

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

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

- c) By an Agreement to Sell dated 9th Feb 2017 (the "Agreement to Sell") entered into between the Seller and JSW Steel Limited, the Seller had agreed to sell the Property to JSW Steel Limited or State Forest Department or any other Government authority as instructed by JSW Steel Limited, for a total purchase consideration of **INR 32, 80, 000/- (Rupees Thirty Two Lakhs Eighty Thousand Only)**, (the "Purchase Consideration").
- d) JSW Steel Limited has paid the full Purchase Consideration to the Seller and has asked the Seller to transfer the Property to the Buyer i.e. Government of Karnataka, Forest Department on behalf of JSW Steel Limited for mandatory provision for mining lease as per the Forest Act 1980 and Government of Karnataka represented by Deputy Conservator of Forests, Raichur has accepted the Property for raising Compensatory Afforestation;
- e) As per the provision 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 favour 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 assessed by any competent authority to be borne by the State Government, the same would be borne by JSW Steel Limited.
- f) In consideration of the Seller agreeing to sell, convey and transfer the Property to the Buyer in accordance with this Agreement, the Buyer will pay consideration amount **INR 32, 80, 000/- (Rupees Thirty Two Lakhs Eighty Thousand Only)**, through Cheque bearing number 480119 dated 23.10.2018 of State Bank of India JVSL branch, Toranagallu at the time of Registration of Deed of Conveyance.
- g) 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 have not at any time hereinbefore, in any manner

Handwritten signature: *Subramanyam*

ವಜ್ರ ಅರಣ್ಯ ಅಧಿಕಾರಿ
ಲಿಂಗಸುಗೂರು.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	A.k.Udadappa S/o Mastanappa Ingaligi R/o Hospet.	
2	Devappa S/o Hanumappa R/o Gonwar	


 ಸಹಿ ರಾಮೇಶ್ ಕುಮಾರ್
 ಉಪನಿರ್ದೇಶಕರು
 ಬೆಂಗಳೂರು

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ LNG-1-10788-2018-19 ಆಗಿ
ಪಿ.ಡಿ. ನಂಬರ LNGD247 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 25-10-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಸೆಬ್ ರಾಜ್‌ನಾಥ್ (ಮಿಂಡ್‌ಸೂಚಿ)

Designed and Developed by C-DAC, ACTS, Pune

అంగమగూరు.

D.O. No. 1028/2018-19.

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 ದಸ್ತಾವೇಜು ಸೀಬುಗಳನ್ನೊಳಗೊಂಡಿದೆ
ಇದು ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆಯ
ಪ್ರಯೋಗಕ್ಕೆ ಸೀಬುಗಳನ್ನು ಉಪಯೋಗಿಸಲು ಸೂಕ್ತವಾಗಿದೆ.
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ಉಪ ನೋಂದಣಿ ಅಧಿಕಾರಿಗಳು
ಲಿಂಗಸಗುರು

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

DEED OF CONVEYANCE

This DEED OF CONVEYANCE made on this 25th day of October, 2018

BY AND BETWEEN

Smt. Durugamma W/o Shri Basavanagouda, aged about 40 years, residing at Halabhavi Village, Lingasaguru Taluk, Raichur District, (hereinafter referred to as the "Sellers", which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include his/her heirs, executors, successors and permitted assigns); of the **FIRST PART**

AND

Forest Department, Hon'ble Governor of Karnataka represented by Deputy Conservator of Forest Office at Court road, Raichur, (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 Sellers and Buyer may hereinafter be collectively referred to as the "Parties" and individually as a "Party".

WHEREAS:

- The Sellers are absolutely seized and possessed of or otherwise well and sufficiently entitled to the plot of agricultural land bearing **Survey No:- 39**, admeasuring approx **23 acres 38 guntas** (P.K 3 acres 18 guntas) or thereabouts situated at **Halabhavi Village, Lingasuguru Taluk, Raichur District, Karnataka** together with if any structures standing thereon and more particularly described in the Schedule hereunder (hereafter referred to as the "**Property**").
- The Seller has inherited the Property from ancestor 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.

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ಲಿಂಗಸಗುರು

ಮುಖ್ಯ ಅರಣ್ಯ ಅಧಿಕಾರಿ
ಲಿಂಗಸಗುರು.



Print Date & Time : 25-10-2018 01:57:35 PM

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ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಲಿಂಗಸುಗೂರು ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 25-10-2018 ರಂದು 11:57:24 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೈ
1	ಸ್ಯಾನಿಂಗ್ ಫೀ	525.00
2	ನಕ್ಷೆ ಫೈಲಿಂಗ್ ಶುಲ್ಕ	100.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	35.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	695.00

ಶ್ರೀ Forest Department Hon'ble Governor of Karnataka represented by Range Forest Officer Lingasugur on Behalf of .Deputy Conservator of Forests Raichur Divison Raichur. M/S. JSW Steel Limited has Given for Compensatory Afforestation ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Forest Department Hon'ble Governor of Karnataka represented by Range Forest Officer Lingasugur on Behalf of .Deputy Conservator of Forests Raichur Divison Raichur. M/S. JSW Steel Limited has Given for Compensatory Afforestation (ಬರೆಸಿಕೊಂಡವರು)			 ವಿಲಯ ಅರಣ್ಯ ಅಧಿಕಾರಿ ಲಿಂಗಸುಗೂರು,
2	ದುರಗಮ್ಮ ಗಂಡ ಬಸವಗೌಡ (ಬರೆದುಕೊಡುವವರು)			

ಉಪನಿರ್ದೇಶಕರಾದ
ಲಿಂಗಸುಗೂರು.

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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10-9-28
ನೋಂದಣಿ ಸಂಖ್ಯೆ
ಲಿಂಗಸುಗೂರು

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

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.

- h) The Seller has further represented that, to the best of her knowledge, there are no proceeding, order, decree, suit or judgment pending/passed in/by any court 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 favour of the Buyer.
- i) 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 INR 32, 80, 000/- (Rupees Thirty Two Lakhs Eighty Thousand Only) (the "Purchase Consideration"), the receipt of which is hereby acknowledged by the Sellers, the Sellers hereby irrevocably conveys and transfers by way of sale to the Buyer all that piece and parcel of land bearing **Survey No 39**, admeasuring approx **23 acres 38 guntas** (P.K 3 acres 18 guntas) or thereabouts situated at **Halabhavi Village, Lingasuguru Taluk, Raichur 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.

ಶಿ. 10-9-28
ನೋಂದಣಿ ಸಂಖ್ಯೆ
ಲಿಂಗಸುಗೂರು

ಮಲಯ ಅರಣ್ಯ, ಅಧಿಕಾರಿ
ಲಿಂಗಸುಗೂರು.

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು ರಂಗಮೂರು

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

2. The Parties shall undertake all necessary steps as may be required to endorse the name of the Buyer in place of Sellers in the concerned revenue records of the Property. 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 Sellers hereby covenants to the Buyer that:
- (i) the Sellers have, in themselves, 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 Sellers or any person/s lawfully claiming by from, through, under or in trust for the Sellers, it has not committed, omitted or knowingly or willingly suffered or been a party or privy to any act, deed or thing whereby the Sellers 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 Sellers or their 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 Sellers 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 Sellers or their 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

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 దింగసుగూరు.



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ಸರ್ವ ಸಂಪದ ಸಂಪದ

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

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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 manner as the Buyer, its executors or administrators and assigns shall reasonably require.

4. The Sellers confirms that they 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 Sellers have 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 Sellers.
6. The Sellers hereby agrees and undertakes to indemnify the Buyer and JSW Steel Limited harmless in the event of any defect in the title of the Property or any claims put forth either by the Sellers, or their legal heirs, representatives, successors or anybody, claiming any right, title, or interest under or in trust for the Sellers 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 Sellers.

Schedule to the Deed of Conveyance

Details of the Property

Land situated within the limits Halabhavi Village, **Lingasuguru** Taluk, **Raichur** District, Karnataka, bearing **Survey No 39**, measuring **23 acres 38 guntas** (P.K 3 acres 18 guntas) acres with the following descriptions:

East : Land of Survey No 141
West : Land of Sunakal Seema area
North : Land of Survey No 143
South : Land of Survey No 119

ವಲಯ ಅರಣ್ಯ ಅಧಿಕಾರಿ
ಲಿಂಗಸುಗೂಡು.

Handwritten signature: *Junkeymmee*

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ನಾ. ೨೪/೦೫/೭೭ ನಂಬರ

ಬೆಲೆ : ರೂ. 2/-
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IN WITNESS WHEREOF this deed has been duly executed as of the day and year first above written.

SIGNED AND DELIVERED by the
Within named Seller

ॐ

deragamma

SIGNED AND DELIVERED by the
Within named Buyer

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ಮಲಯ ಪ್ರಭು, ಅಧಿಕಾರಿ
ಲಿಂಗಸುಗೂರು.

Witnesses:-

- 1.
- 2.
- 3

AK. Udeleppes, mastanapur
Ingalsi (Hosur)

Dr. S. S. S.

Deborah Grohwar

(Ramanagouda S/o Basanagouda)
Halabavi

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ಕುಟುಂಬದ ೮೦/೨೫ನೇ

202742

5. ਅੰਤਰਰਾਸ਼ਟਰੀ

ਸੰਸਦੀ 60/ਪੰਨਾ 101

Draft by:

Anavesh G. Patil
 No date
 KAR No 2892/2008