Book I - 534 | 2019-20

19-20ನೇ ಸಾಲಿನ 1ನೇ ಪು.ದ.ಸಂ.534ರ
ಒಟ್ಟು 15 ಹಾಳೆಯಲ್ಲಿ 1 ನೇ ಹಾಳೆ

Govt. Valuation : Rs. 2,02,00,000 /-

Consideration : Rs. 2,02,00,000 /-

SALE DEED

OF INDUSTRIALLY UNDEVELOPED CONVERTED LAND

THIS SALE DEED is made and entered into on this 26th Day of April 2019

BETWEEN

Smt. S. T. Latha W/o Ravi G., Aged :- 47 Years, Occ. Housewife PAN- **AHOPL8722B**

(which expression shall unless it be repugnant to the context or meaning thereof mean and include her legal heir's, executors and administrators and permitted assigns), hereinafter for the sake of brevity is referred to as the "**/ Land Owner/ Vendor**", of the **ONE PART;**

1) **Mr. Govindareddy Ravi S/o. Govinda Reddy G** Aged :- 61 Years, Occ.- Agri. & business, PAN- **ABXPR5182N**

2) **Ms. Anusha G. D/o Ravi G.,** Aged :- 25 Years, Occ. Student, PAN- **BUHPA4681D**

(which expression shall unless it be repugnant to the context or meaning thereof mean and include their legal heir's, executors and administrators and permitted assigns), hereinafter for the sake of brevity is referred to as the **"CONSENTING PARTY "**, of the **SECOND PART;**

A N D

UNISON ENVIRO PRIVATE LTD., a Company duly incorporated under the Companies Act, 1956 and having its registered office at 807,8th floor, The Capital, Plot no. C-70 "G" Block, Bandra Kurla

ST Latha G. Ravi

19-20ನೇ ಸಾಲಿನ 1ನೇ ಪು.ದ.ಸಂ 534 .01
ಸಂಪುಟ 15 ಹಾಳೆಯಲ್ಲಿ ... 8 ... ನೇ ಹಾಳೆ

Print Date & Time : 26-04-2019 02:05:53 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 534

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಚಿತ್ರದುರ್ಗ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-04-2019 ರಂದು 01:19:22 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	202000.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	980.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	203020.00

ಶ್ರೀ VINAYAK SURESH KAGAWADE ASST. HR AND ADMIN.UNISON ENVIRO PRIVATE LTD,BANDRA KURLA COMPLEX BANDRA (E) MUMBAI. ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ VINAYAK SURESH KAGAWADE ASST. HR AND ADMIN.UNISON ENVIRO PRIVATE LTD,BANDRA KURLA COMPLEX BANDRA (E) MUMBAI.			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಚಿತ್ರದುರ್ಗ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	VINAYAK SURESH KAGAWADE ASST. HR AND ADMIN.UNISON ENVIRO PRIVATE LTD . BANDRA KURLA COMPLEX BANDRA (E) MUMBAI. (ಬರೆಸಿಕೊಂಡವರು)			
2	ಶ್ರೀಮತಿ ಎಸ್.ಟಿ.ಲತಾ ಕೋ ಜಿ.ರವಿ Alienated (ಬರೆದುಕೊಡುವವರು)			ST Latha

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಚಿತ್ರದುರ್ಗ

19-20ನೇ ಸಾಲಿನ 1ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂ 534ರ
ಒಟ್ಟು 15 ಹಾಳೆಯಲ್ಲಿ 3ನೇ ಹಾಳೆ

Complex, Bandra(E) Mumbai-400051 through the hands of its Authorised Signatory, **Mr. Vinayak Suresh Kagawade, Age- 32, Occu.- Service** hereinafter referred to as "**the Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to include its successor or successors and assigns)........

.... the Party of the THIRD PART.

AND WHEREAS The Vendor is absolutely seized, possessed off or otherwise well and sufficiently entitled to a land bearing Re. Sy. No. 92/7B 1 being situated at Village Guddadarangavvanahlli, Taluka & Dist. Chitradurga, Karnataka

(more particularly described in **Schedule - I** and herein after referred to as **Said Property** along with the plan annexed hereto and forming integral part of this Deed with marked boundaries and attached herewith as **Annexure "I"**);

AND WHEREAS The said Property is registered in the name of The Land Owner/ Vendor on pahani / property card, no other person/ persons have any legal right, share, title or interest in the Said Property. Hence the Land Owner/Vendor is absolute owner of the Said Property and holding clear and marketable encumbrance free title of Said Property (Detail title report is given by Adv. J. N. Vasantha Kumar is attached herewith as **Annexure "II")**

AND WHEREAS, Vendor has purchased an area admeasuring 2 acres 38 guntas out of land 3 acres 14 guntas in Re.Sy.no. 92/7B 1 of Guddada Rangavvanathalli, Dist. Chitradurga, from Shri. K.N. Anantha Reddy , by registered sale deed dtd. 31/08/2002 which is duly registered in the office of Sub Registrar, Chitradurga Taluka, Chitradurga. Hence Sy. No. 92/7B 1 admeasuring 2 acres 38 guntans

2

19-20 ನೇ ಸಾಲಿನ 1ನೇ ಪು.ದ.ಸಂ 534 ರ

ಪು. 15 ಹಾಳೆಯಲ್ಲಿ 4 ನೇ ಹಾಳೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	G.RAVI S/O GOVINDAREDDY . (ಬರೆದುಕೊಡುವವರು)			
4	ANUSHA G. D/O RAVI.G. . (ಬರೆದುಕೊಡುವವರು)			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಚಿತ್ರದುರ್ಗ

19-20ರ ಸಾಲಿನ 1ನೇ ಪು.ದ.ಸಂ. 534ರ
ಪುಸ್ತಕ 15 ಹಾಳೆಯಲ್ಲಿ 5 ನೇ ಹಾಳೆ 6

which is phoded as 92/7B 1 & name of Smt. Latha is entered as the person in possession and enjoyment of this Said Property.

AND WHEREAS, Deputy Commissioner, Chitradurga Distrct has given permission to convert 2 acres of land into non agricultural purpose i.e. for industrial purpose by virtue of the order passed by him in ALNCR3/2003-04 dated 10/06/2003. Thus the vendor/Property owner has got 2 acres of land property converted into Non agricultural use. The same has been renewed with order number: ALNCR3/2003-04 Dated. 25-08-2018

AND WHEREAS, The purchaser is in need of the land/property for its industrial/Gas Distribution activities, Gas station and they are in search of land in the vicinity village Guddadarangavvanahlli, hence the purchaser approach to Property Owner/Vendor, after discussion and negotiation the Property Owner/ Vendor, with the consent of consenting party has decided to sell and dispose of the Said Property to the Purchaser and the Purchaser after due negotiations offered the consideration to the vendor and the purchaser have agreed to purchase Property bearing Re. Sy. No. 92/7B 1 admeasuring 2 acres 00 Gunthas of Guddada Rangavvanathalli, Dist. Chitradurga, situated at Village Guddadarangavvanahlli, Taluka & Dist. Chitradurga, which is more specifically described in the **Schedule - I**

AND WHEREAS during the negotiation the Land Owner/Vendor has assured as below and have represented to the purchaser that;

1. Land Owner /Vendor is well seized and possessed of the Said Property and Land Owner / Vendor is entitled to deal with and dispose off the same and part thereof;

ST Latha

G. Ravi

19-20ನೇ ಸಾಲಿನ 1ನೇ ಪು.ದ.ಸಂ. 534ರ

ಗುರುತಿಸುವವರು

ಒಟ್ಟು 15 ಹಾಳೆಯಲ್ಲಿ 6 ನೇ ಹಾಳೆ 6

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	T.Sathyanarayana S/o S.T.Thimmareddy B.L.Gowda Layout,Chitradurga	
2	Arunkumar S/o Rudranalli Nittuvalli,Davanagere.	

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಚಿತ್ರದುರ್ಗ

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ CDG-1-00534-2019-20 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ CDGD300 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 26-04-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಚಿತ್ರದುರ್ಗ)

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಚಿತ್ರದುರ್ಗ

The Seal Of The Sub-Registrar
Chitradurga ಚಿತ್ರದುರ್ಗ

Designed and Developed by C-DAC, ACTS, Pune

19-20ನೇ ಸಾಲಿನ ನಿಸ ಪು.ಸಂ. 534/01
ಒಟ್ಟು 15 ಹಾಳೆಯಲ್ಲಿ 7 ನೇ ಹಾಳೆ

2. That there are no suits or other proceedings and/or lispendense or other notices pending in respect of the Said Property or any part thereof.

3. That there are no attachments either before or after the judgment levied and/or pending in respect of the Said Property or any part thereof;

4. That no person/s are having any easementary rights or right in the nature of easemenary rights in or upon the Said Property and on the Said Property ;

5. That the Said Property and every part thereof is free from all encumbrances, charges, equities and demands and the title of the Land Owner /Vendor to the Said Property and every part thereof is clear and marketable.

6. That there are no income Tax or other Court Proceedings pending or any attachment levied or any prohibiting order issued by the Income Tax authorities or any other authorities in respect of the Said Property or any part thereof.

7. Land Owner /Vendor is not restrained either under the Income Tax Act, Gift Tax Act, Wealth Tax Act or under any other statute or law for the time being in force or court proceedings from dealing with or dispossessing of the Said Property or any part thereof to any person or party;

8. On execution of this Deed the Purchaser shall be entitled to deal with the Said Property or any part thereof as per their wish and shall use the same to their use and benefits;

S T Latha

19-20ನೇ ಸಾಲಿನ 1ನೇ ಪು.ದ.ಸಂ 534 ರ
ಪಟ್ಟಿ 15 ಹಾಳೆಯಲ್ಲಿ 8 ನೇ ಹಾಳೆ 6

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 VINAYAK SURESH KAGAWADE ASST. HR AND ADMIN.UNISON ENVIRO PRIVATE LTD,BANDRA KURLA COMPLEX BANDRA (E) MUMBAI. , ಇವರು 1141340.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	101000.00	DD No 250861 Rs.101000/- dated 26/Apr/2019 drawn on BANK OF BARODA,CHITRADURGA, KARNATAKA.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	30300.00	DD No 250860 Rs.30300/- dated 26/Apr/2019 drawn on BANK OF BARODA,CHITRADURGA, KARNATAKA.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	500000.00	DD No 250863 Rs.500000/- dated 26/Apr/2019 drawn on BANK OF BARODA,CHITRADURGA, KARNATAKA.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	510040.00	DD No 250864 Rs.510040/- dated 26/Apr/2019 drawn on BANK OF BARODA,CHITRADURGA, KARNATAKA.
ಒಟ್ಟು :	1141340.00	

ಸ್ಥಳ : ಚಿತ್ರದುರ್ಗ

ದಿನಾಂಕ : 26/04/2019

ಅಧಿಕಾರಿ
(ಚಿತ್ರದುರ್ಗ)
ಚಿತ್ರದುರ್ಗ

Designed and Developed by C- DAC ,ACTS Pune.

9. On execution of this Deed and the Purchaser are entitled to sell, transfer and convey the Said Property or any part thereof to prospective purchasers for such consideration as the Purchaser deems fit and proper;

10. Land Owner /Vendor hereby state, declare and confirm that they have paid to the concern Govt., semi-Govt. authorities all the outgoings, taxes levies and duties in respect of the Said Property and shall continue to do so till the date of mutation in the revenue records;

11. There are no boundary disputes with the occupants of the adjacent plot of Property or any statutory body or authorities in respect of the Said Property or any part thereof.

12. Land Owner / Vendor shall execute or caused to be executed, all such documents and papers required for the purpose of assuring, transferring the Said Property or any part thereof in favour of the Purchaser, in the records of rights.

13. Land Owner /Vendor hereby state, declare for themselves and the persons claiming under them that they shall and will from time to time Indemnify and keep indemnified the Purchaser and the persons claiming under them against all encumbrances, charges, equities and demands raised in respect of Said Property or any part thereof;

14. Land Owner / Vendor have not entered into any agreement or writing with any person or party for sale of the Said Property;

15. Relying upon the correctness and truth of the above declarations the Purchaser have agreed to execute this

S T Latha
G. Ravi

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15 ... 10 ... 6

conveyance and pay to the Land Owner /Vendor the consideration amount for the purchase of the above Said Property.

AND WHEREAS the Purchaser herein being desirous of purchasing the Said Property have agreed to Purchase the Said Land for the total consideration of Rs. 2,02,00,000 /- (Rupees Two crores two lakhs Only); The parties hereto state, declare and confirm that the said consideration in respect of the Said Property is fair, reasonable and as per prevailing market rate;

AND WHEREAS the Land Owner /Vendor having received the entire amount of consideration i.e. Rs. 2,02,00,000 /- (Rupees Two Crore Two Lakhs Only); for the sale of the Said Property, have put the Purchaser into the actual, vacant, peaceful and physical possession of the Said Property, without any reservation and/or proviso and has also handed over to the Purchaser all the Copy of the Title Deeds, Survey Plans, Receipts etc.;

AND WHEREAS the parties hereto as such having completed and concluded their transaction for Sale of the Said Property in favour of the Purchaser, the Owner are executing this Sale Deed / Deed of Conveyance of the Said Property unto and to and in favour of the Purchaser as follow.

NOW THEREFORE, THIS INDENTURE WITNESSETH THAT, in pursuance of total consideration of Rs. 2,02,00,000 /- (Rupees Two Crore Two lakhs Only); paid by the Purchaser to the Owner, in the manner more particularly described in the Receipt hereunder written, being the full and final payment of the consideration of the Said Property to the Owner, the payment and receipt whereof the Owner doth hereby admits and acknowledges and every part whereof the

S T Lutha

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19-20 ... 534 ...
... 11 ... 6

Owner admit as having received, THAT the Vendor/ Owner, doth hereby sell, grant, transfer, convey, assure UNTO THE PURCHASER, the Said Property more particularly described in the **Schedule I** hereunder, TOGETHER WITH all yards, access road, sewers, fences tress, drains, way paths, passages, common gullies, water, watercourses, lights, liberties, right privileges easements and appurtenances whatsoever to the Said Property hereditaments and premises or any part thereof belonging or in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto. And all the estate right title interest property claim and demand whatsoever at law and in equity of them the Vendor/Owner of in and the to the Said Property hereditaments and premises and every part thereof and also together with a right of way from the existing public road to the Said Property over and across lands lying between the Said Property and together with all other easementary rights of the Owner in respect of the Said Property, free from all encumbrances, charges, equities etc. TO HAVE AND TO HOLD all and singular the Said Property or any part thereof hereby release, granted, convey and transferred and assured or intended or expressed so to be, with them and every of their rights, members and appurtenance UNTO AND TO THE USE and benefit of the Purchaser, forever, SUBJECT TO payment of all rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or any other local or public body or authority in respect thereof AND the Owner doth hereby for themselves and their heirs, executors and administrators, convenants with the Purchaser NOTWITHSTANDING any act, deed, matter or thing whatsoever by the Owner or any person or persons lawfully or equitably claiming by, from, through or under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary, the Owner, now hath in themselves good right, full power and absolute authority to grant, release, convey, transfer and assure the Said Property hereby released, granted conveyed, transferred and assured and intended so to

19-20 ನೇ ಸಾಲಿನ 1ನೇ ಪು.ದ.ಸಂ. 534
ಪುಟ 15 ಹಾಳೆಯಲ್ಲಿ 12 ನೇ ಹಾಳೆ 6

be unto and to the use of the Purchaser in the manner aforesaid AND THAT it shall be lawful for the Purchaser, from time to time, and at all times, hereafter peacefully and quietly to hold, enter upon, occupy, posses and enjoy the Said Property hereby granted, conveyed, transferred and assured together with appurtenances thereto and to receive the rents, issues and profits thereof and every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim demand whatsoever from or by the Owner or their heirs, executors, administrators or any other person or persons claiming by, from, under or in trust for her or any of their persons, AND THAT free, divided and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Owner well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charges and encumbrances whatsoever either already or hereafter and made, executed, occasioned or suffered by the Owner or by any other person lawfully or equitably claiming or to claim by, from under or in trust for them AND FURTHER that the Owner and all person having or lawfully or equitably claiming any estate, right, title or interest in law or in equity in the Said Property hereby granted, conveyed, divided, transferred and assured or any part thereof, by, from, under or in trust from the Owner, their heirs, executors, administrations shall and will from time to time and at all times, hereinafter at the request and cost of the Purchaser, do, execute all such further and other lawful and reasonable acts, deeds, matters, things, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting unto and assuring the Said Property hereby granted unto and to the use of the Purchaser in the manner aforesaid, their heirs, and assigns or their counsel in law for assuring the Said Property and every part thereof, hereby granted, conveyed, transferred and assured unto and to the use of the Purchaser in the manner aforesaid absolutely and forever. And the Owner doth hereby covenant with the Purchaser that, they the Owner

S T Latha

 G. Ravi

19-22ನೇ ಹಾಳೆಗಳ 1ನೇ ಪು.ದ.ಸಂ.53ರಲ್ಲಿ
ಪುಸ್ತಕ 15ಸಂಪುಟ 13ನೇ ಹಾಳೆ 6

hath not done omitted or knowingly or willingly suffered or been party or privy to any act deed or thing whereby they are prevented from granting and conveying the Said Property in the manner aforesaid or whereby any part thereof is can or may be charged incumbered or prejudicially affected in estate title or otherwise howsoever;

The Purchaser henceforth shall pay all taxes, outgoings, levies and duties to all concerned Government and Semi-Government Authorities including local authorities only in respect of their share in the Said Property and the Owner shall not be liable for the payment of the same but however the owner shall pay the taxes, levies and duties in respect of the remaining part of the Said Larger Property;

All expenses, charges, stamp duty, registration duty, legal charges etc. in respect of this Sale Deed, in respect of the Said Property shall be borne and paid by the Purchaser alone.

SCHEDULE - I

DESCRIPTION OF THE LAND

All the piece and parcel of the undeveloped converted land for industrial purpose bearing Re. Sy. No. 92/7B1 having Khata No. 1076 of the Guddada Rangavanahalli, Kasaba Hobli, Chitradurga Taluka 2 Acres 00 Gunthas undeveloped industrial land with conversion order No. ALN.CR 3/2003-04 dated 25.08.2018 is bounded as under :-

On or Towards East : Gonur Road

On Or Towards West : National High way no. 13 remaining portion of the land

On or Towards North : Gonur Road & Basavershwara rice mill On or Towards South : Remaining portion of the land inclusive of its boundaries alongwith all rights and all other hereditaments attached hereto.

ST Latha

Vanaja G. Ravi Anuba G

19-20ನೇ ಸಾಲಿನ 1ನೇ ಪು.ದ.ಸಂ. 534ರ
ಸಿಡಿ 15 ಹಾಳೆಯಲ್ಲಿ 14 ನೇ ಹಾಳೆ

all other hereditaments attached hereto.

Hereinabove referred to "Said Property".

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this Deed on the day and year first mentioned hereinabove.

SIGNED AND DELIVERED)
By the within named)
LAND OWNER/ VENDOR)
Smt. S. T. Latha w/o Shri. Ravi G.)

SIGNED AND DELIVERED)
By the within named)
CONSENTING PARTY)
1. **Mr. Govindareddy Ravi**)
S/o. Govinda reddy G.

2. **Ms. Anusha G D/o G Ravi**)

SIGN, SEALED AND DELIVERED)
By the within named **PURCHASER**)
UNISON ENVIRO PRIVATE LTD.)
through its authorised signatory)
Mr. Vinayak Suresh Kagawade)

In the presence of Witnesses:

1. ____________ 2. ____________

19-20ನೇ ಸಾಲಿನ ಶೀ ಪುಸ್ತಕದ ಸಂ. 534ರ ಪುಟ 15 ಸಂಖ್ಯೆ 15 ನೇ ಹಾಳೆ 6

RECEIPT

RECEIVED of and from withinnamed PURCHASER a sum of Rs. 2,02,00,000/- (Rupees Two crores Two lakhs Only); being the full and final payment of consideration, as contemplated in this Sale Deed in the following manners:-

Sr. No.	Rupees	Particulars
1	1,99,98,000/-	Rupees One Crores Ninety-nine lakhs Ninety-Eight thousand only paid by purchaser by RTGS No. SBINR52019042600028230 of State Bank of India Ltd Dtd 26-04-2019
2	2,02,000/-	Rupees. Two lakh Two Thousand only deducted for TDS as per rules of Income Tax Act.
Total	**2,02,00,000/-**	**(Rupees Two crores two lakhs Only);**

We Say Received

Rs. 2,02,00,000/- (Rupees Two Crores Two Lakhs Only);

S T Latha

G. Ravi

Anitha G.

Vendor

In presence of witness :

1. T. Sathyanarayana

2. Arun Kumar. R.

Drafted by:

(P.R. Chandrashekharappa)
D.L. No: 21/11-12, Chitradurga

3C90BABC0D8

ರೆಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್ , ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (RTC) ಫಾರಂ ನಂ.೧೬

Print Page No: 1/1
Valid from 30/10/2003 19:03:00 To Till Date

ಗ್ರಾಮ ನಮೂನೆ 2
ತಾಲ್ಲೂಕು ಮೊಹರು

ತಾಲ್ಲೂಕು : ಚಿತ್ರದುರ್ಗ | ಹೋಬಳಿ : ಕಸಬಾ | ಗ್ರಾಮ : ಗುಡ್ಡದರಂಗವ್ವನಹಳ್ಳಿ | ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೆ ನಂಬರ್	3. ಹಿಡುವಳಿ	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
92 *	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	2.38.00.00	(ಅ) ಭೂ ಕಂದಾಯ	1.03
	ಪೋಟ್ ಖರಾಬ್ (ಅ)	0.00.00.00	(ಬ) ಜೋಡಿ	0.00
	ಪೋಟ್ ಖರಾಬ್ (ಬ)	0.00.00.00	(ಕ) ಸೆಸ್ಸುಗಳು	0.00
	ಉಳಿದದ್ದು	2.38.00.00	(ಡ) ನೀರಿನ ದರ	0.00
2. ಹಿಸ್ಸಾ 7B1			ಒಟ್ಟು	1.03

5. ಮಣ್ಣಿನ ನಮೂನೆ	7. ಮರಗಳ ಸಂಖ್ಯೆ		8.ಹಿಡುವಳಿದಾರರು ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿಸ್ತೀರ್ಣ					
	ಹೆಸರು	ಸಂಖ್ಯೆ	ಕ್ರ. ಸ.	ನೀರಾವರಿ ಮೂಲ	ಮುಂಗಾರು	ಹಿಂಗಾರು	ಬಾಗಾಯ್ತು	ಒಟ್ಟು
ಕೆಂಪು								
6. ಪಟ್ಟಾ: ಸರ್ಕಾರಿ								

9. ಕಟ್ಟೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಖಾತೆ ನಂ.	10. ಕಟ್ಟೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು: ಹಕ್ಕುಗಳು :	ಋಣಗಳು :
ಶ್ರೀಮತಿ ಎಸ್.ಟಿ.ಲತಾ ಕೋಂ ಜಿ.ರವಿ	0.38.00.00	1076	MR 40/2002-03 21/10/2002 others		
ಶ್ರೀಮತಿ ಎಸ್.ಟಿ.ಲತಾ ಕೋಂ ಜಿ.ರವಿ Alienated	2.00.00.00	0	MR 26/2003-2004 12/09/2003 ಕಾರ್ಖಾನೆ		

534
19-20

12. ಸಾಗುವಳಿ ಮತ್ತು ಗೇಣಿಯ ವಿವರಗಳು | 13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ

ವರ್ಷ ಮತ್ತು ಕಾಲ 1	ವ್ಯವಸಾಯಗಾರನ ಹೆಸರು ಮತ್ತು ವಾಸಸ್ಥಳ 2	ಸಾಗುವಳಿ ಪದ್ಧತಿ 3	ಗೇಣಿಯ ವಿವರ: ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 4	ಗುತ್ತಿಗೆ 5	ನಗದು 6	ಭೂಮಿಯ ಉಪಯೋಗ: ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 7	ಖುಷ್ಕಿ, ತರಿ, ಬಾಗಾಯ್ತು 8	ಬೆಳೆಯ ಹೆಸರು 9	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ: ಅಮಿಶ್ರ 10	ಮಿಶ್ರ 11	ಒಟ್ಟು 12	ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು: ಮಿಶ್ರಣದ ಹೆಸರು 15	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16
2018-2019 ಮುಂಗಾರು	ಶ್ರೀಮತಿ ಎಸ್.ಟಿ.ಲತಾ	ಸ್ವಂತ					--	No Crop Info.	0.00.00.00	0.00.00.00.00			0.00		
	ಶ್ರೀಮತಿ ಎಸ್.ಟಿ.ಲತಾ ಜಿ.ರವಿ		0.38.00.00	0.00			--	No Crop Info.	0.00.00.00	0.00.00.00.00			0.00		
	ಶ್ರೀಮತಿ ಎಸ್.ಟಿ.ಲತಾ ಜಿ.ರವಿ Alienated		2.00.00.00	0.00			--	No Crop Info.	0.00.00.00	0.00.00.00.00			0.00		
2018-2019 ಹಿಂಗಾರು	ಶ್ರೀಮತಿ ಎಸ್.ಟಿ.ಲತಾ	ಸ್ವಂತ					--	No Crop Info.	0.00.00.00	0.00.00.00.00			0.00		
	ಶ್ರೀಮತಿ ಎಸ್.ಟಿ.ಲತಾ ಜಿ.ರವಿ		0.38.00.00	0.00			--	No Crop Info.	0.00.00.00	0.00.00.00.00			0.00		
	ಶ್ರೀಮತಿ ಎಸ್.ಟಿ.ಲತಾ ಜಿ.ರವಿ Alienated		2.00.00.00	0.00			--	No Crop Info.	0.00.00.00	0.00.00.00.00			0.00		

533343393042414243304438

RTC DIGITALLY SIGNED BY HARINATHA T ON 1/5/2019 1

ದಿನಾಂಕ:16/04/2019 11:52:22 ಮೊತ್ತ: ರೂ. 15

RTC UniqueNumber : S3C90BABC0D8

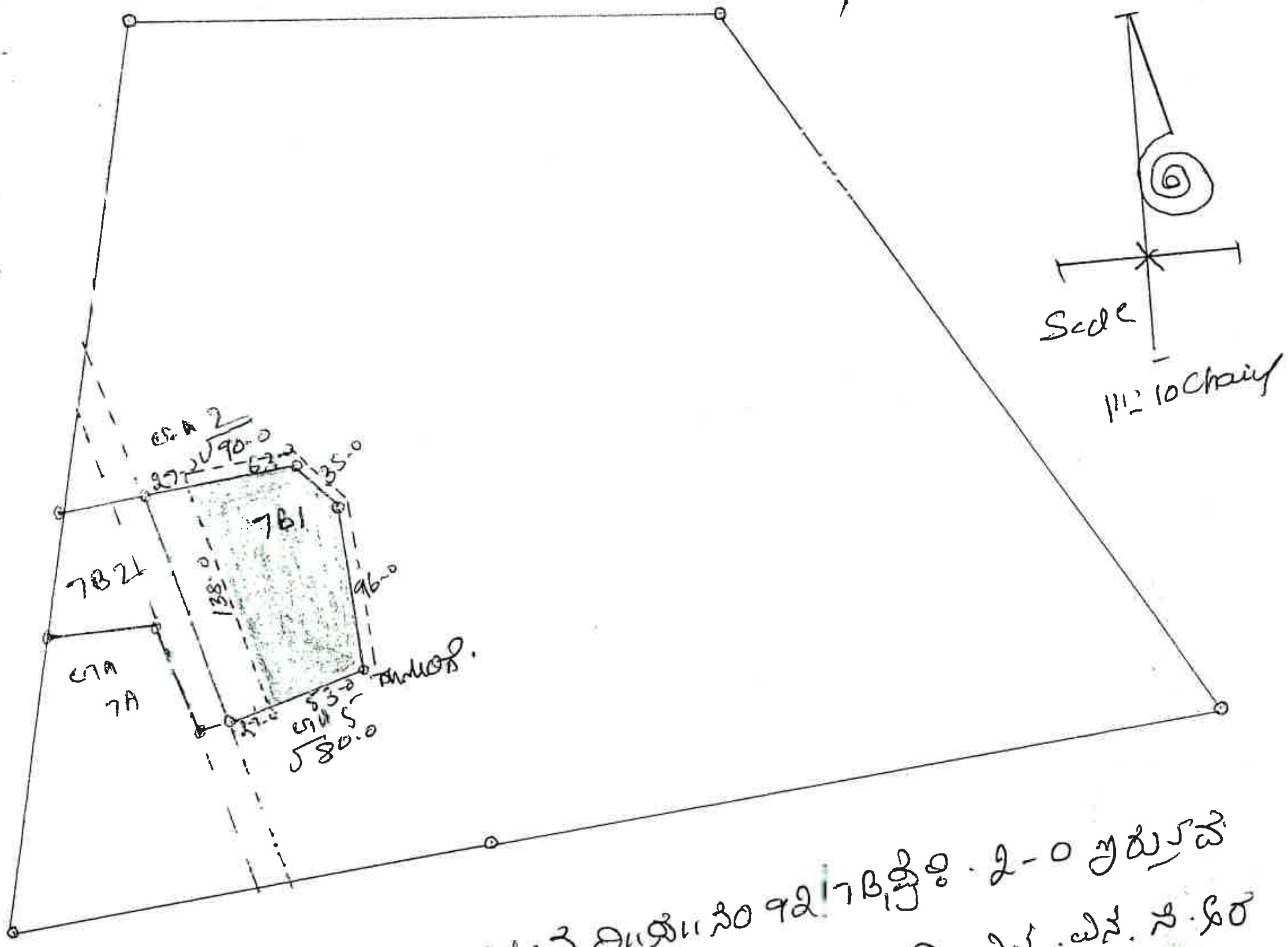
ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ

ಕರ್ನಾಟಕ ಭೂಕಂದಾಯ ನಿಯಮಾವಳಿ 1966 ರ ನಿಯಮ 40, 42, 58 ಮತ್ತು 70

ಪಹಣಿಯ ನೈಜತೆಯನ್ನು http://landrecords.karnataka.gov.in/rtcverification ವೆಬ್ ಸೈಟಿನಲ್ಲಿ ಅಥವಾ KA BHOOMI <RTC_UniqueNumber> ಟೈಪ್ ಮಾಡಿ 161 ಗೆ ಸಂದೇಶ ಕಳುಹಿಸಿ ಪರಿಶೀಲಿಸಬಹುದು
Citizen may register their AADHAAR number and mobile number at www.landrecords.karnataka.gov.in to get SMS alerts about mutations on agricultural lands

ಗ್ರಾಮ - ಗುಡ್ಡದರಂಗವ್ವನಹಳ್ಳಿ ಹೋಬಳಿ - ಕಸಬಾ ತಾಲ್ಲೂಕ - ಚಿತ್ರದುರ್ಗ 534/19-20

ಸರ್ವೆ ನಂಬರ 92/7B1ರ ಪೈಕಿ ನಕ್ಷೆ



ಈ ಬಣ್ಣದಿಂದ ತೋರಿಸಿರುವ ಸ.ನಂ 92/7B1 ಪೈಕಿ 2-0 ಇರುವ ಈ ಭಾಗವು ಜಿಲ್ಲಾಧಿಕಾರಿಯವರ ಆದೇಶ ನಂ ಬಿ.ಎಲ್.ಎನ್.ಸಿ.ಆರ್ 3/2003-04 ರಲ್ಲಿ ಭೂಪರಿವರ್ತನೆಯಾಗಿರುವ ಪ್ರದೇಶವಾಗಿರುತ್ತದೆ

ಭೂ.ಪ. ಆದೇಶದಂತೆ ಚಕ್ಕುಬಂದಿ

ಪೂರ್ವ - - - ಸ್ವ. ನಾಗೇಶ್ ಜಮೀನು

ಪಶ್ಚಿಮ - - - ರಾಷ್ಟ್ರೀಯ ಹೆದ್ದಾರಿ ನಂ.13 ರಸ್ತೆ

ಉತ್ತರ - - - ಹಾಗೂ ಉಳಿದ ಜಮೀನು / ಶ್ರೀ ನಾಗರಾಜ ... ಜಮೀನು

ದಕ್ಷಿಣ - - - ... ಸ.ನಂ 5

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಚಿತ್ರದುರ್ಗ

ಅರ್ಜಿ ಸಂಖ್ಯೆ : 1,286

Print Date/Time: Friday, 26 April, 2019 - 2:07:03PM

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನಮೂನೆ 15

ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ : 1,007

ಪ್ರಪತ್ರ ಸಂಖ್ಯೆ 15 (148ನೇ ನಿಯಮ)

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ, ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

Details of Property: Properties situated in: Guddadaragavvanahalli having , Survey No - () ;

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರಗಳನ್ನು 26/04/2019 ರಿಂದ 26/04/2019 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದುವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (in Rs.)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	ಸಿ. ಡಿ. ಸಂಖ್ಯೆ		ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)

	Village Name: ಗುಡ್ಡದರಂಗವ್ವನಹಳ್ಳಿ Property Schedule Description: (LAND MARK)Department / Property Type: BHOOMI / Agriculture Land, Index-II Village: Guddadaragavvanahalli , Hobli Name: Kasaba Hobli, Area Name: N.H.4, Or N.H.13 Highway Under S/Y No'S 40/2P8,44/1,44/3,44/4,44/5,44/6,44/8,44/9,45/1, 45/2,45/3,46/1P1, 1P2,46/2,47/1,472P1,47/3,47/4,47/5,47/6,55/1,55 /3,56/2,54/1A,54/1B,54/2,54/3,48/1A1,48/1A2,48 /1A3,e-swattu No.151000201300120553O,48/1B2,48/2,48/3,48/4 ,49/4P2,49/4P1,50/2,50/4,50/5, Measurement: 80 Gunta (Schedule A:) All the piece and parcel of the undeveloped converted land for industrial purpose bearing Re.Sy.No.92/7B1 having Khata No.1076 of the Guddada Rangavanahalli,Kasaba Hobli,Chitradurg Taluka 2 Acrer 00 Gunthas undeveloped industrial land with conversion order No.ALN.CR 3/2003-04.Date d 25-08-2018 is bounded as under. (EAST)Gonur Road (WEST)National High way no 13 remaining protion of the land (SOUTH)Remaining portion of the land. (NORTH)Gonur Road and Basaveshwara rice mill on or Towards (Note:)	26/04/2019	ಕ್ರಯ Market Value 20,200,000.00 Consideration 20,200,000.00	(1)ಶ್ರೀಮತಿ ಎಸ್.ಟಿ.ಲತಾ Additional Details: Category:PRV, RelationShip:-, Relative:ಜಿ.ರವಿ Alienated, Transacted Acre:2 Gunta:0 FGunta:0.00 , (2)G.RAVI S/O GOVINDAREDDY , , (3)ANUSHA G. D/O RAVI.G. ,	(1)VINAYAK SURESH KAGAWADE ASST. HR AND ADMIN.UNISON ENVIRO PRIVATE LTD . BANDRA KURLA COMPLEX BANDRA (E) MUMBAI. Additional Details: Category:, RelationShip:-, Relative:,	CDGD300	28	CDG-1-00534-2019-20

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರೆ ಯಾವುದೇ ಕ್ರಮಗಳು, ಋಣಭಾರಗಳು ಉಂಟಾಗಿಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ನಡೆಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರ ಸಿದ್ಧಪಡಿಸಿದವರು ಶ್ರೀ.. ಶೋಧನೆ ಪರಿವೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರಿವೀಕ್ಷಿಸಿದವರು ಶ್ರೀ...

ರುಜು (ಪದನಾಮ).......................................

ಸ್ಥಳ : ರುಜು : ಮುದ್ರೆ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

ಸೂಚನೆ- (1) ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಆಸ್ತಿಗಳ ವಿವರಣೆಯ ಮೇಲೆ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಕಾರವೇ ಇದೆ. ಒಂದು ವೇಳೆ ನೋಂದಣಿಯಾದ ಪತ್ರಗಳಲ್ಲಿ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆ ವ್ಯತ್ಯಾಸವಾಗಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯು ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.

(2) ನೋಂದಣಿ ಅಧಿನಿಯಮದ 57 ಪ್ರಕರಣ ಮತ್ತು ನಿಯಮ 138 (1)ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಇಚ್ಛಿಪಟ್ಟಲ್ಲಿ ನಿಗಧಿಪಡಿಸಿದ ಫೀಜನ್ನು ಕೊಟ್ಟಲ್ಲಿ, ತಾನೇ ಸ್ವತ: ನೋಂದಣಿ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಋಣಭಾರ ಪತ್ರಿಕೆ ಮತ್ತು ಯಥಾ ನಕಲನ್ನು ತಯಾರುಮಾಡಲು ಅವರ ವಶಕ್ಕೆ ಕೊಡಲಾಗುವುದು.

(ಎ) ಆದರೆ ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಸ್ವತ: ಪರೀಕ್ಷಿಸಲು ಇಚ್ಛಪಡೆದಿದ್ದ ಕಾರಣ ಆಫೀಸಿನ ಸಿಬ್ಬಂದಿಯ ಶೋಧನೆಯನ್ನು ಆದಷ್ಟು ಜಾಗರೂಕತೆಯಿಂದ ಮಾಡಲಾಗದೆ. ಆದ್ದರಿಂದ ಈ ತತ್ಸಂಬಂಧವಾಗ ಯಾವುದೇ ತಪ್ಪುಗಳು ಶೋಧನೆಯಲ್ಲಿ ಕಂಡುಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ರೀತಿ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.

(ಬಿ) ಮತ್ತು ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನೇ ಸ್ವತ: ತಾವು ಋಣಭಾರೆಗಾಗಿ ಶೋಧನೆಯನ್ನು ಮಾಡಿರುವುದರಿಂದ ಈ ಋಣಭಾರೆ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸದರಿ ಆಸ್ತಿಯ ವಿಚಾರದಲ್ಲಿ ಯಾವುದೇ ಲೋಪದೋಷಗಳು ಕಂಡುಬಂದಲ್ಲಿಯೂ ಸಹ ಇಲಾಖೆಯು ಯಾವರೀತಿಯಲ್ಲಿಯೂ ಜವಾಬ್ದಾರರಾಗುವುದಿಲ್ಲ.

Print date & time : 26/04/2019, 02:06:32 PM

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರವೆತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 10ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 727 ಕಛೇರಿ : ಚಿತ್ರದುರ್ಗ

Original ದಿನಾಂಕ : 26/04/2019

ಶ್ರೀ VINAYAK SURESH KAGAWADE ASST. HR AND ADMIN.UNISON ENVIRO PRIVATE LTD,BANDRA KURLA COMPLEX BANDRA (E) MUMBAI. - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ 2019 - 20 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 534 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೊಂದಾವಣೆಗಾಗಿ

	ರೂ. ಪೈ.
ನೋಂದಣಿ ಶುಲ್ಕ	202000.00
ಪರಿಶೋಧನಾ ಶುಲ್ಕ	40.00
ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	980.00
ಒಟ್ಟು :	203020.00

Rs. 203020.00 ಡಿ.ಡಿ.ಮೂಲಕ DD No 250862 Rs.203020/- dated 26/Apr/2019 drawn on BANK OF BARODA,CHITRADURGA,,KARNATAKA.

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : ---------------------- + 0

ಒಟ್ಟು : **203020.00**

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಎರಡು ಲಕ್ಷ ಮೂರು ಸಾವಿರದ ಇಪತ್ತು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 26/04/2019 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಚಿತ್ರದುರ್ಗ
ಚಿತ್ರದುರ್ಗ

Designed and Developed by C- DAC ,ACTS Pune.

ST Laha

विक्रय (कब्ज़ा) CNG

खरेदीखत

Saledeed

Doc No:- 534 /2019

Village:- Gudelacha Rangavvanati

S.No :- 092/7B1

Unison Enviro Pvt. Ltd.

and

Smt. S.T. Latha w/o Ravi. G.

and other 3