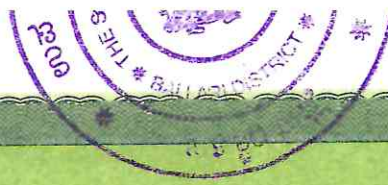


1159/2019-20



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪಾದ ಉಪಯೋಗವನ್ನು
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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ಇದು 1159/19.20
ದಸ್ತಾವೇಜಿನ ನೋಂದಣಿ
ವಸುಲಾತಿ

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

SALE DEED

This SALE DEED made on this 15th July 2019.

1) **Shri.Kalidindi S V Prasada Raju S/o. Kalidindi Bupi Raju**, aged about 53 years, Adhar No:-4525 2228 9833., Resident of Flat No 20, 2nd Floor, Balaji Garudadri Apartments, Aditya Nagar, JNTU, Kukatpaly, HYDERBAD, Telangana State – 500072 (hereinafter referred to as the "Seller", which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include his heirs, executors, successors and permitted assigns); of the **FIRST PART**.

AND

Forest Department, on behalf of Hon'ble Governor of Karnataka represented by **Deputy Conservator of Forests**, at Ballari, (hereinafter referred to as the "Buyer", which expression shall unless it is repugnant to the context or meaning thereof be deemed to include its successors) of the **SECOND PART**.

The **Seller** and **Buyer** may hereinafter be collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:-

Whereas the **SELLER** is the owner of the property more fully described in the Schedule hereto and he is intending to sell the same. And whereas the **PURCHASER** has agreed with the **SELLER** for the absolute sale to him free from encumbrances for the sum of Rs.18,63,000 /-(Eighteen Lakhs Sixty Three Thousand Rupees only). Now this deed witness follows:

The Seller is absolutely seized and possessed of or otherwise well and sufficiently entitled to the plot of agricultural lands bearing Sy No's 45 B4/A. measuring 12.42 acres situated at Metri Village, Kampli Hobali, Kampli Tq Ballari District, Karnataka together with if any structures standing thereon and more particularly described in the Schedule hereunder (hereafter referred to as the "Property").

1159/19.20

Deputy Conservator of Forests,
Bellary Division, Bellary.



ತಿದು.....ಪುಸ್ತಕದ 1159/19.20
ದಸ್ತಾವೇಜನನೇ ಪ್ರದ

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ಉಪನೋದಕಾಧಿಕಾರಿ
ಕಂಪ್ಲಿ

ದಸ್ತಾವೇಜ ಸಂಖ್ಯೆ : 1159

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಕಂಪ್ಲಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19-08-2019 ರಂದು 01:48:49 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ಸ್ಯಾನಿಂಗ್ ಫೀ	600.00
2	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	70.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	710.00

ಶ್ರೀ Kalidindi S V Prasad Raju S/o Kalidindi Bapi Raju ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Kalidindi S V Prasad Raju S/o Kalidindi Bapi Raju			

19.8.2019
ಉಪನೋದಕಾಧಿಕಾರಿ
ಕಂಪ್ಲಿ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಕಲಿಂದಿ ಎಸ್.ವಿ.ಪ್ರಸಾದರಾಜು ತಂದೆ:ಕಲಿಂದಿ ಬಾಪಿರಾಜು (ಬರೆದುಕೊಡುವವರು)			

19.8.2019
ಉಪನೋದಕಾಧಿಕಾರಿ
ಕಂಪ್ಲಿ

ರಜಿಸ್ಟ್ರೇಷನ್ ಕಾಯ್ದೆ ಕಲಂ 88(I) ಪ್ರಕಾರ ಹಾಜರಾಗಲು ವಿನಾಯ್ತಿಯಿರುವ Forest Department on behalf of Hon'ble Government of Karnataka Represented by Deputy Conservator of Forests, at Ballari ಇವರು ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟಿರುವುದನ್ನು ನಾನು ಒಪ್ಪಿರುತ್ತೇನೆ.

19.8.2019
ಉಪನೋದಕಾಧಿಕಾರಿ
ಕಂಪ್ಲಿ

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 27-
(GST EXTRA)

- a) The Seller has According to Pouti's succession acquired the propriety through registered in Kampli Taluk office wide MR No:H64/2015-2016. Date:06.06.2016 and same stands in the name of the Seller in revenue records as owner and Seller has full rights absolute authority to sell, dispose off and transfer the Property in the manner Seller wishes.
- b) Government of Karnataka, Forest Department on behalf of Kirloskar Ferrous Industries Limited for mandatory provision for Lease transfer and Renewal of ML No.2566(Sri.M.Channakesava Reddy) as per the Forest Act 1980 and Government of Karnataka represented by Deputy Conservator of Forests, Ballari has accepted the Property for raising Compensatory Afforestation;
- c) As per the proviso to Section 3 of the Karnataka Stamp Act, 1957, no duty shall be chargeable in respect of any instrument executed by, or on behalf of, or in favor of, the State Government in cases where the State Government would be liable to pay the duty chargeable in respect of such instrument. Further, as per article XXXIII of Table of Registration Fees, Karnataka Registration, Rules 1965, a department either of the State Government or Central Government liable to pay registration charges is exempt from the payment of all fees under the Table of Registration Fees. However, in case any stamp duty or registration fee in respect to this instrument is accessed by any competent authority to be borne by the State Government, the same would be borne by Kirloskar Ferrous Industries Limited
- d) Therefore on fulfillment of the conditions set out in the Agreement to Sell and relying on the representation of the Seller that the Property is free from all encumbrances and has not at any time hereinbefore, in any manner whatsoever, been mortgaged, charged, conveyed or agreed to be sold and transferred to any third person(s), the Seller has agreed to transfer the Property and the Buyer has agreed to acquire the Property from the Seller.
- e) The Seller has further represented that, to the best of his knowledge, there are no proceeding, order, decree, suit or judgment pending/passed in/by any court

ಇದು.....ಪುಸ್ತಕದ.....1159/19.20
ದಸ್ತಾವೇಜನ.....ನೇ ಪುಟ

ಗುರುತಿಸುವವರು

ಉಪನೋದಣಾಧಿಕಾರಿ
ಕಂಪ್ಲಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ವೀರೇಶ ತಂದೆ:ಸದಾಶಿವಪ್ಪ ಸಂಡೂರು	
2	ಕೆ.ಸಿದ್ದಪ್ಪ ತಂದೆ:ನಾಗಪ್ಪ ಮೆಟ್ಟಿ	

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕಂಪ್ಲಿ

GSC No.IG0140000021829

 <p>1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ KPL-1-01159-2019-20 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ KPLD218 ನೇ ಧರಣಿ ದಿನಾಂಕ 19-08-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p>ಉಪ ನೋಂದಣಾಧಿಕಾರಿ ಕಂಪ್ಲಿ</p>	
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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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ಕಂಪಿ
ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

or judicial/government authority. local body or statutory authority in respect of the Property, which would, in any manner, prejudice, restrain, limit or inhibit the transfer of all titles, rights, interests and benefits connected with the Property to and in favor of the Buyer.

- f) The Parties, being desirous of recording the terms and conditions on which the Seller shall sell and the Buyer shall acquire the Property, have decided to execute this deed.

NOW THIS DEED WITNESSES:

- 1) In consideration of Rs.18,63,000 /-(Eighteen Lakhs Sixty Three Thousand Rupees only). against this, paid as token advance amount Rs.7,58,000/- (Seven Lakhs Fifty Eight Thousand Rupees only) through RTGS with reference No.(BRN-RTGS/UTIBH19135018546 Dated: 15-05-2019). The Balance amount Rs.11,05,000/- (Eleven Lakhs Five Thousand Rupees only) paid Cheque bearing number 282759 Date on 19 / 8 / 2019 Axis Bank of HOSUR branch to Shri Kalidindi S.V Parasada Raju.

the receipt of which is hereby acknowledged by the Seller, the Seller hereby irrevocably conveys and transfers by way of sale to the Buyer all that piece and parcel of land bearing Sy No's 45/B4/A. measuring 12.42 acres situated at Metri Village, Kampli Hobali, Kampli Tq Ballari District Karnataka, which is more particularly described in Schedule, free from any encumbrances and reasonable doubts, together with all and singular the structures, houses, outhouses, fencing, compound walls, edifices, buildings, court yards, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passages, commons, gullies, wells, waters, water-courses, lights, liberties, privileges, easements,

profits, advantages, rights, members and appurtenances whatsoever to the said land or ground hereditaments and premises or any part thereof belonging or in any wise appurtenant to or with the same or any part thereof now or at or any time hereto before usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto.

- 2) The Parties shall undertake all necessary steps as may be required to endorse the name of the Buyer in place of Seller in the concerned revenue records of the Property.

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ಉಪನಿರ್ದೇಶಕರು
ಕಂಪ್ಲಿ

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

The Parties shall depute their respective authorized representatives, as and when required, to the office of Sub-Registrar for signing the requisite documents as may be desired by the said offices.

3) That the Seller hereby covenants to the Buyer that:

- (i) the Seller has, in himself, good right, full power and absolute authority to convey and transfer by way of sale the Property hereby conveyed unto and to the use of the Buyer by way of this Deed of Conveyance and notwithstanding any act, deed, matter or thing whatsoever by the Seller or any person/s lawfully claiming by from, through, under or in trust for the Seller, he has not committed, omitted or knowingly or willingly suffered or been a party or privy to any act, deed or thing whereby the Seller is prevented from granting and conveying the Property in the manner aforesaid or whereby the Property or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise;
- (ii) the Buyer may, from time to time and at all times hereafter, peacefully and quietly enter upon, occupy, or possess and enjoy the Property hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for its own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the Seller or his successors or any of them or by any person or persons claiming or to claim, from under or in trust for them or any of them; and
- (iii) the Seller and all persons having or claiming any estate, right, title, or interest, in the Property, hereby conveyed or any part thereof by from, under or in trust for the Seller or his heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the Buyer do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances and assurances, whatsoever, for better and more perfectly and absolutely granting the Property and every part thereof hereby conveyed unto and to the use of the Buyer in pursuance hereof and in the

Deputy Conservator of Forests
Bellary Division, Bellary.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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ಕಂಪ್ಲಿ
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(GST EXTRA)

*manner as the Buyer, his heirs, executors or administrators and assigns
shall reasonably require.*

- 4) *The Seller confirms that he shall fully co-operate with the Buyer and the statutory authorities and do all such acts, matters, deeds and things as may be necessary and expedient for having Buyer name endorsed in the required revenue records and shall not do any act, matters, deed or thing which may delay or otherwise adversely affect the endorsement.*
- 5) *The Seller has simultaneous with the execution of this deed delivered vacant and peaceful possession of the Property to the Buyer, and the Buyer hereby acknowledges the delivery of vacant and peaceful possession of the Property from the Seller.*
- 6) *The Seller hereby agrees and undertakes to indemnify the Buyer and Kirloskar Ferrous Industries Limited harmless in the event of any defect in the title of the Property or any claims put forth either by the Seller, or his legal heirs, representatives, successors or anybody, claiming any right, title, or interest under or in trust for the Seller and also to reimburse all such cost and expenses of litigation or in the event the Property or any portion thereof is lost to the Buyer as a result of defective title or breach of covenants by the Seller.*

