



Print Date & Time : 21-02-2022 03:46:57 PM

ದಸ್ತಾವೇಚ ಸಂಖ್ಯೆ : 7844

ಸಬ್ಬೆ ರೆಜಿಸ್ಟ್ರೇಶನ್ ರೆವರ್ ಕೆಂಪೆಯಲ್ಲಿ ದಿನಾಂಕ 21-02-2022 ರಂದು 01:27:10 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವರಿಸಿದ ತುಳುವೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವರಿ	ರೂ. ಪೈ
1	ನ್ಯಾಕ್ ನಿಂಗ್ ಈ	700.00
2	ಪರಿವರ್ತನಾ ತುಲ್ಯ	35.00
3	ಪರಿವರ್ತನಾ ತುಲ್ಯ	35.00
	ಒಟ್ಟು :	770.00

ದಸ್ತಾವೇಚಸಂಖ್ಯೆ ೦೪
ಒಗ್ಗಿನ ಇದು ೧ ಹೆಚ್ಚರೆ

ಕ್ರಿ.ಎಪ್.ದಸ್ತಾವೇಚಸಂಖ್ಯೆ ೨ ನೇ

೨೧-೨೨

ಖಚಿತ ಮಾರ್ಗದರ್ಶಕ
ಬಿಂಗಾ-೨

ಶ್ರೀ ಕೆ.ವೆಂಕಟರೆಡ್ಡಿ ತಂಡೆ ಹನುಮಂತರೆಡ್ಡಿ ಕೆ ಇವರಿಂದ ಹಾಜರ ಮಾದ್ಯಂಜಿನೆ

ಹೆಸರು	ಖೋಚೆ	ಹಿಂಣಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಕೆ.ವೆಂಕಟರೆಡ್ಡಿ ತಂಡೆ ಹನುಮಂತರೆಡ್ಡಿ ಕೆ			ರಾಜೀವ್ ಕುಮಾರ

ಉತ್ತಮ ಸಂಪನ್ಮೂಲ
ಸಿರುಗುಷ್ಟು

ಒರೆದುಕೊಳ್ಳಿದ್ದಾಗಿ ಒಟ್ಟುರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಖೋಚೆ	ಹಿಂಣಿನ ಗುರುತು	ಸಹಿ
1	ಶ್ರೀ ಕೆ.ವೆಂಕಟರೆಡ್ಡಿ , ಬಿನ್ ಹನುಮಂತರೆಡ್ಡಿ ಕೆ (ಒರೆದುಕೊಳ್ಳಿದುವವರು)			ರಾಜೀವ್ ಕುಮಾರ

ಉತ್ತಮ ಸಂಪನ್ಮೂಲ
ಸಿರುಗುಷ್ಟು

ರಂಜನೆ ಪಂಚಾಂತರ 88(I) ಪ್ರಕಾರ ಹಾಜರಾಗೆಲು ವಿನಾಯಿಯಿರುವ Sri Honble Governor of Karnataka Represented by
Deputy Conservator of Forests Ballari Division, Ballari. . C/o Ballari ಇವರು ದಸ್ತಾವೇಚನ್ನು ಒರೆದುಕೊಳ್ಳಿದೆನ್ನು ನಾನು
ಒಟ್ಟುರುತ್ತೇನೆ.

ಖಚಿತ ಮಾರ್ಗದರ್ಶಕ
ಸಿರುಗುಷ್ಟು



Whereas, the Seller is absolutely seized and possessed of or otherwise well and sufficiently entitled to the plot of agricultural lands bearing Sy No. 198/A measuring 16 Acres 11 cents situated at Agasanur Village, Haccholli Hobli, Siruguppa Taluk, Ballari District, Karnataka together with if any structures standing theiron and more particularly described in the Schedule hereunder (hereafter referred to as the "Property").

Whereas, as per the legal heir succession acquired the property 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.

Whereas, *M/s. M. Hanumantha Rao, Ballari* has submitted proposal for Approach Road (vide No. FP/KA/MIN/151513/2022 [FORM-A]) for ML No. 2505 in Donimalai Forest Block (2.686 ha) in Sandur South Range, Sandur Taluk & Ballari District & Division and Badravi RF (4.149 ha) in Molakalmuru Range Chitradruga District & Division, Karnataka total an extent of 6.835 hectares.

Whereas, as per Para No. 2.3(i) of Chapter No.2 of Handbook of Guidelines for effective and transparent implementation of the provisions of Forest (Conservation) Act, 1980, the User Agency has to transfer and mutate the suitable non-forest land equivalent to the area proposed for diversion at the cost to be paid by User Agency. In this regard, *M/s. M. Hanumantha Rao, Ballari* has identified land as described in the Schedule (property) and submitted the request letter to Deputy Conservator of Forests, Ballari to issue of 'Land Suitability Certificate' for Raising of Compensatory Afforestation vide letter Dt. 01.02.2022. The Deputy Conservator of Forests, Ballari visited the said area on 04.02.2022 and issued 'CA Land Suitability Certificate' vide letter Dt. 04.02.2022.

Whereas, the Government of Karnataka, Forest Department has scrutinized and forwarded the proposal No. FP/KA/MIN/151513/2022 [FORM-A] (by the Principal Chief Conservator of Forests (Forest Conservation) and Nodal Officer (FCA), Bangalore) which is under consideration. The "scheduled property" for raising Compensatory Afforestation on behalf of *M/s. M. Hanumantha Rao, Ballari* for mandatory provision for diversion of Forest land for non-forestry purpose as per the Forest (Conservation) Act, 1980 and Government of Karnataka represented by Deputy Conservator of Forests, Ballari.

K. Bumiller

Deputy Conservator Of Forests
Ballari Division, Ballari

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ಖಟಗಳವೆ ಇದು	I
ರ್ಯಾಫ್ ದಸ್ತುಪೇಚನ	4

ಖಚಿತ ಸ್ವಾಂತರ್ಯದಿಷ್ಟಾಗಳು

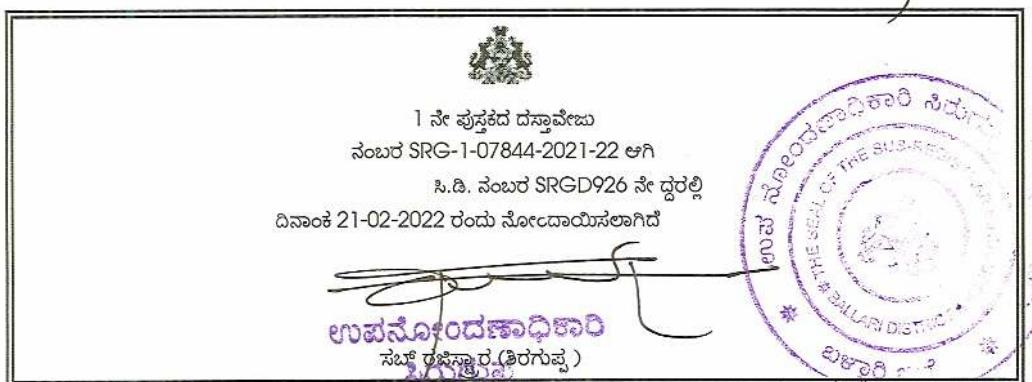
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೃದಯ ವಾರ್ತೆ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಸಮಿತಿ ಚಿರಂಜೀವಿ ತಂಡ ವಿಜಯ ಪ್ರಮಾರ್ಥ ಸಿ ಸಾ 25ನೇ ವಾರ್ಡ್ ೮, ಬಾಜಾರ್ ತಾ.ಜಿ.	
2	ಪಾಂಡುರಂಗರೆಂಡಿ ಕಿ ತಂಡ ಕಿ.ಶಂಕರ್ ರೆಂಡಿ ಸಾ ಕುಲಾಗಂಜೂರು ಗ್ರಾ.ಸಿರ್ಪಾಡು ತಾ	

ಉಪನೇಂದ್ರಪಾಠಾಧಿಕಾರಿ
ಸರುಗುಪ್ತ.

ଶୁଣୁଛୁ

ನೋಂದಣಿ ಪತ್ರ K-II NO: CR0222003000599233, TAX J nO: 75571844, Date: 20/02/2022, ICICI ಬ್ಯಾಂಕ್ ಸಿರುಪ್ಪು. ರೂ, 700/- 2) CR0222002900599248, ರೂ. 35/-3) CR0222050600599259. ರೂ. 35/-

ଶୁଣନ୍ତିରେ ଦିକ୍ଷାରୀ
କିମ୍ବା କିମ୍ବା.



Designed and Developed by C-DAC, ACTS, Pune



Whereas, In consideration of INR Rs.36,24,750/- (Rupees Thirty-Six Lakhs Twenty-Four Thousand Seven hundred fifty only) Paid to *Sri K. Venkata Reddy S/o Hanumantha Reddy K* through cheque bearing No. 471031 Dt. 14.02.2022 of State Bank of India, SME branch, Ballari.

Whereas, the receipt of the said amount is 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. 198/A measuring 16 Acres 11 cents situated at **Agasanur Village, Haccholli Hobli, Siruguppa Taluk, 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.

Whereas, 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.

Whereas, 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 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.

K. Venkatesh.

3

**Deputy Conservator Of Forests
Ballari Division, Ballari**

ಕರ್ನಾಟಕ ಪ್ರಾಂತ್ಯದ ಸಂಘರ್ಷ ಉಪನಿಯಮ
ಸಂಪುಟ (೨) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಣೆ ಮತ್ತು ಮುದ್ರಾ ಇಲಾಖೆ
ನೌಕರರ ವೆಧ್ಯಾದ್ವೇತ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಚು ಹಾಳೆ
Document Sheet



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

ಇದು ದಸ್ತಾವೇಚನ ಮತ್ತು ಮುದ್ರಾ ಇಲಾಖೆಯ ನೌಕರರ ವೆಧ್ಯಾದ್ವೇತ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ
ಇದು ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚಗೆ ಉಪಯೋಗಿಸಲಾಗಿದೆ
This sheet can be used for any document

ಒಳಗೆ ದಸ್ತಾವೇಚನ
(GST EXTRA)
ಉತ್ಪಾದನೆ

Whereas, 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.

Whereas, 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. 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.

1) 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

K. Venkatesh.

4

Deputy Conservator Of Forests
Ballari Division, Ballari



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, his heirs, executors or administrators and assigns shall reasonably require.

Whereas, 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.

Whereas, 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.

Whereas, the Seller hereby agrees and undertakes to indemnify the Buyer and *M/s. M. Hanumantha Rao, Ballari* 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.

Whereas, as per the provision in 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 *M/s. M. Hanumantha Rao, Ballari*.

K. Venkatesh



Schedule Property

Land situated within the limits of 198/A measuring 16 Acres 11 cents situated at Agasanur Village, Haccholli Hobli, Siruguppa Taluk, Ballari District, with the following descriptions:

Boundaries:

East : Sy.No.195B, 195C, 196/A1 & 198
 West : Sy.No.200
 North : Sy.No. 199
 South : Sy.No.197

IN WITNESS WHERE OF this deed has been duly executed as of the day and year first above written.

SIGNED AND DELIVERED by the }
 within named Seller

SIGNED AND DELIVERED by the }
 within named Buyer

Witnesses:-

1) *Chellal*

2) *R. D. R.*

3) *R. R.*

*Mr. M. Hanumadha Rao,
 Telang. 18/2
 Suresh Reddy B.A., L.L.B.(Spt.)
 Advocate
 E.No. KAR. 2723 / 2K
 SIRUGUPPA-583 121*

Deputy Conservator Of Forests
 Ballari Division, Ballari

K. Venkatesh



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, his heirs, executors or administrators and assigns shall reasonably require.

Whereas, 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.

Whereas, 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.

Whereas, the Seller hereby agrees and undertakes to indemnify the Buyer and *M/s. M. Hanumantha Rao, Ballari* 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.

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K. Hanumantha Rao.



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SRG-1-07844-2021-22_1.x ml	21/Feb/2022 15:45	YSaved7772825	198*A

ಉತ್ತಮೋಂದಣಾಧಿಕಾರಿ
ಅರುಗುಳ್ಳು

citizen may register their

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RTIC DIGITALLY SIGNED BY : BASAVARAJ AGALORE ON 8/11/2021

ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಮುಕ್ಕೆಯಾಯಿ ವಿಜಯಪುರದಲ್ಲಿ 1966 ರ ನಿವಾರ 40, 42, 58 ಮತ್ತು 70 ಸೆಕ್ಟನ್ ಎಂಬ ಸ್ಥಳಗಳಲ್ಲಿ ಸ್ವಾಂತ್ರ್ಯ ಸಂಪನ್ಮೂಲ ವಿಭಾಗದಾಗಿ ಕ್ರಿಯಾಗ್ರಹಣ ಮಾಡಿರುತ್ತಿರುತ್ತಾರೆ.



04330 - SME BRANCH BALLARI
COMMERCIAL BRANCH OPPOSITE RAILWAY STATION
BALLARI, KARNATAKA 583101
Tel: 8392-277615 IFS Code: SBIN0064390

क्रमांक ३ नम्बर के लिए नम्बर ०४३३०-३८०३८०६४३९०

1	4	0	2	2	0	2	2
D	D	M	M	V	V	V	V

PAY
K. Venkata
रुपये RUPEES Thirty Six Lacs of Twenty Four Thousand
Seven Hundred Fifty Only भारा करे ₹ 36,24,750/-

को या उनके आदेश पर OR ORDER

VALID UPTO ₹ 50/- AT HOME BRANCH FOR NON-CASH TRANSACTION ONLY
30170692333
CC ACCOUNT
For M/s. M. HANUMANTHA RAO
PREFIX: 1515500002
M. HANUMANTHA RAO
PARTNER
Please sign above

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI
No. L 7103110 5830021031 00014211 30

Received clearance on 20/02/2029

K. Venkata

