

P-6169/21-22

Ex 2-5700/21-22

BNG(U)-VRT 5700/2021-22

11-12-21

ABSOLUTE SALE DEED

This **DEED OF ABSOLUTE SALE** ('Sale Deed') is made and executed on this Thirtieth day of December, Two Thousand and Twenty-One (30.12.2021) at Bangalore:

BY AND BETWEEN

(1) **SRI. YELLAPPA REDDY**, son of late Sri S.Y.Jayaram @ S.Y.Jayarama Reddy, aged about 54 years, [PAN No. ACNPY9536G], (2) **SMT.N. ARUNAKUMARI**, wife of Sri Yellappa Reddy, aged about 48 years, (3) **MS. KEERTHANA REDDY**, daughter of Sri Yellappa Reddy, aged about 24 years, all residing at, Balagere Village, Varthur Hobli, Panathur Post, Bengaluru - 560 087, (4) **M/s. SHIVAKAR INFRA PRIVATE LIMITED**, a company incorporated under the Indian Companies Act, 1956, having its registered office at #2/4, Langford Garden, Richmond Town, Bengaluru - 560 025 [PAN No: AAQCS2460R], represented by its Director, Mr. B.M Jayeshankar, hereinafter referred to as the '**VENDORS**' (which expression shall, whenever the context so admits and unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, representatives, administrators, executors and permitted assigns) of the **FIRST PART**;

AND

SRI. B.M. KARUNESH, son of late B.M. Madaiah, aged about 57 years, residing at Villa No. 46, Adarsh Palm Meadows, Off Ramagondanahalli, Varthur, Bengaluru - 560 066, hereinafter referred to as '**CONFIRMING PARTY No.1**' (which expression whenever the context so admits and unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, representatives, administrators, executors and permitted assigns) of the **SECOND PART**;

AND

For SHIVAKAR INFRA
PRIVATE LIMITED

Director

For ADARSH DEVELOPERS

MANAGING PARTNER

For SHIVAKAR INFRA
PRIVATE LIMITED

Director

Keerthana Reddy

Amma

For SOBHA LIMITED

Authorised Signatory



BNG(U)-VRT...../2021-22

Print Date & Time : 30-12-2021 06:03:36 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ (P-6169) 5700
21-22

ವರ್ತಮಾನ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 30-12-2021 ರಂದು 05:21:10 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ.
1	ನೋಂದಣಿ ಶುಲ್ಕ	408800.00
2	ಸೇವಾ ಶುಲ್ಕ	950.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	70.00
	ಒಟ್ಟು :	409820.00

ಶ್ರೀ M/S SOBHA LIMITED, Rep by its Authorised signatory, Mr.N.B.Ashok Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S SOBHA LIMITED, Rep by its Authorised signatory, Mr.N.B.Ashok Kumar			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/S SOBHA LIMITED, Rep by its Authorised signatory, Mr.N.B.Ashok Kumar . (ಬರೆಸಿಕೊಂಡವರು)			
2	M/S ಶೋಭಾ ಲಿಮಿಟೆಡ್ ಪರವಾಗಿ ಎನ್ ಬಿ ಅಶೋಕ್ ಕುಮಾರ್ . ಬಿನ್ . (ಬರೆಸಿಕೊಂಡವರು)			

ಸಹಿ ರಜಿಸ್ಟ್ರಾಂ
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕರ್ನಾಟಕ, ಬೆಂಗಳೂರು ನಗರ

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕರ್ನಾಟಕ, ಬೆಂಗಳೂರು ನಗರ

5700
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M/s. SHIVAKAR INFRA PRIVATE LIMITED, a company incorporated under the Indian Companies Act, 1956, having its registered office at #2/4, Langford Garden, Richmond Town, Bengaluru – 560 025 [PAN No: AAQCS2460R], represented by its Director, Mr. B.M Jayeshankar hereinafter referred to as '**CONFIRMING PARTY No. 2**' (which expression whenever the context so admits and unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor-in-office and permitted assigns) of the **THIRD PART**;

AND:

M/s. ADARSH DEVELOPERS a firm registered under the Partnership Act, 1932 and having its office at #2/4, Langford Garden, Richmond Town, Bengaluru – 560 025, represented by its Managing Partner, Mr. B.M Jayeshankar, hereinafter referred to as the '**CONFIRMING PARTY No.3**' (which expression whenever the context so admits and unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor-in-office and permitted assigns) of the **FOURTH PART**;

AND

M/s. SOBHA LIMITED, a company incorporated under the laws of India, having its registered office at 'SOBHA', Sarjapur-Marathahalli Outer Ring Road (ORR) Devarabeesanahalli, Bellandur Post, Bengaluru – 560 103 [PAN No:AABCS7723E], represented by its Authorised signatory, Mr.N.B.Ashok Kumar, hereinafter referred to as '**PURCHASER**' (which expression whenever the context so admits and unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor-in-office and permitted assigns) of the **FIFTH PART**;

The Vendors and the Purchaser are hereinafter collectively referred to as '**Parties**' and individually as '**Party**'. The Confirming Party No. 1, Confirming Party No. 2 and Confirming Party No.3 are hereinafter collectively referred to as the '**Confirming Parties**'.

For SHIVAKAR INFRA
PRIVATE LIMITED

Director

For ADARSH DEVELOPERS

MANAGING PARTNER

For SHIVAKAR INFRA
PRIVATE LIMITED

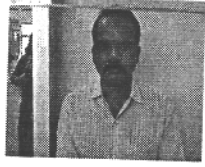
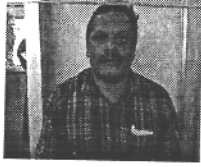
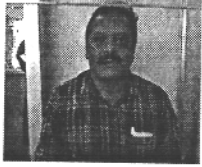
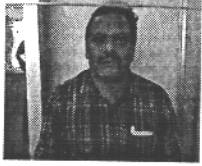
Director

For SOBHA LIMITED

Authorised Signatory

Keeuthana Reddy

Amma

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	Mr YELLAPPA REDDY, S/o late Sri S.Y.Jayaram @ S.Y.Jayarama Reddy . (ಬರೆದುಕೊಡುವವರು)			
4	Mrs N.ARUNAKUMARI, W/o Sri Yellappa Reddy . (ಬರೆದುಕೊಡುವವರು)			
5	Miss KEERTHANA REDDY, D/o Sri Yellappa Reddy . (ಬರೆದುಕೊಡುವವರು)			
	M/S SHIVAKAR INFRA PRIVATE LIMITED, Rep by its Director, Mr. B.M Jayeshankar, Rep By His SPA Holder Chikkaswamy S T(Vendor) . (ಬರೆದುಕೊಡುವವರು)			
7	Mr B.M.KARUNESH, son of late B.M.Madaiah, Rep By His SPA Holder Chikkaswamy S T (Confirming Party 1) . (ಬರೆದುಕೊಡುವವರು)			
8	M/S SHIVAKAR INFRA PRIVATE LIMITED, Rep by its Director, Mr. B.M Jayeshankar, Rep By His SPA Holder Chikkaswamy S T (Confirming Party 2) . (ಬರೆದುಕೊಡುವವರು)			
	M/S ADARSH DEVELOPERS, Rep by its Managing Partner, Mr. B.M Jayeshankar, Rep By His SPA			

ಹುಬ್ಬಳ್ಳಿ ನಗರ ಪಾಲಿಕೆ, ಹುಬ್ಬಳ್ಳಿ ನಗರ
ವಹಿವಾಟು, ಬೆಂಗಳೂರು ನಗರ

WHEREAS:

- A. All that piece and parcel of agricultural land bearing Survey No.46, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 9 Acres, there being 15 Guntas of kharab, in all measuring about 9 Acres 15 Guntas ("**Survey No.46**"), was earlier a part of the larger extent of land comprised in Survey Nos.44, 45, 46 & 47 of Panathur Village, Varthur Hobli, Bangalore East Taluk, in all measuring about 76 Acres ("**Larger Property**"), originally belonged to one Mr. M.K.Jinachandran son of Mr. Manian Kode Krishna Gowder, he having acquired the same under a Deed of Sale dated 18.02.1943 (registered as Document No.2930/1942-43, in Book 1, Volume 621, at the pages 08 to 14, in the office of the Sub-Registrar, Bangalore Taluk).
- B. Mr. M.K.Jinachandran son of Mr. Manian Kode Krishna Gowder by a Deed of Sale dated 23.04.1946 (registered as Document No.5457/1945-46, in Book 1, Volume 824, at Pages 70 to 75, in the office of the Sub-Registrar, Bangalore Taluk) conveyed the Larger Property including Survey No.46 in favour of M/s. Hoody Pilla Reddy and sons, represented by Mr. H.P.Krishna Reddy son of Mr. Hoody Pilla Reddy.
- C. Mr. Pilla Reddy son of Mr. Obala Reddy along with his son Mr. H.P.Krishna Reddy by a Deed of Sale dated 01.03.1947 (registered on 03.03.1947, as Document No.4959/1946-47, in Book 1, Volume 886, at Pages 165 to 170, in the office of the Sub-Registrar, Bangalore Taluk) conveyed the Larger Property including Survey No.46 in favour of Mr. P.N.Appanna Reddy son of Mr. Nanjappa Reddy and Mr. S.Yellappa Reddy son of Mr. Muni Reddy.
- D. Mr. P.N.Appanna Reddy and Mr. S.Yellappa Reddy effected an oral partition of their joint properties including a portion of the Larger Property that is Survey No. 46, amongst themselves during the year 1948, wherein Survey No.46 was allotted to the share of Mr. S.Yellappa Reddy.

For SHIVAKAR INFRA
PRIVATE LIMITED

Director

For ADARSH DEVELOPERS

MANAGING PARTNER

For SHIVAKAR INFRA
PRIVATE LIMITED

Director

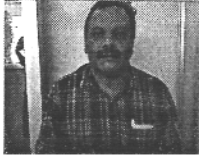
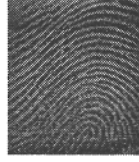
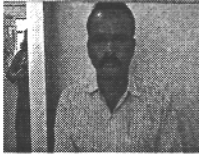
For SOBHA LIMITED

Authorised Signatory

Sreethana Reddy

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6-27

9	Holder Chikkaswamy S T (Confirming Party 3) . (ಬರೆದುಕೊಡುವವರು)			
10	Sri ಯಲ್ಲಪ್ಪ ರೆಡ್ಡಿ ಬಿನ್ ಲೀಟ್ ಎಸ್ ವೈ ಜಯರಾಮ್ (ಬರೆದುಕೊಡುವವರು)			

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್

ಹರಿಯ ಉಪನೋದಕಾಧಿಕಾರಿ
ಚರ್ಚೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ



- E. Mr. S.Yellappa Reddy died intestate leaving behind his children namely (i) Mr. S.Y.Ramachandra Reddy, (ii) Mr. S.Y.Krishna Reddy, (iii) Mr. S.Y.Ramakrishna Reddy, (iv) Mr. S.Y Jayarama Reddy, (v) Mr. Venugopal Reddy, (vi) Mrs. Rathnamma, (vii) Mrs. Jayalakshmamma, (viii) Mrs. Chandramma (ix) Mrs. Anusuyamma and (x) Mrs. Kamalamma as his only surviving legal heirs.
- F. Mr. S.Y.Ramakrishna Reddy, 3rd son of late Mr. S.Yellappa Reddy died issueless on 03.11.1967 and is survived by his wife Mrs. Sowbhagyalakshmi. Mr. S.Y.Venugopala Reddy son of late Mr.S.Yellappa Reddy also died leaving behind his legal heirs namely (i) Mrs. T.Sarojamma, (ii) Ms. Sudha, (iii) Ms. Nalini and (iv) Mr. Jagadish.
- G. Mrs. Sowbhagyalakshmi wife of late Ramakrishna Reddy released her share in the joint family properties including Survey No.46 to (i) Mr. S.Y.Ramachandra Reddy, (ii) Mr. S.Y. Krishna Reddy, (iii) Mr. S.Y.Jayaram Reddy all sons of late Mr. S.Yellappa Reddy and (iv) Mr. S.Y.Venugopal Reddy (son of late S.Yellappa Reddy), (since dead) to her legal heirs i.e., (iv.a) Sudha, (iv.b) Nalini and (iv.c) Jagadish (all minors, represented by their natural guardian and mother Mrs. T.Sarojamma) under a Deed of Release dated 26.02.1970 (registered as Document No.27/1969-70, in Book 1, Volume No.6, at the Pages 1 to 3, in office of the Sub-Registrar, Bangalore South Taluk).
- H. Mr. S.Y.Ramachandra Reddy, Mr. S.Y.Krishna Reddy, Mr. S.Y.Jayarama Reddy, Mrs. Rathnamma, Mrs.Jayalakshmamma, Mrs. Chandramma and Mrs. Anusuyamma, children of late Mr.S.Yellappa Reddy and Mrs. T.Sarojamma wife of late Mr. Venugopal Reddy (daughter-in-law of late Mr. S.Yellappa Reddy), effected a partition of their joint family properties which inter alia included Survey No.46, in the presence of Panchayatdars on 10.04.1973, wherein (i) Mrs. T.Sarojamma was allotted 1 Acre 37 Guntas, (ii) Mrs. Chandramma was allotted 20 Guntas (iii) Mrs. Rathnamma was allotted 2 Acres (iv) Mrs. Jayamma alias Jayalakshmamma was allotted 1 Acre 20 Guntas and (v) Mr. S.Y.Jayaram was allotted 3 Acres 19 Guntas in Survey No.46.

For SHIVAKAR INFRA
PRIVATE LIMITED

Director

For ADARSH DEVELOPERS

MANAGING PARTNER

For SHIVAKAR INFRA
PRIVATE LIMITED

Director

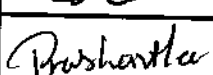
For SOBHA LIMITED

Authorised Signatory

Keeuthana Reddy

Amma

5700
FBI / 2021-22
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Srilakshmi M S No. 221, Uber Verdant, Sarjapura Main Road, Bangalore	
2	Prashanth Vittal Malya Road, Bangalore	


 ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
 ಸರ್ಕಾರಿ ಹಿರಿಯ ಪ್ರಾಥಮಿಕ ಶಾಲೆ, ಬೆಂಗಳೂರು

Designed and Developed by C-DAC, ACTS, Pune

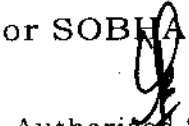
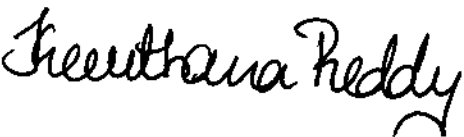
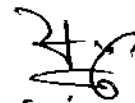


~~CONFIDENTIAL~~

- I. Thereafter, acting upon the said oral partition, khatha was sought to be transferred and accordingly on application made by them (i) Mrs. T.Sarojamma was registered as khathedar of 1 Acre 37 Guntas, (ii) Mrs. Chandramma was registered as khathedar of 20 Guntas ("**Chandramma's Portion**") (iii) Mrs. Rathnamma was registered as khathedar of 2 Acres ("**Rathnamma's Portion**") (iv) Mrs. Jayamma alias Jayalakshamma was registered as khathedar of 1 Acre 20 Guntas ("**Jayamma's Portion**") and (v) Mr. S.Y.Jayaram was registered as khathedar of 3 Acres 19 Guntas ("**S.Y.Jayaram's Portion**") respectively in the revenue records of Survey No. 46 by way of Inheritance Register Extract bearing IHC No. 4/1983-84 and each of them were in continuous possession and occupation of the portions of which they were registered as kathedars.
- J. Chandramma wife of H.G.Thimma Reddy (daughter of late S.Yellappa Reddy) died intestate on 09.10.1969, leaving behind her husband H.G.Thimma Reddy, children Kanta C.M. Reddy, T.Saroja, T.Savithri, T. Venugopal Reddy, T.Suresh and T.Indumathi as the only surviving legal heirs, who became entitled to succeed to her estates including Chandramma's Portion as per the personal laws of inheritance governing them.
- K. H.G.Thimma Reddy alias Thimmaiah son of late Gopalaiah, his children Kanta C.M. Reddy wife of C.Manohar Reddy, represented by her attorney holder T.Rajashekar Reddy, T.Saroja wife of late Venugopal Reddy, T.Savithri wife of late S.Anantharama Reddy, T. Venugopal Reddy, T.Suresh, T.Indumathi wife of P.Venkatashiva Reddy and T.Rajashekar Reddy son of P.Venkatashiva Reddy by a Deed of Sale dated 29.06.2005 (registered as Document No. BAS-1-04709/2005-06, in Book-I, stored in CD No. BASD 173, in office of the Senior Sub-Registrar, Bangalore South Taluk) sold Chandramma's Portion in Survey No.46 to M.Mallaveeraiah son of late Mallappa.
- L. M. Mallaveeraiah son of late Mallappa being absolute owner in possession of the Chandramma's portion of land measuring 20 Guntas in Survey No.46, applied for conversion of the said portion and the Special Deputy Commissioner (R), Bangalore District has converted the said portion of 20 Guntas in Survey No.46

For SHIVAKAR INFRA
PRIVATE LIMITED
DirectorFor ADARSH DEVELOPERS For SHIVAKAR INFRA
PRIVATE LIMITED
MANAGING PARTNER
Director

For SOBHA LIMITED


Authorised Signatory
Kanta C.M. Reddy
T.Saroja
T.Savithri
T.Venugopal Reddy

BNG(U)-VRT...../2021-22



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 M/S SOBHA LIMITED, Rep by its Authorised signatory, Mr.N.B.Ashok Kumar , ಇವರು
2309350.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	2104950.00	Challan No CR1221003000786899 Rs.2104950/- dated 24/Dec/2021
ಚೆಲನ್	204400.00	Challan No CR1221003000786899 Rs.204400/- dated 24/Dec/2021
ಒಟ್ಟು :	2309350.00	

ಸ್ಥಳ : ವರ್ತಮಾನ

ದಿನಾಂಕ : 30/12/2021

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಅಧಿಕಾರಿ/ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಕಚೇರಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

Designed and Developed by C- DAC Pune.

5700 / 11-27

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from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No.ALN(EVH)SR64/2008-09 dated 15.10.2008.

- M. Thereafter, Mr.M.Mallaveeraiah represented by his power of attorney B.M Karunesh by a Deed of Sale dated 06.12.2018 (registered on 31.08.2021 as Document No. VRT-1-02516/2021-22, Book-I, stored in C.D No. VRTD1015, in office of the Senior Sub-Registrar, Varthur, Bangalore Urban District) has sold Chandamma's Portion being land measuring 20 Guntas in Survey No. 46 to M/s. Shivakar Infra Private Limited, represented by its Director, Mr. B.M Jayeshankar, the Vendor No.4 herein.
- N. Mrs. Rathnamma wife of Mr. K.Narayan Reddy by a Deed of Sale dated 08.12.1988 (registered as Document No.11363/1988-89, in Book 1, Volume 3007, at the Pages 51 to 54, in the office of Sub-Registrar) conveyed 2 Acres in Survey No.46 in favour of Mr. J.Rathnakar son of Mr. S.Y.Jayaram. On an application being made for the transfer of khata, Mr. J.Rathnakar son of Mr. S.Y.Jayaram was registered as khatedar for the said extent in the revenue records, by way of Mutation Register Extract bearing MR No. 25/2000-01 and MR No. 8/2005-06 in terms of Order dated 27.07.2005 in case bearing No. RRT(1) CR 767/2005-06.
- O. Mrs. Jayamma alias Mrs. Jayalakshamma wife of late Mr. Gopalaiah by a Deed of Sale dated 06.09.2001 (registered as Document No.5620/2001-02, in Book 1, Volume 5016, at Pages 76 to 82, in the office of Sub-Registrar, Bangalore South Taluk) conveyed 1 Acre 20 Guntas in Survey No.46 in favour of Mrs. Ankamma wife of late Mr. S.Y.Jayaram alias Mr.S.Y.Jayarama Reddy. On an application being made for the transfer of khata, Mrs. Ankamma wife of late Mr. S.Y.Jayaram was registered as khatedar for the said extent in the revenue records, by way of Mutation Register Extract bearing MR No. 26/2001-02.
- P. Mr. S.Y.Jayaram alias Mr. S.Y.Jayarama Reddy and his son Mr. Srinivas Reddy both having died, they were survived by Mrs. Ankamma wife of late Mr. S.Y Jayaram, his children Mr. Rathnakar, Mr. Yellappa Reddy, Mr. J.Manjunath, Mrs. Shakunthala wife of Mr. N.Manjunath Reddy and his daughter in law Mrs.

For SHIVAKAR INFRA
PRIVATE LIMITED

Director

For ADARSH DEVELOPERS

MANAGING PARTNER

For SHIVAKAR INFRA
PRIVATE LIMITED

Director

For SOBHA LIMITED

Authorised Signatory

Shakunthala Reddy

Ankamma

6

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BNG(U)-VRT.....5700/2021-22

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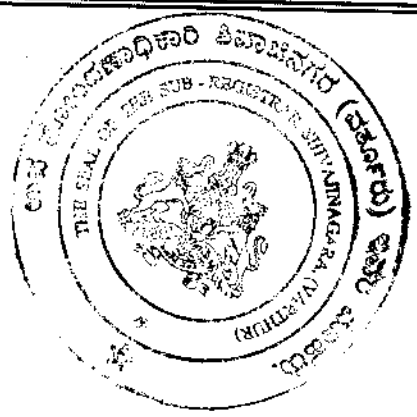
Ordered For Registration



ಶಿವಾಜಿನಗರ ಪಂಚಾಯತ್
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು



I ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ VRT-1-05700-2021-22 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ VRD1101 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 31-12-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ವರ್ತಮಾನ)

ಶಿವಾಜಿನಗರ ಪಂಚಾಯತ್
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು

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2021-22/13-17

Sunandamma widow of late Mr. Srinivas Reddy as their only surviving legal heirs and on their death, their share in 3 Acres 19 Guntas in Survey No.46 devolved upon the aforesaid legal heirs by virtue of personal law of inheritance governing them.

Q. Mrs. Ankamma wife of late Mr. S.Y.Jayaram alias Mr. S.Y.Jayarama Reddy, Mrs. Sunandamma wife of late Mr. Srinivas Reddy, Mr. Rathnakar, Mr. Yellappa Reddy, Mr. J.Manjunath all sons of late Mr. S.Y.Jayaram and Mrs. Shakunthala wife of Mr. N.Manjunath Reddy (daughter of late Mr. S.Y.Jayaram) effected a partition amongst themselves of their joint family properties including Mr. S.Y.Jayaram's Portion, Mr. Jayamma's portion and Mr. Rathnamma's portion under a Deed of Partition dated 19.09.2001 (registered on 20.09.2001, as Document No.5968/2001-02, in Book 1, Volume 5026, at Pages 170 to 188, in office of the Sub-Registrar, Bangalore South Taluk) read with Rectification Deed dated 13.11.2007 (registered as Document No.4501/2007-08, in Book 1, stored in CD No.VRTD 16, in the office of Sub-Registrar, Varthur, Bangalore Urban District), wherein Mrs. Jayamma's Portion, Mrs. Rathnamma's Portion and Mr. S.Y.Jayaram's Portion along with other lands were partitioned amongst themselves as set out in the table herein below:

Sy No.	Extent		Name of the Allottees
	A	G	
46	1	25	Mr. Rathnakar (under 'B' Schedule)
	1	30	Mr. Yellappa Reddy (under 'C' Schedule)
	2	00	Mr. Rathnakar (under 'B' Schedule)
	1	20	Mr. Yellappa Reddy (under 'C' Schedule)
Total	06	35	

R. The total extent of 6 Acres 39 Guntas in Survey No.46 i.e., the entire of Jayamma's Portion, Rathnamma's Portion and S.Y. Jayaram's Portion were originally partitioned under the Partition Deed dated 19.09.2001, which extent partitioned was subsequently reduced to 6 Acres 35 Guntas by a Rectification Deed dated 13.11.2007 and each of Rathnakar and Yellappa Reddy were allotted

For SHIVAKAR INFRA PRIVATE LIMITED

Director

For ADARSH DEVELOPERS

MANAGING PARTNER

For SHIVAKAR INFRA PRIVATE LIMITED

Director

For SOBNA LIMITED

Authorised Signatory

Keeuthana Reddy

7

2 Guntas less. The remaining portion of Survey No.46 is now part of the road to the east of Survey No.46 and that hence only the available land being 6 Acres 35 Guntas was partitioned.

- S. As per the above partition Sri Yellappa Reddy, the Vendor No.1 herein was allotted with 3 Acre 10 Guntas of land in Sy.No.46.
- T. The Vendor Nos.1 to 3 herein being desirous of disposing off Survey No. 46 for their legal necessity and other requirements had entered into an Agreement of Sale dated 11.07.2007 with Confirming Party No.1 thereby agreeing to sell the land owned by Vendor No.1 in Sy.No.46 and other properties. The Confirming Party No.1 in turn had an arrangement for procurement with the Confirming Party Nos.2 and 3 in respect of the said land.
- U. On survey/phoddi-sub-division being effected by the survey department, the Larger Property i.e., Survey No.46 measuring 9 Acres and 15 Guntas of Kharab has been divided into 6 portions i.e., Survey Nos.46/1 to 46/6; and the portion measuring 20½ Guntas including ½ gunta of A Kharab, has been assigned with new survey number 46/4 and the land measuring 3 Acres and 4.5 Guntas including 6.5 Guntas of 'A' Kharab belonging to the Vendor No.1 to 3, has been assigned with new survey numbers as 46/2 and 46/5 which are measuring 1 Acre 21½ Guntas (inclusive of 3½ Gunta of A kharab) and 1 Acre 23 Guntas (inclusive of 3 Guntas A kharab) respectively. Accordingly, the said phodi has been recorded in the revenue records by way of Mutation Register Extract bearing MR No.T1/2021-22.
- V. Thus, the Vendor No.1 herein is the absolute owner of all that agricultural land bearing Survey No.46/5 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District measuring 1 Acre 20 Guntas and 3 Guntas of 'A' Kharab ("**Survey No.46/5**") and the Vendor No.4 herein is the absolute owner of all that residentially converted land bearing Survey No.46/4 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District measuring 20 Guntas and ½ Guntas of 'A' Kharab ("**Survey No.46/4**").

For SHIVAKAR INFRA
PRIVATE LIMITED

Director

For ADARSH DEVELOPERS

MANAGING PARTNER

For SHIVAKAR INFRA
PRIVATE LIMITED

Director

For SOBHA LIMITED

Authorised Signatory

Keeuthana Reddy Anna

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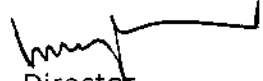
- W. The Purchaser herein being owner of the adjacent land, had approached the Confirming Parties for conveyance of portion of land measuring 10.75 Gunta including 0.50 Gunta of A Kharab in Survey No.46/5 and an extent of 11.43 sq.mtr. or 123 sq.ft being the portion of land in Survey No.46/4 to form an access to their existing neighboring properties. As mutually agreed between the parties, the Vendor Nos.1 to 3 duly consented by the Confirming Parties agreed to sell the southern portion of agricultural land measuring 10.75 Guntas in Survey No.46/5, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, which is more fully set out in the Item No.1 of schedule hereto and hereinafter referred to as the **"Item No.1 of the Schedule Property"** and the Vendor No.4 and the Confirming Parties agreed to sell the southern portion of residentially converted land measuring 11.43 sq.mtr. or 123 sq.ft in Survey No.46/4, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, which is more fully set out in the Item No.2 of schedule hereto and hereinafter referred to as the **"Item No.2 of the Schedule Property"** to the Purchaser herein. The Item No.1 of the Schedule Property is earmarked as Block No. II in the 11E sketch and the same is attached as **Annexure I** hereto and the Item No.2 of the Schedule Property is more fully delineated and marked in yellow colour in the sketch and the same is annexed as **Annexure II** hereto. The Item No.1 and Item No.2 of the Schedule Property are hereinafter collectively referred to as the **"Schedule Property"**.
- X. The Confirming Parties have agreed to join this Sale Deed to confirm the terms of this Sale Deed in consideration of payment received by them towards full and final settlement of their respective claims over the Schedule Property;
- Y. WHEREAS in compliance of terms agreed between the Parties herein, the Vendors and the Confirming Parties have come forward to register this Sale Deed in favour of the Purchaser herein with regard to the Schedule Property, wherein the Vendors and the Confirming Parties jointly making the following representations:

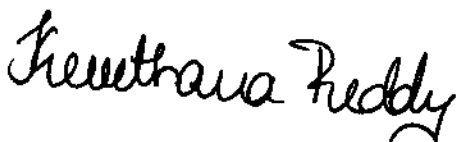
For SHIVAKAR INFRA
PRIVATE LIMITED

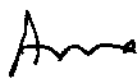
Director

For ADARSH DEVELOPERS

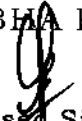
MANAGING PARTNER

For SHIVAKAR INFRA
PRIVATE LIMITED

Director







For SOBHA LIMITED

Authorized Signatory

- i) that the Vendor No.1 is the absolute owner of the Item No.1 of the Schedule Property and Vendor No.4 is the absolute owner of the Item No.2 of the Schedule Property and their respective title to the Schedule Property is good, marketable and subsisting and that no one else has any right, title, interest or share therein and that cost of good title shall be that of the Vendors and the Confirming Parties;
- ii) the Vendor No.2 and 3 herein wife and daughter of Vendor No.1 herein have also joined this Deed of Sale along with Vendor No.1 out of abundant caution and for better assurance of title though they have no right, title and interest in the Item No.1 of the Schedule Property.
- iii) the Schedule Property is free from encumbrances/charges and claims including all claims by way of sale, exchange, gift, inheritance, trust, possession, easement, lien or otherwise;
- iv) that the Vendors are in peaceful and lawful possession and personal occupation of their respective portions of the Schedule Property and no other person/s other than the Vendors have any right, title, interest or claim over Schedule Property;
- v) that the Vendors have not entered into any other agreement or arrangement for sale of the Schedule Property with anyone else except the one referred to above with the Confirming Parties and have not executed any Power of Attorney in favour of any person/s or third party/ies to deal with the Schedule Property;
- vi) that the Confirming Parties do not have any right, title or interest over the Schedule Property;
- vii) that the Schedule Property is not subject matter of any proceedings and the same is not attached or sold or sought to be sold in whole or in part in any Court or other Civil or Revenue or other proceedings and not subject to any attachment by the process of the courts or in the possession or custody by any Receiver, Judicial or Revenue Court or any officer thereof;

For SHIVAKAR INFRA
PRIVATE LIMITED
Director

For ADARSH DEVELOPERS
MANAGING PARTNER

For SHIVAKAR INFRA
PRIVATE LIMITED
Director

For SOBHA LIMITED
Authorised Signatory

Keeuthana Reddy

Anna

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- viii) that the Vendors are not restrained as on date under any statute, law or enactment or any order, verdict or judgment for the time being in force from dealing with or disposing of or parting with possession of the Schedule Property;
- ix) that there are no easements, quasi-easements, restrictive covenants or other rights or servitudes running with Schedule Property which affects the peaceful possession and enjoyment of the Schedule Property;
- x) that, as on date, the Vendors have not received any notice of acquisition or requisition from the Government or other authorities and the Schedule Property is not the subject matter of any acquisition under the provisions of any enactment and the Schedule Property is free from any or all such proceedings;
- xi) that all taxes, cesses and public dues, in respect of the Schedule Property have been paid upto date;
- xii) that the Vendors do not hold land in excess of the ceiling limit as prescribed under the Karnataka Land Reforms Act, 1961;
- xiii) that there are no tenancy claims pending in respect of the Schedule Property under the Karnataka Land Reforms Act, 1961;
- xiv) that the Schedule Property is not a granted land to persons belonging to Schedule Castes and Schedule Tribes and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone else; and
- xv) that no other person has any manner of right, title and interest therein and in case of any claims, the Vendors and the Confirming Parties (jointly and severally) will resolve / settle such claims and offer indemnity to the Purchaser herein in this regard.

For SHIVAKAR INFRA
PRIVATE LIMITED

Director

For ADARSH DEVELOPERS

MANAGING PARTNER

For SHIVAKAR INFRA
PRIVATE LIMITED

Director

For SOBHA LIMITED

Authorised Signatory

Keeuthana Reddy

- Z. Relying upon the representations of the Vendors and the Confirming Parties, the Purchaser has agreed to purchase the Item No.1 of the Schedule Property for a total sale consideration of Rs.4,03,12,500/- (Rupees Four Crore Three Lakh Twelve Thousand Five Hundred only) and Item No.2 of the Schedule Property for a total sale consideration of Rs.4,23,555/- (Rupees Four Lakh Twenty Three Thousand Five Hundred Fifty Five only) and the Vendors and the Confirming Parties have agreed for the same; and
- AA. The Parties now wish to execute this Sale Deed, to convey the Schedule Property to the Purchaser by the Vendor.

I. NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

- 1.1. That in pursuance of the foregoing the Purchaser has made payments in the following manner;
- 1.2. A sum of **Rs.4,03,12,500/- (Rupees Four Crore Three Lakh Twelve Thousand Five Hundred only)**, paid by the Purchaser as instructed by the Vendor No.1 to 3 in the following manner towards Item No.1 of the Schedule Property:

SL. No.	Payment Details	Amount	TDS Amount
1.	RTGS vide transaction No.SK/UTIBR52021091600356 896/009 to the bank account of M/s.Shivakar Infra Pvt.Ltd., Confirming Party No.2	Rs.1,48,50,000/-	Rs.1,50,000/-
2.	Cheque No.669911 dated 04.12.2021 drawn on Axis Bank, Bangalore in favour of Mr.Yellappa Reddy, the Vendor No.1	Rs.49,50,000/-	Rs. 50,000/-
3.	Cheque No.669910 dated 04.12.2021 drawn on Axis	Rs.40,00,000/-	—

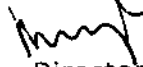
For SHIVAKAR INFRA PRIVATE LIMITED


Director

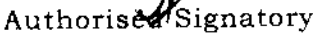
For ADARSH DEVELOPERS

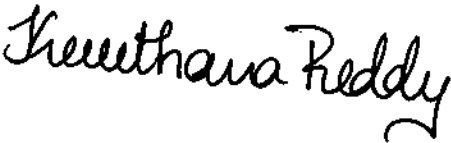

MANAGING PARTNER

For SHIVAKAR INFRA PRIVATE LIMITED


Director

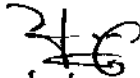
For SOBHA LIMITED


Authorised Signatory






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	Bank, Bangalore in favour of Mr.B.M. Karunesh, the Confirming Party No.1		
4.	Cheque No.669908 dated 04.12.2021 drawn on Axis Bank, Bangalore in favour of M/s. Shivakar Infra Pvt.Ltd., Confirming Party No.2	Rs.1,61,49,375/-	Rs.1,63,125/-

- 1.3. A sum of **Rs.4,23,555/- (Rupees Four Lakh Twenty Three Thousand Five Hundred Fifty Five only)**, paid by the Purchaser to the Vendor No.4 in the following manner towards Item No.2 of the Schedule Property:

SL. No.	Payment Details	Amount	TDS Amount
1	Cheque No.669905 dated 04.12.2021 drawn on Axis Bank, Bangalore in favour of M/s. Shivakar Infra Pvt.Ltd., Vendor No.4	Rs.4,19,319/-	Rs. 4,236/-

- 1.4. The Vendors hereby acknowledge the receipt of the total Sale Consideration paid in the manner as stated above. The Vendors confirm that there are no other dues whatsoever payable by the Purchaser to the Vendors as Sale Consideration or otherwise for the sale of the Schedule Property to the Purchaser. Accordingly, the Vendors hereby acquit and discharge the Purchaser of all the liability/ies in respect of payment of the total Sale Consideration towards the Schedule Property. Further, the Vendors acknowledge that they have received the Sale Consideration in full and final settlement for sale of the Schedule Property.
- 1.5. The Purchaser has deducted the amounts indicated as TDS amount in the column of the aforesaid table towards tax deduction at source as per the provisions of the Income Tax Act, 1961.

For SHIVAKAR INFRA
PRIVATE LIMITED

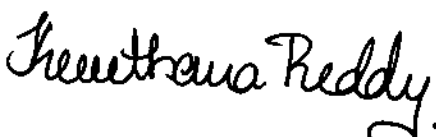

Director

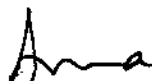
For ADARSH DEVELOPERS


MANAGING PARTNER

For SHIVAKAR INFRA
PRIVATE LIMITED

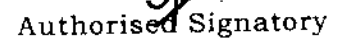

Director







For SOBHA LIMITED


Authorised Signatory

- 1.6. The Vendor Nos.1 to 3 hereby grants, transfers and conveys UNTO the Purchaser, BY WAY OF SALE, all that that piece and parcel of agricultural land being southern portion measuring 10.75 Guntas in Survey No.46/5 including 0.50 Gunta of A Kharab, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, which is more fully set out in the Item No.1 of the schedule hereto **AND** Vendor No.4 hereby grants, transfers and conveys UNTO the Purchaser, BY WAY OF SALE, all that that piece and parcel of residentially converted land being southern portion measuring 11.43 sq.mtr. or 123 sq.ft. in Survey No.46/4, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, which is more fully set out in the Item No.2 of the schedule hereto both the properties are collectively referred to as the "**SCHEDULE PROPERTY**" or the "**PROPERTY HEREBY CONVEYED**", with land, trees, plants, water courses, fences and all rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same, to the Purchasers, as the absolute owners;

The Vendors have this day delivered vacant possession of their respective Items of the Schedule Property to the Purchaser;

II. THE VENDORS AND CONFIRMING PARTIES ASSURES/WARRANTS AND COVENANTS WITH THE PURCHASER AS FOLLOWS:

- 1) That the Purchaser shall be entitled to quietly enter upon, hold, possess and enjoy the Property hereby conveyed and receive the income and profits there from, as absolute owner, without any interference or disturbance by the Vendors/ predecessors-in-title or any one claiming through or under them or any person claiming any legal title thereto;
- 2) That the Vendors herein, have good marketable and subsisting title to their respective portions of the Schedule Property and none else has any right, title, interest or share therein;
- 3) That the title of the Vendor No.1 to the Item No.1 of the Schedule Property and title of the Vendor No.4 to the Item No.2 of the Schedule Property is good, marketable and subsisting and they have the power to convey their respective portions in the Schedule Property and that there is no impediment for this sale under any law, order, decree or contract;

For SHIVAKAR INFRA
PRIVATE LIMITED


Director

For ADARSH DEVELOPERS

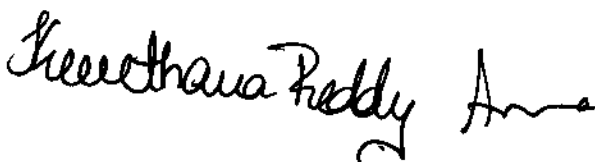

MANAGING PARTNER

For SHIVAKAR INFRA
PRIVATE LIMITED


Director

For SOBHA LIMITED


Authorised Signatory


Keesathava Reddy

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- 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 outgoing in respect of their respective items in the Schedule Property upto the date of sale;
 - 6) That the Vendors shall, whenever so required by the Purchaser, do and execute all such acts, deeds and things for more fully and perfectly assuring the title, at the cost of the Purchaser to the Property hereby conveyed;
 - 7) That the Vendors and the Confirming Parties shall keep the Purchaser fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Purchaser 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 successors against any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser;

SCHEDULE PROPERTY

Item No.1:

All that piece and parcel of agricultural land being southern portion of Survey No.46/5 of Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 10.75 Guntas inclusive of 0.50 Gunta of A Kharab (out of larger extent of 1 Acre 23 Guntas inclusive of 3 Guntas of A kharab) and bounded on;

- East by : Land in Sy.No.46/6 owned by Sobha Limited;
- West by : Land in Sy.No.47/7 owned by Sobha Limited and Sy.No.46/4 i.e., Item No.2 of the Schedule Property;
- North by : Remaining portion of land in Sy.No.46/5;
- South by : Land in Sy No. 51.

For SHIVAKAR INFRA
PRIVATE LIMITED

[Signature]
Director

For ADARSH DEVELOPERS

[Signature]
MANAGING PARTNER

For SHIVAKAR INFRA
PRIVATE LIMITED

[Signature]
Director

For SOBHA LIMITED

[Signature]
Authorised Signatory

Kanthana Reddy

[Signature]
Anna *[Signature]*

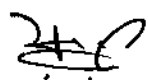
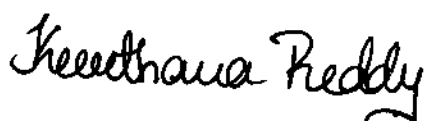
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Item No.2:

All that piece and parcel of residentially converted land being southern portion of Survey No.46/4 of Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 11.43 sq.mtr. or 123 sq.ft. land (out of larger extent of 20 Gunta) converted vide Official Memorandum bearing No.ALN(EVH)SR64/2008-09 dated 15.10.2008 and bounded on;

- East by : Land in Sy.No.46/5 i.e., Item no.1 of the Schedule Property;
- West by : Land in Sy.No.47/7 owned by Sobha Limited;
- North by : Remaining portion of land in Sy.No.46/4;
- South by : Land in Sy.No.47/7 owned by Sobha Limited and 46/5 being Item no.1 of the Schedule Property.

IN WITNESS whereof the parties have hereto signed and executed this Absolute Sale Deedon the day and year first above-written:

Vendor No.1  (Mr.YELLAPPA REDDY)	Vendor No.2  (Mrs.N.ARUNAKUMARI)
Vendor No.3  (Ms.KEERTHANA REDDY)	Vendor No.4 For M/s. Shivakar Infra Private Limited  Represented by its Director B.M Jayeshankar
Confirming Party No.1  (B.M. KARUNESH)	Confirming Party No.2 For M/s. Shivakar Infra Private Limited  Represented by its Director Name: B.M.Jayeshankar

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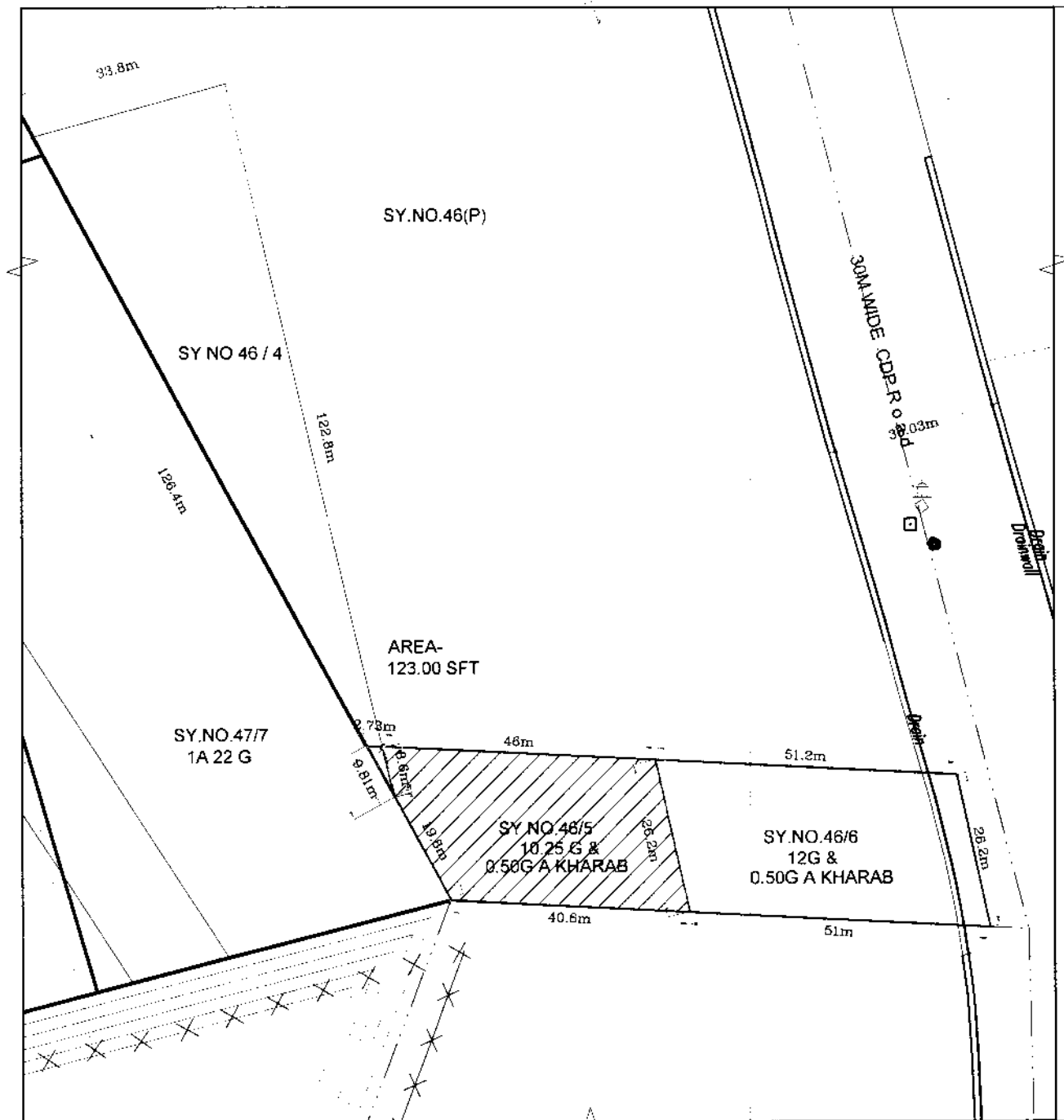
Confirming Party No.3 For M/s. Adarsh Developers <i>[Signature]</i> Represented by its Managing Partner Name: B.M.Jayeshankar	Purchaser: For M/s Sobha Limited For SOBHALIMITED <i>[Signature]</i> Authorised Signatory Name : N.B.Ashok Kumar
Witness: <i>[Signature]</i> Name: SRI LAKSHMI.M.S Address: No.221, Uber Verdaant Sargapur Main Road Bangalore -35	Witness: <i>[Signature]</i> Name: PRASHANTH Address: No. V.M. Road Bangalore-01

Drafted by:

[Signature]

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ANNEXURE - II *dk 77*



PART PLAN
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For ADARSH DEVELOPERS

[Signature]
MANAGING PARTNER

For SHIVAKAR INFRA PRIVATE LIMITED

[Signature]
Director

For SHIVAKAR INFRA PRIVATE LIMITED

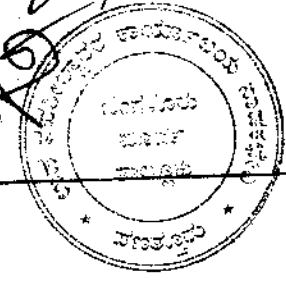
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Director

[Signature]
Keeuthava Reddy

For SOBHA LIMITED

[Signature]
Authorised Signatory

PANATHUR BANGALORE	SY.NO : 46/5 - 10.75G SY.NO : 46/4 - 123.00 SFT	NORTH 	SCALE
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ಸರ್ವೆ ನಂಬರು: 46/5

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Yogankumar 18/10/2021
ಬೆಂಗಳೂರು ಮೂಲಕ
11/10/2021

ಹಕ್ಕು ಪಡೆಯುವವರ ಸಹಿ

5700
2021-22



Page No: 1

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ತಹಶೀಲ್ದಾರ್ ರವರ ಕಛೇರಿ,

11 ಇ ನಕ್ಷೆ

ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು

ಅರ್ಜಿ ಸಂಖ್ಯೆ: 20041021515790

ಸರ್ವೆ ಸಂಖ್ಯೆ: 46/5

ನಕ್ಷೆ ಸಂಖ್ಯೆ: 20041021515790001

ಜಿಲ್ಲೆ: ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ

ತಾಲ್ಲೂಕು: ಬೆಂಗಳೂರು ಪೂರ್ವ

ಹೋಬಳಿ: ವರ್ಣಾಶಂಕರ

ಗ್ರಾಮ: ಪೂರ್ವ

ಅರ್ಜಿದಾರರ ಹೆಸರು: ಯಲ್ಲಪ್ಪ ರಸ್ತೆ

ವಸತಿ: ಕುರು

ವಿಳಾಸ: ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ, ದಿವರಹಳ್ಳಿ, 11 ಇ ನಕ್ಷೆ

ಹಕ್ಕು ಪಡೆಯುವುದು:

ಶ್ರೀಮತಿ ಬಿ.ವಿ.ಎಸ್. ವರದಾಣಿ ಎನ್.ಬಿ.ಎಸ್. ಕುಮಾರ್

11 ಇ ನಕ್ಷೆ

ಅರ್ಜಿ ಸಂಖ್ಯೆ: 20041021515790

ತಾಲ್ಲೂಕು

ಗ್ರಾಮ: ಬೆಂಗಳೂರು ನಗರ

ಹೋಬಳಿ: ವರ್ಣಾಶಂಕರ

ತಾಲ್ಲೂಕು: ಬೆಂಗಳೂರು ಪೂರ್ವ

ಜಿಲ್ಲೆ: ಬೆಂಗಳೂರು ನಗರ

ಸರ್ವೆ ಸಂಖ್ಯೆ: 46/5

ತಾಲ್ಲೂಕು

ಹೋಬಳಿ

ಗ್ರಾಮ

ಅರ್ಜಿದಾರ

ಹೆಸರು

ಯಲ್ಲಪ್ಪ

ರಸ್ತೆ

ದಿವರಹಳ್ಳಿ

ಬೆಂಗಳೂರು

ಜಿಲ್ಲೆ

ಬೆಂಗಳೂರು

ನಗರ

ಪೂರ್ವ

ತಾಲ್ಲೂಕು

ವರ್ಣಾಶಂಕರ

ಹೋಬಳಿ

ಬೆಂಗಳೂರು

ಜಿಲ್ಲೆ

ಬೆಂಗಳೂರು

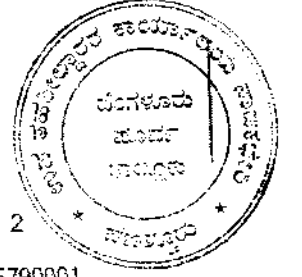
ನಗರ

ಪೂರ್ವ

ತಾಲ್ಲೂಕು

ವರ್ಣಾಶಂಕರ

ಹೋಬಳಿ



ಅರ್ಜಿ ಸಂಖ್ಯೆ: 20041021515790

ಸರ್ವೆ ಸಂಖ್ಯೆ: 46/7/5

ನಕ್ಷೆ ಸಂಖ್ಯೆ:

20041021515790001

ಜಿಲ್ಲೆ: ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ

ತಾಲ್ಲೂಕು: ಬೆಂಗಳೂರು ಪೂರ್ವ

ಹೊಬಳೆ: ವಾಸುಕು2

ಗ್ರಾಮ: ವಣತೂರು

ಅರ್ಜಿದಾರರ ಹೆಸರು: ಯಲ್ಲಪ್ಪ ರೆಡ್ಡಿ

ವಕೀಲರು: ಕಯಿ

ವಿಳಾಸ: ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ವಿದರಹಳ್ಳಿ, ಬಳಗರೆ

ಹಕ್ಕು ಪಡೆಯುವುದು:

ಬೋಟಾ ರಿಮಿಟೆಡ್ ಪರವಾಗಿ ಎನ್ ಬಿ ಅಶೋಕ್ ಕುಮಾರ್

ಬ್ಯಾಕ್ ವಿವರ

ಬ್ಯಾಕ್ ಸಂಖ್ಯೆ	ಬಹು ವಿಸ್ತೀರ್ಣ	ಖರಾಬು ವಿ ವಿಸ್ತೀರ್ಣ	ಖರಾಬು ವಿ ವಿಸ್ತೀರ್ಣ	ಸಾಕುವಳಿ ವಿಸ್ತೀರ್ಣ	ಹಕ್ಕು ಪಡೆಯುವವರ/ ಸ್ವಾಧೀನದಾರರ ಹೆಸರು	ತಂದೆಯ ಹೆಸರು/ಗಂಡನ ಹೆಸರು	ಹಕ್ಕು ಪಡೆಯುವವರ/ ಸ್ವಾಧೀನದಾರರ ವಿಸ್ತೀರ್ಣ	ಅಕಾರ
1	1-12-4 00	0-2-8 00	0-0-0 00	1-9-12.00	ಯಲ್ಲಪ್ಪ ರೆಡ್ಡಿ	ರೇಚ್ ವಿನ್ ವೈ	1-9-12 00	1.57
2	0-10-12.00	0-0-8.00	0-0-0 00	0-10-4.00	ಬೋಟಾ ರಿಮಿಟೆಡ್ ಪರವಾಗಿ ಎನ್ ಬಿ ಅಶೋಕ್ ಕುಮಾರ್	ಜಯರಾಮ್	0-10-4.00	0.32

ಚೆಕ್ಕ್ ಬಂದಿ ವಿವರ

ಬ್ಯಾಕ್ ಸಂಖ್ಯೆ	ಉತ್ತರಕ್ಕೆ	ಪೂರ್ವಕ್ಕೆ	ಪಶ್ಚಿಮಕ್ಕೆ	ವಕ್ರಿಯಕ್ಕೆ
1	ಲಾ.ಕ.ನಂ 2	ಲಾ.ಕ.ನಂ 6	ಬ್ಯಾಕ್ 2	ಲಾ.ಕ.ನಂ 4
2	ಬ್ಯಾಕ್ 1	ಲಾ.ಕ.ನಂ 6	ಲಾ.ಸ.ನಂ 51	ಲಾ.ಕ.ನಂ 4, ಲಾ.ಸ.ನಂ 47

ಬಾಬು ವಿಂಗಡಣೆ ವಿವರ

ಬ್ಯಾಕ್ ಸಂಖ್ಯೆ	ಬಾಬು ತರಹೆ	ವಿಸ್ತೀರ್ಣ	ಅಕಾರ	ನೀರಿನ ಅತ್ಯು
1	ಖುಷ್ಕಿ	1-9-12.00	1.57	ಮಳೆ
2	ಖುಷ್ಕಿ	0-10-4.00	0.32	ಮಳೆ

ಅಲತೆ ಕೆಲಸ ನಿರ್ವಹಿಸಿದವರು

(Prepared by)

YOGESH KUMAR

ಪರವಾನಗಿ ಭೂಮಾಪಕರು 07/10/2021

ಪರಿಶೀಲಿಸಿದವರು

(Checked by)

GANGADHAR

ಪರಿಶೀಲನಾ ಭೂಮಾಪಕರು

26/10/2021

ಅಂಗೀಕರಿಸಿದವರು

(Approved by)

DAVID DORESWAMY

ತದಾನಕರು 27/10/2021

ಸ್ಥಳ ಬೆಂಗಳೂರು ಪೂರ್ವ

ದಿನಾಂಕ: 29/10/2021

Valid Till: 25/04/2022

ಮೋಹನ ನಿವಾಸಕರು

Note: ಈ ನಕ್ಷೆಯನ್ನು ಮೇಲ್ಕಾಡಿಸಿದ ಸಿಬ್ಬಂದಿ/ ಅಧಿಕಾರಿಗಳು ಗಣಕ ವ್ಯವಸ್ಥೆಯಲ್ಲಿ Bio-Login ಬಳಸಿ ಅಂಗೀಕರಿಸಿದ್ದು ಭೌತಿಕ ಸಹಿ ಅನಿವಾರ್ಯ ಇರುವುದಿಲ್ಲ.

P-6169
5700

ಚಲನ್ ಚಾಲ್ತಿ ಅವಧಿ Challan Validity	ಜಿಲ್ಲೆ District	ಇಲಾಖೆ ಹೆಸರು Department Name	ಡಿಡಿಒ ಕಚೇರಿ DDO Office
7 Days	BENGALURU URBAN	DEPARTMENT OF STAMPS AND REGISTRATION	SUB REGISTRAR OFFICE, VARTHUR, BANGALORE
ವರ್ಗ Category	ದಿನಾಂಕ Date	ಚಲನ್ ಉಲ್ಲೇಖ ಸಂಖ್ಯೆ Challan Reference Number	ಡಿಡಿಒ ಕೋಡ್ DDO Code
Government	24/12/2021	CR1221003000786899	116120
ಸಂದಾಯದಾರನ ಹೆಸರು Remitter Name	Sobha Ltd		ಮೊಬೈಲ್ ಸಂಖ್ಯೆ Mobile Number
			7349700489
ಇ-ಮೇಲ್ ಐಡಿ Email Id	---	ವಿಳಾಸ Address	bangalore
ಉದ್ದೇಶ Purpose	ಲೆಕ್ಕ ಶೀರ್ಷಿಕೆ Head Of Account	ಉದ್ದೇಶ ನಿರ್ದಿಷ್ಟ ಐಡಿ Purpose Specific Id	ಉಪ ಉದ್ದೇಶ ಹೆಸರು Sub Purpose Name
			ಮೊತ್ತ Amount
DUTY (STAMP DUTY)	0030~02~103~0~01~000	NA	Sale/Conveyance [Article No. 20 (1)]
2104950.00			
CESS ON STAMPS	0030~02~102~0~03~000	NA	Fees for Registering Documents
204400.00			
FEES	0030~03~104~0~01~000	NA	Fees for Registering Documents
408800.00			
FEES FOR SUPPLY OF REGISTERED DOCUMENTS	0030~03~800~0~02~000	Document number-25	Scanning Fees
950.00			
DUTY (STAMP DUTY)	0030~02~103~0~01~000	NA	Affidavit [Article No. 4]
40.00			
ಸಂದಾಯ ಮಾಡುವ ಬ್ಯಾಂಕ್ Remittance Bank	IDBI Bank	ಒಟ್ಟು ಮೊತ್ತ Grand Total	2719140.00
ಪಾವತಿ ಹಂತ Payment Status	Payment received at payment gateway	ಒಟ್ಟು ಮೊತ್ತ ಅಕ್ಷರಗಳಲ್ಲಿ Total Amount in Words	Twenty Seven Lakh Nineteen Thousand One Hundred Forty only
ಪಾವತಿ ವಿವರಗಳು \ Payment Details			
ಪಾವತಿ ವಿಧ Payment Mode		Netbanking	

* ನಿಮ್ಮ ವಹಿವಾಟನ್ನು ಸಂಸ್ಕರಿಸಲಾಗಿದೆ. ಮುಂದಿನ ಉಲ್ಲೇಖಕ್ಕಾಗಿ ದಯವಿಟ್ಟು ವಹಿವಾಟಿನ ಸಂಖ್ಯೆಯನ್ನು ಬರೆದಿಟ್ಟುಕೊಳ್ಳಿ. ವಹಿವಾಟು ಸಂಖ್ಯೆ



6169
5200
2-11



ಚಲನ್ ಜಾರಿ ಅವಧಿ Challan Validity	ಜಿಲ್ಲೆ District	ಇಲಾಖೆ ಹೆಸರು Department Name	ಡಿಡಿ ಕಛೇರಿ DDO Office
7 Days	BENGALURU URBAN	DEPARTMENT OF STAMPS AND REGISTRATION	SUB REGISTRAR OFFICE, VARTHUR, BANGALORE
ವರ್ಗ Category	ದಿನಾಂಕ Date	ಚಲನ್ ಉಲ್ಲೇಖ ಸಂಖ್ಯೆ Challan Reference Number	ಡಿಡಿ ಕೋಡ್ DDO Code
Government	24/12/2021	CR1221002900803793	116120
ಸಂದಾಯದಾರನ ಹೆಸರು Remitter Name	SOBHA LIMITED		ಮೊಬೈಲ್ ಸಂಖ್ಯೆ Mobile Number
9845521875			
ಇ-ಮೇಲ್ ಐಡಿ Email Id	---	ವಿಳಾಸ Address	Bangalore
ಉದ್ದೇಶ Purpose	ಲೆಕ್ಕ ಶೀರ್ಷಿಕೆ Head Of Account	ಉದ್ದೇಶ ನಿರ್ದಿಷ್ಟ ಐಡಿ Purpose Specific Id	ಉಪ ಉದ್ದೇಶ ಹೆಸರು Sub Purpose Name
ಮೊತ್ತ Amount			
MUTATION FEES & OTHER RECEIPTS UNDER THE RECORD OF RIGHTS SCHEME	0029~00~106~0~03~000	NA	NA
70.00			
ಒಟ್ಟು ಮೊತ್ತ Grand Total	70.00		
ಪಾವತಿ ಹಂತ Payment Status	Payment received at payment gateway	ಒಟ್ಟು ಮೊತ್ತ ಅಕ್ಷರಗಳಲ್ಲಿ Total Amount in Words	Seventy only
ಪಾವತಿ ವಿವರಗಳು \ Payment Details			
ಪಾವತಿ ವಿಧ Payment Mode		Debit Card/Credit Card	

ಚಲನ್ ಅನ್ನು ಹುಡುಕು \ Search Challan

ಚಲನ್ ಅನ್ನು ಹುಡುಕು \ Search Challan

ಚಲನ್ ಉಲ್ಲೇಖ ಸಂಖ್ಯೆ
Challan Reference No. CR1221002900803793

OR

ಬ್ಯಾಂಕ್ ಉಲ್ಲೇಖ ಸಂಖ್ಯೆ
Bank Reference Number

Type the Captcha shown

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ಚಲನ್ ಉಲ್ಲೇಖ ಸಂಖ್ಯೆ Challan Reference No.	ಪಾವತಿ ಹಂತ Payment Status	ಬ್ಯಾಂಕ್ ಹೆಸರು Bank Name	ಚಲನ್ ಸಂಖ್ಯೆ Challan Number	ಸಂದಾಯದಾರನ ಹೆಸರು Name of the Remitter	ಚಲನ್ ದಿನಾಂಕ Challan Date	ಮೊತ್ತ Amount
CR1221002900803793	Success	State Bank of India e Pay	--NA--	SOBHA	24/12/2021	70.00



ಪ್ರಮಾಣ ಪತ್ರ
ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಅಧಿನಿಯಮ 1957ರ ಕಲಂ 10ರ ಪ್ರಕಾರ

Flat No.107, RGF Apartments, Kudlu, Haralur Main Road, Bengaluru Urban ವಾಸವಾಗಿರುವ
ಶ್ರೀ/ಶ್ರೀಮತಿ Sunitha Himamshu (VRT-CC-A-962952-2021-22 / IGR-CC-C-182435-2021-22)
ಎಂಬುವವರು ಸರಿಯಾದ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾದ ರೂ: 10 ಗಳನ್ನು, IG0122003075576875 ರಸೀದಿ ನಂಬರ್ ಪ್ರಕಾರ,
ದಿನಾಂಕ: 04/01/2022 ರಂದು ಇ-ಪೇಮೆಂಟ್ ರೂಪದಲ್ಲಿ ಪಾವತಿ ಮಾಡಿರುತ್ತಾರೆ ಎಂದು ಈ ಮೂಲಕ ದೃಢೀಕರಿಸಲಾಗಿದೆ

ದಿನಾಂಕ: 05/01/2022

ಸ್ಥಳ: Varthur

ನಕಲು ತಯಾರಿಸಿದವರು:

Digitally signed by KIRANAKUMAR RUDRAMUNI
Date: 2022.01.05 18:45:58 +05:30
Designation: SDA Varthur
Reason: Certified Copy
Location: Varthur-SRO



ನಕಲು ಹೋಲಿಸಿದವರು:

Digitally signed by KIRANAKUMAR RUDRAMUNI
Date: 2022.01.06 07:58:43 +05:30
Designation: FDA Varthur
Reason: Certified Copy
Location: Varthur-SRO



ಉಪನೋಂದಣಾಧಿಕಾರಿ: Varthur

Digitally signed by SATISHA D P
Date: 2022.01.06 16:03:37 +05:30
Designation: SR Varthur
Reason: Certified Copy
Location: Varthur-SRO

