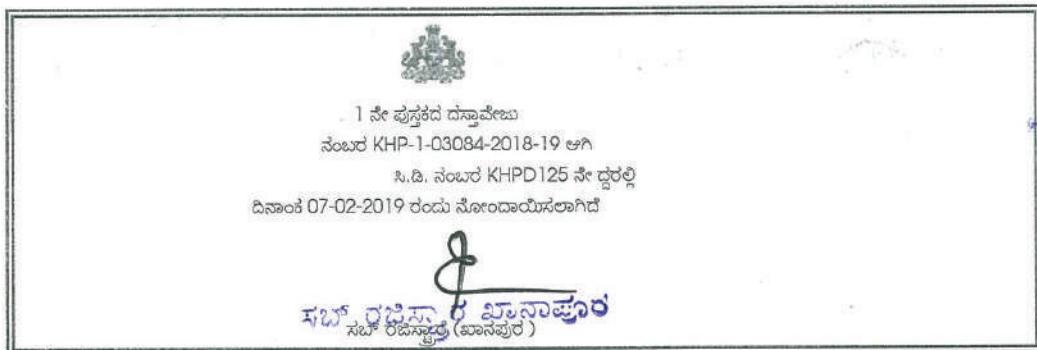
ಗ್ರಂಥಾಲಯ

12
Date of issue, No. 3084

ಕ್ರಮ ನಂಂತಿ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ನಂಂತಿ
1	V H Mahesh Kumar Hosapete	<i>Seahul</i>
2	S S Chandrashekhar Hosapete	<i>Chet</i>

ಸರ್ಕಾರಿ ರಚನೆಯ ಮಾನ್ಯತಾರ್ಥಿ
ಫಲ್ಗುನಿ ರಾಜ್ಯ ಮಾನ್ಯತಾರ್ಥಿ

IGO125000026555



Designed and Developed by C-DAC, ACTS, Pune



ಈ ದಾಖಲೆಯನ್ನು ಗಂಭೀರ ರೂಪದಿಂದ
ಸಂಪೂರ್ಣ (೨) ರಾಜ್ಯಕ್ಕೆ ಮಾರ್ಪಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಣೆ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಖ್ಯೆ ನಿಯಮಿತ

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



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

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

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

308442
R

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,



✓

8/2
Smt. [Signature]

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಸಂಭಾಧ ಉಳಿಸಿದ್ದು
ಸಂಖ್ಯೆ ೫(೨) ರ ಸ್ಥಾನದಲ್ಲಿರುತ್ತಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಣೆ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೃಷ್ಟಿ ಸಹಕಾರ ಸಂಖ್ಯೆ ನಿಯಮಿತ

ದಸ್ತಾವೇಚು ಹಾಳೆ
Document Sheet



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

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

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

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



✓

8/2/2018



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

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

12
9 3081 12
S

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

10/1

Ram
Signature

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಸಂಭರಿಸಿದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(೨) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಖ್ಯೆ ನಿಯಮಿತ

ದಸ್ತಾವೇಚು ಹಾಳೆ
Document Sheet



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

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

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

18 2084

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.

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಸಂಖ್ಯಾತ ಉಪನಿಯಮ
ಕಣಕ್ಕೆ 5(9) ಕಷ್ಟಕರೆ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡನ್ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಖ್ಯಾ ನಿಯಮಿತ

ದಿನಾಂಕ ಹಾಳೆ
Document Sheet



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

ಕಾ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಿನಾಂಕಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಒಲೆ: ರೂ. 2/-
(GST EXTRA)

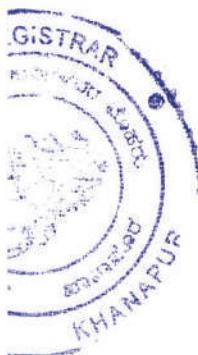
12. 30.8.2018

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;

✓

Signature

ಈ ದಾಖಲೆಯನ್ನು ಸಂಭಾಷಣೆ ಉಳಿಸಿಯಾದ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಣಿ ಮತ್ತು ಮುದ್ರಾ ಉಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಖ್ಯೆ ನಿಯಮಿತ

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



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

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

ಚೆಲೆ : 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
30.8.2018
12

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

SIGNED AND DELIVERED by the
Within the named Vendors

SIGNED AND DELIVERED by the
Within the named Purchaser

Witnesses:

1.
(V. H. Mahesh Kumar, R/o. Hosapete.)

2.
(S. S. Chandrashekhar R/o. Hosapete)

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



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

क्षेत्रफल ४,१५९

ಕರ್ನಾಟಕ ಸೆಕ್ಯೂರಿಟಿ

15

ಕ್ರಾಟ್ ಸಂಖ್ಯೆ 15 (148ನೇ ನೆಯುಮ್ಮೆ)

ଓজেন্স সোন্দার : ৫,০২২

