

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

ದಾಖಲೆಯ ಹಾಳೆ  
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



The Karnataka State Registration and Stamps Department

One Purpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಯಲ್ಲಿ ಬಳಸಲು ಬಳಸಬಹುದು  
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ಒರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಲಿಂಗಸುಗುರು.

ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

## DEED OF CONVEYANCE

This DEED OF CONVEYANCE made on this 5<sup>th</sup> day of NOVEMBER 2018

### BY AND BETWEEN

1. Shri. Hanumantharaya S/o Gundappa, aged about 65 years, residing at Halabhavi village, Lingasagur Taluk, Raichur District.
2. Smt. Dyamavva W/o Basappa, aged about 64 years, residing at Halabhavi village, Lingasagur Taluk, Raichur District.
3. Smt. Sangamma W/o Yallappa, aged about 63 years, residing at Halabhavi village, Lingasagur Taluk, Raichur District.
4. Smt. Basamma W/o Gaddeppa, aged about 62 years, residing at Halabhavi village, Lingasagur 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, on behalf of Hon'ble Governor of Karnataka** represented by **Range Forest Officer** delegated by the **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:

- a) The Sellers are absolutely seized and possessed of or otherwise well and sufficiently entitled to the plot of agricultural land bearing **Survey No: - 142/1**, admeasuring approx **9 acres 23 guntas** (P.K 1 acres 23 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**").

L M 9 Hanumantharaya

M 9 Basamma

L M 9 Dyamavva

ವಲಯ ಅಧ್ಯಕ್ಷರು

L M 9 Sangamma

ಲಿಂಗಸುಗುರು.



Print Date & Time : 14-11-2018 12:07:43 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 11555

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ ಲಿಂಗಸಗೂರು ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 14-11-2018 ರಂದು 11:22:35 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ.	ವೈ
1	ಸ್ಯಾನಿಂಗ್ ಫೀ	735.00	/
2	ನಕ್ಷೆ ವೈಲಿಂಗ್ ಶುಲ್ಕ	100.00	/
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	35.00	/
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00	/
	ಒಟ್ಟು :	905.00	/

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

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Forest Department on behalf of Hon'ble Governor of Karnataka represented by Range Forest Officer Lingasugur Delegated by the Conservator of Forests Raichur Division Raichur. M/S. JSW Steel Limited has Given for Compensatory Afforestation (ಬರೆಸಿಕೊಂಡವರು)			 ನಲಯಾ ಲಿಂಗಸಗೂರು, ಅಧಿಕಾರಿ ಲಿಂಗಸಗೂರು.
2	ಹೆಸರುಮಾತ್ರ D/O-ಮಾಡಲ್ಪಟ್ಟ ಸಾ ಹಾಲಿಭಾವಿ (ಬರೆದುಕೊಂಡವರು)			

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	ದ್ಯಾಮವು H/O ಬಸಪ್ಪ (ಬರೆದುಕೊಂಡವರು)			

ಸುಬ್ಬಾಸ ಹೊಸಳ್ಳಿ  
ಒರಿಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ  
ಲಿಂಗಸಗೂರು.



ಎಲೆಯ ಅರಣ್ಯ ಅಧಿಕಾರ  
ಲಿಂಗಸುಗ್ಗೂರು.

				d	1
4	ಸಂಗಮ್ಮ H/0 ಯಲ್ಲಪ್ಪ (ಬರೆದುಕೊಡುವವರು)			l	1
5	ಬಸಮ್ಮ H/0 ಗಡ್ಡಪ್ಪ (ಬರೆದುಕೊಡುವವರು)			h	1

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[..... ಸೋಮನಾಥ್ ನಂಬರ್ ..... ಪುಟ  
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ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು ಲಿಂಗಸುಗೂರು.

ಸುಭಾಷ್ ಹೊಸಲಿ  
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಲಿಂಗಸುಗೂರು.





ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**  
**Government of Karnataka**

ದಸ್ತಾವೇಜು ಹಾಳೆ  
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.

Total stamp duty paid Rs.

- 3 -

transferred to any third person(s), the Sellers have agreed to transfer the Property and the Buyer has agreed to acquire the Property from the Sellers.

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

**NOW THIS DEED WITNESSES:**

- 10 In consideration of **INR 12,80,000/- (Rupees Twelve Lakhs Eighty Thousand Only)**, (the "**Purchase Consideration**"), the receipt of which is hereby acknowledged by the Sellers hereby irrevocably conveys and transfers by way of sale to the Buyer all that piece and parcel of land bearing **Survey No: - 142/1**, admeasuring approx **9 acres 23 guntas** (P.K 1 acres 23 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.

Handwritten signature: *Handwritten signature*

2.  4.  5.  6.  7.  8. 

CT and Baigamun

ಪಲಯ ಅರಜ್ಯ ಅಧಿಕಾರ  
ಲಿಂಗಶುಭರು.

ಗುರುತಿಸುವವರು

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ದಸ್ತಾವೇಜ್ ನಂಬರ್  
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು ಲಿಂಗಸುಗೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಹುಡೇದಪ್ಪ ತಂದೆ ಮಸ್ತಾನಪ್ಪ ಇಂಗಳಗಿ ಸಾ-ಹೊಸವೇಟ	
2	ಗುಂಡಪ್ಪ ತಂದೆ ಗದ್ದಪ್ಪ ಸಾ-ಹಾಲಿಬಾವಿ	ಗುಂಡಪ್ಪ

ಸುಭಾಷ್ ಹೊಸಳ್ಳಿ  
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಲಿಂಗಸುಗೂರು

As per G.O.No RD 403 ESR 85 Dated 27-5-1986 Registration Fee Is Exempted. As per G.O.No RD 33 GST/62 Dated 15/16 th February 1969 Stamp Duty Is Exempted.

ಸುಭಾಷ್ ಹೊಸಳ್ಳಿ  
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಲಿಂಗಸುಗೂರು

<p>1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ LNG-1-11555-2018-19 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ್ LNGD248 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 14-11-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p>ಸಹಿ ರಚಿಸ್ವರ (ಲಿಂಗಸುಗೂರು)</p>	<p>ಸುಭಾಷ್ ಹೊಸಳ್ಳಿ ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಲಿಂಗಸುಗೂರು</p>
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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ

Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.

Total stamp duty paid Rs.

- 4 -

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

ಮಂ. ಕರ್ನಾಟಕ

ಮಂ. Basanna

ಮಂ. ಸ್ವಾಮಿ

ಮಂ. ಅರಸು ಅರಸು  
ಮಂ. ಗುರು.

ಮಂ. Samsam

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕರಾ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಸ್ತಾವೇಜನ್ನು ಬರದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

- 5 -

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.

ಮ of ಶವಣೂರು

ಮ of ಸುಬ್ಬಾಪ್ಪ

ಮ of Sargamma

ಮ of Basanna

ನಲಯ ಅರಣ್ಯ ಅಧಿಕಾರಿ  
ಲಿಂಗಸುಗೂರು.



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.

- 6 - Total stamp duty paid Rs.

### 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 142/1**, measuring **9 acres 23 guntas** (P.K 1 acres 23 guntas) acres with the following descriptions:

East : Land of Survey No: 139  
West : Land of Survey No: 143  
North : Forest Land  
South : Land of Survey No: 142/2

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 Sellers

1. M of ...  
2. M of ...  
3. M of ...  
4. M of Sangamra  
5. M of Basamma

SIGNED AND DELIVERED by the  
Within named Buyer

Witnesses:-

1. H.K. Viddeprabhu Mastanappa Jagalur  
Hospet
2. ...
3. ...
4. ...

ಎಲೆಯ ಅರಣ್ಯ ಅಧಿಕಾರಿ  
ಲಿಂಗಸುಗುರು.

...

AMARESH. V. GANACHARI  
District Deed Writer  
Lic. No. RGN/DWL/16/2009-10  
LINGASUGUR-584122