ಈ ದಸ್ತಾವೇಜು 17 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 201 2021-22 ಪುಟ ಸಂಖ್ಯೆ 1

194

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

AG

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)

Book I 201/21-22

SALE DEED

THIS DEED OF ABSOLUTE SALE IS MADE AND EXECUTED ON THIS THE 7th DAY OF APRIL, TWO THOUSAND AND TWENTY ONE (07/04/2021) AT BANGALORE

BY:

1. Mr.AROKIA SWAMY, aged about 50 years,
S/o Late Sri.Rayappa,

2. Mrs.MARIA LISSA, aged about 41 years,
W/o Mr.Arokia Swamy,

3. Ms.ANNEE JENETH THERESA, aged about 20 years,
D/o Mr.Arokia Swamy,

4. Ms.BRINDA VINTHA, aged about 19 years,
D/o Mr.Arokia Swamy,

5. Master.ARIN CARLOS, aged about 13 years,
S/o Mr.Arokia Swamy,

Vendor at Sl.No.5 being minor represented by his natural Guardian and mother Mrs.Maria Lissa

6. Mr.FELIX GALI, aged about 62 years,
S/o Sri.Joseph Gali,

7. Mr.CRISPIN FERRY.F.M., aged about 26 years,
S/o Sri.Felix Gali and Late.Smt.Mariamma,

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1101...2021-22 ಪುಟ ಸಂಖ್ಯೆ 2.....

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Maddineni Krishnaiah S/o. Venkateswarlu Maddineni . ಇವರು 294150.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	267650.00	DD No 247794 Rs.267650/- dated 06/Apr/2021 drawn on IDFC BANK LIMITED,Whitefield Branch.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	26500.00	DD No 247796 Rs.26500/- dated 06/Apr/2021 drawn on IDFC BANK LIMITED,Whitefield Branch.
ಒಟ್ಟು :	294150.00	

ಸ್ಥಳ : ಮಹದೇವಪುರ

ದಿನಾಂಕ : 07/04/2021

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಆಧಿಕಾರಿ

(ಮಹದೇವಪುರ)

ಹೆಚ್ಚುವರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC Pune.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 201...2021-22 ಪುಟ ಸಂಖ್ಯೆ 3

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

AD

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)

8. Ms.JOSEPHINE FREEDA FERRY .F.M., aged about 23 years,
D/o Sri.Felix Gali and Late.Smt.Mariamma,
All are R/at No.46, Lourd Nagar,
Basavanapura, Virgonagar Post,
Bangalore – 560 049.

represented by their registered Power of Attorney Holder
M/s.SAMHITA BUILDERS PVT.LTD.,
A Private limited company having its Office at
Arden Fair, 7th Floor, Pai Layout,
Old Madras Road, Benniganahalli,
Bangalore – 560 016.

Represented by its Managing Director
Mr.R.PRATAP KUMAR REDDY, aged about 50 years,
S/o Sri.R.Subbarami Reddy,

Hereinafter referred to as the "**VENDOR/S**"

AND

M/s.SAMHITA BUILDERS PVT.LTD.,
A Private limited company having its Office at
Arden Fair, 7th Floor, Pai Layout,
Old Madras Road, Benniganahalli,
Bangalore – 560 016.

Represented by its Managing Director
Mr.R.PRATAP KUMAR REDDY, aged about 50 years,
S/o Sri.R.Subbarami Reddy,

Hereinafter called the **DEVELOPER/BUILDER/CONFIRMING PARTY**

2

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.201/2021-22 ಪುಟ ಸಂಖ್ಯೆ.4

Print Date & Time : 07-04-2021 01:03:08 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 201

ಮಹದೇವಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 07-04-2021 ರಂದು 11:45:41 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

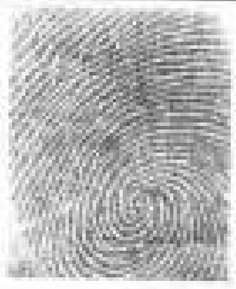
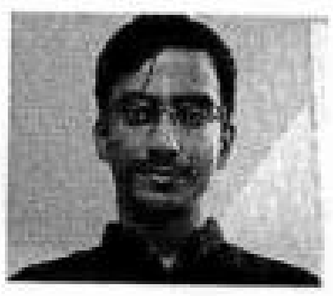
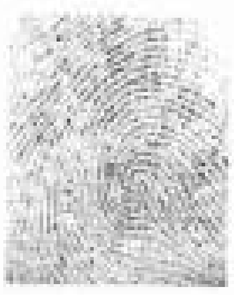
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	53000.00
2	ಸೇವಾ ಶುಲ್ಕ	665.00
3	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	53705.00

ಶ್ರೀ Maddineni Krishnaiah S/o. Venkateswarlu Maddineni ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Maddineni Krishnaiah S/o. Venkateswarlu Maddineni			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಹೆಚ್ಚುವರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Maddineni Krishnaiah . ಬಿನ್ Venkateswarlu Maddineni (ಬರೆಸಿಕೊಂಡವರು)			
2	Arokia Swamy, Maria Lissa, Annee Jeneth theresa, Brinda vintha, Master.arin Carlos,being Minor,rep by his natural guardian Mother maria Lissa, rep by their POA Holder M/s.Samhita builders , Pvt. Ltd.rep by its Managing Director R.Pratap Kumar Reddy rep by his SPA Holder R Bala Saketh Reddy, (ಬರೆದುಕೊಡುವವರು)			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಹೆಚ್ಚುವರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 201...2021-22 ಪುಟ ಸಂಖ್ಯೆ 5

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

AD

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)

AND IN FAVOUR OF:

Mr. MADDINENI KRISHNAIAH aged about 40 years,
S/o Mr. Venkateswarlu Maddineni,
R/at H.No.2-10, Konijerla,
Khammam, Telangana-507305.

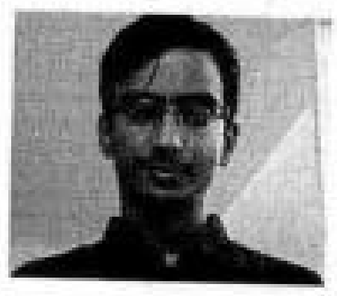
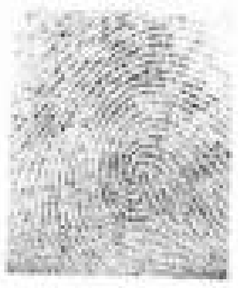
Hereinafter called the **PURCHASER/S**;

WITNESSETH:

The expressions "VENDORS", "PURCHASER/S" and "DEVELOPER/BUILDER/CONFIRMING PARTY" wherever it appear in this context shall mean and include his/her/their respective heirs, executors, administrators, legal representatives and assigns.

WHEREAS, Mr.Arokia Swamy is the absolute owner of all that piece and parcel of the Property bearing converted Sy.No.16/10, measuring about 1 Acre 25 ½ Guntas and Late.Smt.Mariamma is the absolute owner of Property bearing converted Sy.No.16/10, measuring about 21 Guntas and {converted vide conversion Certificate bearing No.BDS.ALN.(E)SR:(Kr.Ho):24/2007-08, dated 21/05/2009, issued by the Special Deputy Commissioner, Bangalore District}, situated at Basavanapura Village, K.R.Puram Hobli, Earlier Bangalore South Taluk presently Bangalore East Taluk, totally measuring about 2 Acres 6.08 Guntas, presently common bears BBMP Katha No.572/1, which property is more fully described in the Schedule "A" hereunder and hereinafter referred as the Schedule "A" Property, they had acquired their respective share in the Schedule 'A" Property vide registered Partition Deed dated 02/12/2002, registered as document No.14378/2002-03, Volume 2824, Pages 101 to 106, Book – I, registered before the Office of the Sub-Registrar, K.R.Puram, Bangalore and the Vendors at Sl Nos.2 to 5 herein is the legal heirs of Mr.Arokia Swamy and vendors at Sl Nos.6 to 8 herein are the legal heirs of Smt.Mariamma, Subsequently Smt.Mariamma deceased intestate, therefore all her surviving legal heirs and also legal heirs of Mr.Arokia Swamy have executed and registered a Confirmation of Joint Development Agreement and Confirmation of General Power of Attorney both dated 16/08/2016.

3

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Felix Gali, Crispin Ferry.F.M.Josephine Freeda Ferry.F.M.,rep by their POA Holder M/s.Samhita builders Pvt. Ltd. rep by its Managing Director . R.Pratap Kumar Reddy rep by his SPA Holder. R Bala Saketh Reddy, (ಬರೆದುಕೊಡುವವರು)			
4	M/s.Samhita builders Pvt. Ltd. rep by its Managing Director R.Pratap Kumar Reddy rep by his SPA Holder . R Bala Saketh Reddy Developer/ Builder/ confirming Party. (ಬರೆದುಕೊಡುವವರು)			

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 201 2021-22 ಪುಟ ಸಂಖ್ಯೆ 6

ಹೆಚ್ಚುವರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 201...2021-22 ಪುಟ ಸಂಖ್ಯೆ 7 197

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

AD

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

AND WHEREAS the Vendors herein since the date of acquisition of the Schedule "A" Property in the manner referred to above, has been in peaceful possession and enjoyment of the same as it's absolute owner thereof and he has also obtained Katha in respect of the Schedule "A" Property issued by the Bruhath Bangalore Mahanagara Palike, Bangalore and has also paid upto date taxes to the said authority in respect of the Schedule "A" Property,

WHEREAS M/s.SAMHITA BUILDERS PVT.LTD., A Private limited company having its Office at Arden Fair, 7th Floor, Pai Layout, Old Madras Road, Benniganahalli, Bangalore – 560 016. Represented by its Managing Director **Mr.R.PRATAP KUMAR REDDY,** S/o Sri.R.Subbarami Reddy, (hereinafter called the DEVELOPERS/BUILDERS) have prepared a Development Scheme for the construction of multistoried building known as "**SAMHITA ROYAL SPLENDOR"** on the land described in the Schedule "A" hereto and have entered into a Joint Development Agreement dated 10/12/2010, registered on 01/01/2011, registered as document No.4371/2010-11 registered before the Office of the Sub-Registrar, KR Puram, Bangalore and followed by rectification deed dated 13/07/2012, registered as document No.1683/2012-13, registered before the Office of the Sub-Registrar, Indiranagar, Bangalore, read with Confirmation of Joint Development Agreement dated 16/08/2016, registered as document No.6398/2016-17, registered before the Office of the Sub-Registrar, Banasawadi, Bangalore and in pursuance thereto a Power of Attorney dated 10/12/2010, registered on 01/01/2011, is also executed and registered as document No.231/2010-11, registered before the Office of the Sub-Registrar, KR Puram, Bangalore and followed by Rectification Deed dated 13/07/2012, registered as document No.300/2012-13, Book-IV, registered before the Office of the Sub-Registrar, Indiranagar, Bangalore, read with Confirmation of General Power of Attorney dated 16/08/2016, registered as document No.396/2016-17, registered before the Office of the Sub-Registrar, Banasawadi, Bangalore.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 201...2021-22 ಮಟ ಸಂಖ್ಯೆ 8...

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Prajwal No 406, Nagavarpalya, B'lore	Prajwal
2	Akash No 406, Nagavarpalya, B'lore	Akash

ಸಹ ರಜಿಸ್ಟ್ರಾರ
ಹೆಚ್ಚುವರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

I hereby certify that on production of the original document. I have satisfied myself that the stamp duty of Rs. 5300/- has been paid thereon.Stamp duty Certificate No 7100/20-21,DT:01/12/2020, Sub Registrar Office, Shivajinagara Bangalore

ಹೆಚ್ಚುವರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ MDP-1-00201-2021-22 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ MDPD824 ನೇ ಫೈಲಲ್ಲಿ
ದಿನಾಂಕ 07-04-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಮಹದೇವಪುರ)

ಎಂ. ಜೆ. ಕಾಳೆ,
ಹೆಚ್ಚುವರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

Designed and Developed by C-DAC, ACTS, Pune

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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AG

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)

AND WHEREAS, as per the terms of the Joint Development Agreement referred to above, followed by Supplemental Agreement dated 17/03/2015 and confirmation Supplemental Agreement dated 16/08/2016, the Flat bearing **No.014,** in the **Ground Floor,** measuring **1500 Sq.feet** of super built up area, alongwith **683.96 Sq.ft** of undivided share of land has been allocated to the share of Builders herein, which undivided share of land is more fully described in the Schedule "B" hereunder and hereinafter referred to as the Schedule "B" Property and the flat referred to above is more fully described in the Schedule "C' hereunder and hereinafter referred to as the Schedule "C" Property.

WHEREAS by an agreement of sale the Vendors and Builders are obliged for the Purchaser/s a sale of flat described in Schedule "C" along with undivided interest in the Immovable Property described in the Schedule "A" hereto with rights, liabilities and restrictions in the enjoyment thereof as mentioned in the Schedules hereto.

NOW THIS DEED WITNESSETH THAT in pursuance of the aforesaid and the Purchaser/s agreeing to the stipulations set out in the Schedules below and in consideration of **Rs.53,00,000/- (Rupees Fifty Three Lakhs Only)** paid by the Purchaser/s to the Builder in the manner referred herein below; the Vendors/Builders jointly doth hereby grant, convey, transfer and sell unto the Purchaser/s the Property described in Schedule "B" and "C" hereto, and together with such undivided interest, rights, estates, claims of the Vendors/Builder into and upon the same and every part thereof TO HAVE AND TO HOLD, subject to the stipulations contained in the Schedules hereto, free from all encumbrances.

AND WHEREAS the aforesaid sale consideration of a sum of **Rs.53,00,000/- (Rupees Fifty Three Lakhs Only)** paid by the purchasers to the Builder herein in the following manner;

a) a sum of **Rs.53,000/- (Rupees Fifty Three Thousand Only)** through online transfer from SBI Bank, BSR Code: 0011349, Challan Serial No. 00165, dated 07/04/21 towards TDS;

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The Karnataka State Registration and Stamps Department
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Whereas, balance a sum of **Rs.52,47,000/-** (Rupees Fifty Two Lakhs Forty Seven Thousand Only) to the Builder herein, the portion of said amount is paid by **State Bank of India, RACPC, Bangalore**, wherein the Purchaser has availed housing loan, the receipt whereof the Builder do hereby admit and acknowledge before the undersigned witnesses.

AND that the Vendors/Builders doth hereby declare that they are the true, lawful and absolute owners of the proposed flat described in the Schedule "C" hereunder alongwith the land described in the Schedule "B" hereto, and assures the Purchaser/s that the Vendors/Builders herein have not acted in any manner with the result that such right is curtailed.

AND in particular the Vendors/Builders doth hereby declare that the flat described in Schedule "C" and land described in the Schedule "B" hereto is free from all encumbrances and is not subject to any lease or Court proceedings and the Vendors have paid all the taxes and out goings upto this date in respect thereof and undertake to discharge any such amount levied or leviable upto this date.

AND that the Vendors/Builders doth further assure the Purchaser/s that the Vendors/Builders shall do or cause to be done all things the Purchaser/s may reasonably require however at the cost of the Purchaser/s for more perfectly assuring the flat and undivided interest in the land described in the Schedule "A" hereto to be conveyed, granted, transferred and sold to the Purchaser/s.

AND that the Vendors/Builders doth hereby assure the Purchaser/s that they shall not convey to any person any interest in the land described in the Schedule "A" hereto without annexing thereto the stipulations contained in the Schedules hereto.

PROVIDED ALWAYS that the Vendors or persons claiming through or under trust for the Vendors shall have the right to enforce the stipulations contained in the Schedules hereto.

6 M. Kailas

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

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PROVIDED ALWAYS that the Parties do hereby agree to abide by the stipulations contained in the Schedule hereto

THE VENDORS COVENANTS WITH THE PURCHASER/S AS FOLLOWS:

1. That the Purchaser/s shall be entitled to quietly enter upon, hold, possess, build upon and enjoy the property hereby conveyed as absolute owner/s, without any interference or disturbance by the Vendors or their predecessors–in–title or any one claiming through or under them or any person claiming any legal title thereto:

2. That the title of the Vendors to the Property hereby conveyed is good, marketable and subsisting and that they have the power to convey the same and that there is no impediment for this sale under any law, order, decree or contract:

3. That the Vendors are the absolute owners of the Schedule `A' Property and that none else has/have any right, title, interest or share therein:

4. That the Property hereby conveyed is not subject to any encumbrances, attachments, court, tenancy or acquisition proceedings or charges of any kind:

5. That the Vendors have paid all rates, taxes, cesses and outgoings in respect of the Schedule 'A' Property upto the date of sale:

6. That the Vendors have this day delivered the copies of the original documents of title pertaining to the Schedule "A" Property to the Purchaser/s.

7. That the Vendors shall, whenever so required by the Purchaser/s, do and execute all such acts, deeds and things for more fully and perfectly assuring the title of the Purchaser/s to the property hereby conveyed.

8. That the Vendors shall keep the Purchaser/s fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Purchaser/s or the property hereby conveyed, by reason of any defect in or want of title on the part of the Vendors or their predecessors–in-title and against any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Property by the Purchaser/s.

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The registered Special Power of Attorney Holder **Mr. R.BALA SAKETH REDDY**, S/o Mr.R.Pratap Kumar Reddy {Special Power of Attorney dated 05/07/2019, registered as document No.133/2019-20, registered before the Office of the Sub-Registrar, Mahadevapura, Bangalore} is presenting, admitting execution and registering this Sale Deed before the Office of the Jurisdictional Sub-Registrar, Bangalore on behalf of **Mr.R.PRATAP KUMAR REDDY,** S/o Late Sri.R.Subbarami Reddy.

SCHEDULE A PROPERTY

All that piece and parcel of the Property bearing Present BBMP Katha No.572/1, Converted Sy.No.16/10, {converted vide conversion Certificate bearing No.BDS.ALN.(E)SR:(Kr.Ho):24/2007-08, dated 21/05/2009, issued by the Special Deputy Commissioner, Bangalore District}, situated at Basavanapura Village, K.R.Puram Hobli, Earlier Bangalore South Taluk presently Bangalore East Taluk, measuring about 2 Acres 6.08 Guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Sy.No.16/13;

West by : remaining portion Sy.No.16/10 and Road;

North by : Road and Seegehalli Village boundary;

South by : Sy.No.16/12;

SCHEDULE "B"

683.96 Sq.ft undivided right, title and interest in the immovable property mentioned in Schedule "A" above.

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SCHEDULE "C"

Description of the Residential Apartment in the project "**SAMHITA ROYAL SPLENDOR"** to be constructed by the Purchaser/s through the Developer/Builder over the Schedule "A" Property:

1. Flat Number	**: 014**
2. Floor	: **Ground Floor**
3. Type of Flat	: **Residential**
4. Accommodation details	: **Three Bedrooms, Hall, Dining and Kitchen**
5. Super built area	: **1500 Sq.feet**
6. Corresponding undivided share in land	: **683.96 Sq.feet**
7. Construction Specifications	: RCC Roofing, Vitrified Flooring
8. Additional Facility	: **One Covered Car Parking Space**

SCHEDULE 'D'

(Restrictions on the rights of the Purchaser/s)

The Purchaser/s so as to bind himself/herself/themselves, his/her/their success-in-interest, heirs, representatives and assigns with the consideration of promoting and protecting his/her/their rights and in consideration of the covenants of the Seller being binding in him/them and the owners of the other undivided interest in the Property described in the Schedule 'A' hereto agrees to be bound by the following terms and conditions;

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1. Not to use or to permit the use of the Property described in the Schedule 'A' hereto in a manner, which would diminish the utility of the common amenities to be provided in the proposed development scheme.

2. Not to use the roadways and side open space in the land described in the Schedule 'A' hereto for parking any heavy vehicles or to use them in a manner, which might cause hindrance for the free ingress or egress from other parts of the Schedule 'A' Property.

3. Not to default in the payment of any taxes or levies to be shared by the other joint owners of the property described in the Schedule 'A' hereto or the expenses to be shared by the owners of the proposed development schemes or any part thereof.

4. Not to make any arrangement for the maintenance, servicing and upkeep of the development scheme on the land described in the Schedule 'A' hereto and for ensuring the common amenities therein for the benefit of all concerned.

SCHEDULE 'E'

(Rights included in the transfer to the Purchaser/s)

1. Full right and liberty for the Purchaser/s and all persons authorised by the Purchaser/s (in common with all persons entitled, permitted or authorised to the like right) at all times by day or by night and for all purposes to go, pass and re-pass over the common areas in the proposed development scheme.

2. Full right and liberty to the persons referred to in common with all other persons with or without motor cars or other permitted vehicles at all times, day and night for all purposes to get and re-pass over the roadways and pathways in the land described in the Schedule 'A' hereto.

3. The Purchaser shall be entitled to have free and uninterrupted passage of water, Gas, Electricity to the Schedule "C" Property and waste/sewage, etc., from the Schedule "C" Property through the pipes, wires, cables, sewer lines, drains which are or may at any time hereafter, be passing in or under or through the Schedule "A" Property or other portions constructed on the Schedule "A" Property.

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4. The Purchaser shall be entitled to the subjacent lateral vertical and horizontal support of the Schedule "C" Property from the other parts of the building.

5. The Purchaser shall have the right to lay cables/wires/lines for Radio, Television, Telephone or other communication installations leading to and from the Schedule "C" Property.

6. The Purchaser shall have the right to entry and passage with or without workmen to the other parts of the building for the purpose of or in connection with repairing and maintaining the Schedule "C" Property and for repairing, cleaning, maintaining the water tanks, sewer line, drains, cables, pipes and wires leading to or from the Schedule "C" Property ensuring that minimum disturbance is caused to the Owners/Occupiers of other units.

7. The right to do all or any of the acts, aforesaid without notice in the case of any emergency.

SCHEDULE 'F'

The Purchaser in the proportion of the undivided interest hereby conveyed along with the other Purchaser in the proportion of the undivided interest held by them shall be deemed to have accepted the following expenses;

1. All rates and out goings payable in respect of the land described in the Schedule 'A' hereto.

2. The expenses of maintaining the common services in the proposed development scheme and the routine maintenance like painting, washing, cleaning, etc., and replacing any electrical and mechanical parts of machines, sanitary and electrical installations common to the building. The developers/builders shall without consequential liability carry out the above services, against payment of the sums as may be determined by the builders from time to time.

3. Should the Purchaser default payments for any common expenses, benefits or amenities, the Builders or a majority of the Purchaser while carrying out the services as contemplated above, shall have the right, to remove such common amenities from their enjoyment including water services and electricity.

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4. Provided always that the Developers/Builders shall not be liable for and the Purchaser shall be liable for the expenses of maintenance of common amenities in the property described in the Schedule 'A' hereto and the proposed development scheme from the date of communications of the Developers/Builders to the Purchaser indicating the formers' willingness to put the Purchaser or his/her/their nominee/s in possession of the property conveyed by this deed.

SCHEDULE 'G'

(THE DEVELOPERS/BUILDERS COVENANT)

The Developers/Builders hereby covenants with the Purchaser/s as follows;

1. That the developers/builders will require every person to whom they shall hereafter transfer, grant or lease any properties comprised in the property described in the Schedule-A hereto and in the proposed development scheme to covenant and to observe the conditions and observe the restrictions set forth in the scheme above.

2. That the developers/builders and the assigned or trustees claiming through or in trust for the developers/builders in respect of the development scheme or any part thereof will always respect the rights of the Purchaser mentioned in this deed and in the Schedule 'E' in particular.

3. The Developers/Builders hereafter shall faithfully follow the covenants herein contained and shall not confer on any other person or persons any right not reserved for the Purchaser herein nor shall they contract to exclude for the transferees any burden expressed to be shared by the Purchaser/s herein.

4. The Developers/Builders accept and agree that any covenant by the Developers/Builders in future if any deed or document reducing or altering the right of the Purchaser herein or imposing on the Purchaser any restrictions not found herein before shall be void.

5. The developers/builders shall handover the original title deeds to the Apartment Owners Association on the same being formed;

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The present market value of the undivided interest in land transferred herein is **Rs.53,00,000/- (Rupees Fifty Three Lakhs Only)**.

IN WITNESS WHEREOF the parties to this Deed have hereunto set and subscribed their respective signatures and seals on the day, month and year first above mentioned.

WITNESSES:

1. Prajwal
#406 nagavarapalya
Banglore

VENDORS
(represented by registered Power of Attorney Holder)

2. akash
#406 nagavarapalya
Banglore

BUILDERS/CONFIRMING PARTY

M. Kanthesh

PURCHASER

Drafted by:

R. SANTHOSH KUMAR Associates,
Advocates, Flat No.406, Motati Meadows,
Nagavarapalya Main Road, Benniganahalli,
Old Madras Road, C.V.Raman Nagar Post,
Bangalore - 560 093