BEFORE THE NATIONAL GREEN TRIBUNAL
SOUTHERN ZONE, CHENNAI

Original Application No. 3 of 2022 (SZ).

IN THE MATTER OF:

J. J agan Kumar ...APPLICANT

Versus

The Chief Secretary to Government(BDA) & Others ..RESPONDENTS

Next Date 18/08/2022.

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New Delhi
Date 23 /07/2022.

Filled By :-

(Mr. DARPAN KM Adv.)
Advocate for the Respondent .
(Bangalore Development Authority .)
Kar/1053/2009.
Office K-6, LGF,Lajpat Nagar-3,
New Delhi - 110024
Mob. 9899125060/9968638862

BEFORE THE NATIONAL GREEN TRIBUNAL

SOUTHERN ZONE, CHENNAI

Original Application No. 03/2022 (SZ)

IN THE MATTER OF:

J. Jagan Kumar ...APPLICANT

Versus

The Chief Secretary to Government and Others ...RESPONDENTS

Report on behalf of the Bangalore Development Authority (BDA)

MOST RESPECTFULLY SHOWETH:

1. The applicant Sri. Jagan Kumar.J resident of Bangalore has filed petition / application before Hon'ble National Green Tribunal, Southern Zone (SZ), Chennai with regard to illegal construction activity ongoing in ecological sensitive / wetland area and changing natural flow of waterbody in Sy nos 48, 70, 100, 101, 102, 103 of KumbenaAgrahara village and Sy nos.46, 47, 48, 57, 58, 61 of K.Dommasandra village, Bidarahalli Hobli, East Taluk, Bangalore in violation of Wetlands (Conservation & Management) Rules 2017.

2. Sy no.107/1, 107/2P, 108/P of KumbenaAgrahara village and Sy no.44/1, 45P, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57P, 58P, 61/2 of K.Dommasandra village, Bidarahalli Hobli, Bangalore East Taluk are in Residential (main) Sensitive Zone, in the approved Master Plan RMP-2015. There is small portion of valley buffer in Sy no.108 of KumbenaAgrahra & Sy no.44 of K. Dommasandra village. True copy of extract of Approved Master Plan-2015 (RMP-2015) is annexed hereto as **Annexure R-1**.

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Commissioner
Bangalore Development Authority
Bangalore-560 020.

3. In the approved Master Plan RMP-2015, existing Rajakaluves, Rivers, Nallas and Water bodies like lakes & tanks have been identified. Drains have been categorised as Primary, Secondary & Tertiary, depending upon the water flow. These drains will have a valley buffer of 50.0mtrs, 25.0mtrs & 15.00mtr (measured from the centre of the drain) respectively on either side and declared as no development zone in Zonal Regulations of RMP-2015.

4. Areas adjoining to valley buffer are categorized as sensitive zones. These Sensitive Zones are in all land use zones of RMP-2015 and spread over in different locations within Local Planning Area of the city. The State Government vide letter no. Naa Aa E 35 Bem Aa Se 2008, dated 26.11.2008 has constituted a sub-committee to examine the development permission proposals in Sensitive Zones and to advise the Authority accordingly. True copy of the letter dated 26.11.2008 is annexed hereto as **Annexure R-2**.

5. The sensitive zone sub-committee vide its resolution dated 31.01.2009, formulated general Guidelines for proposals regarding development permissions in sensitive zones. True copy of Guidelines formulated by the sensitive zone sub-committee is annexed hereto as **Annexure R-3**. The sensitive Zone sub-committee will examine the proposals regarding development permissions on case to case basis, in its sub-committee meetings.

6. Wetlands (Conservations and Management) Rules, 2017 are applicable to the following wetlands or wetland complexes namely:

a) Wetlands categorized on wetlands of international importance under the Ramsar Convention.

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b) Wetlands as notified by the Central Government, State Government and Union Territory Administration.

7. The extent of 28A-39.50 guntas in Sy No.107/1, 107/2P, 108/1 of Kumbena Agrahara village and Sy Nos.44/1, 45P, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57P, 58P, 61/2 of Dommasandra village are private revenue lands as per revenue records. As per the village map of Kumbena Agrahara sy no.107 is adjoining to nala. True copies of Revenue records i.e., RTC, Sale deeds and village maps are annexed hereto as **Annexure R-4**. This nala has been categorized on Secondary Drain in RMP-2015.

8. The Sensitive Zone sub-committee vide Resolution No. 376/2019, dated 23.01.2019 has resolved to permit the development with condition to reserve necessary valley buffer for the nala as per this Hon'ble Tribunal's orders and with the condition of zero discharge of sewage outside the premises. True copy of the Sensitive Zone Sub-Committee Resolution and Sensitive Zone Clearance are annexed hereto as **Annexure R-5**.

9. The lands in question were converted to Non-Agricultural Residential use by the Deputy Commissioner under the Land Revenue Act. True copies of conversion orders are annexed hereto as **Annexure R-6**.

10. Residential development plan in 15A 24.50 guntas of Sy Nos. 107/1 of KumbenaAgrahara village and in Sy Nos .46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57P, 58P, 61/2 of Dommasandra village, Bidarahalli Hobli, Bangalore East Taluk has been approved in favour of M/s KMK Developers Pvt. Ltd., vide work order No. BDA/TPM/DP-33/2018-19/1114, dated 22.10.2019 as per Resolution No. 41/2019, dated 25.01.2019 of the Town Planning Committee of BDA, subject to conditions imposed in the Sensitive Zone clearance. True copies of the

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Commissioner
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Bangalore-560 020

approved development plan, work order and resolution are annexed hereto as **Annexure R-7**.

11. M/s Godrej Properties Pvt. Ltd. have purchased the said lands from M/s KMK Developers Pvt Ltd., and requested the authority for approval of modified residential development plan. Modified residential development plan in 17A-30.5guntas of Sy nos.107/1, 107/2P of KumbenaAgrahara village and Sy Nos. 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57P, 58P, 61/2 of Dommaasandra village, Bidarahalli Hobli, Bangalore East Taluk has been approved vide modified work order No.BDA/TPM/DLP-33/2018-19/252/2022-23, dated 04.05.2022 as per resolution no.1.4.13/2022, dated 31.01.2022 subject to conditions stipulated in Sensitive Zone sub-committee clearance. True copy of the approved modified residential development plan, modified work order and Town Planning Committee resolution are annexed hereto as **Annexure R-8**.

12. The Executive Engineer [East] of the Bangalore Development Authority has carried out inspection on 22.05.2022. It was observed that the developer has reserved nala buffer zone for the nala in the North-East direction as per the approved Residential Development Plan. The developer has taken up construction of club house, marketing office & mock flats without proper approval of building plans in Civic Amenities Area reserved in the approved Residential Development Plan. A notice has been issued to the developer on 03.06.2022. True copy of the notice dated 03.06.2022 is annexed hereto as **Annexure R-9.** The Developer has obtained approval of Building Plans for construction residential building-1 (Wing-A-H & J). The developer has not taken up construction of residential buildings.

NOTARY
WEENA. K
BENGALURU
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Bangalore Development Authority
Bangalore-560 020

13. It is humbly submitted before the Hon'ble National Green Tribunal that, 17A 34.50 guntas in Sy No. 107/1, 107/2P of KumbenaAgrahara village and in Sy Nos. 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57P, 58P, 61/2 of Dommasandra village are private revenue lands categorized in Residential (main) Sensitive Zone and small portion in valley buffer zone. The Sensitive Zone sub-committee clearance, approval of residential development plan, approval of modified residential development plan are in accordance with the zonal regulations of approved master plan-2015 (RMP-2015).

(Rajesh Gowda M.B)
(Commissioner)
Bangalore Development Authority

Through

Darpan KM
Advocate

Date: 21 JUL 2022

NOTARY VEENA. K BENGALURU Reg. No : 12485 Exp:10-01-2027 GOVT. OF INDIA

Sworn /Solemnly affirmed and signed before on this 21 day of 7 201 22 at Bangaluru
No. of Corrections Nil N.R.No. 1407 /2022

VEENA. K, Advocate & Notary, Bengaluru

BANGALORE
Revised Master Plan 2015

Proposed Land Use Map

3.14 Sadara Mangala

N

0 250 500 1000 Meters

scale: 1 : 10 000

Coordinate system: UTM zone 43N
Reference ellipsoid: WGS 1984
Unit: meters

795000 796000 797000 798000 799000 800000 801000 802000

1441000 1440000 1439000 1438000 1437000 1436000

North to Equator

East to the 75th meridian

794000 796000 797000 798000 799000

Chinagenhalli kere
Bhattarahalli kere
Yellamallappa Chetty kere
Kodigehalli kere
Dabanahalli kere
Chikkabanahalli
Doddabanahalli
Weavers Colony
Kannamangala
Dinnur Gopalapura
Shigehalli
Mallasandra
Peripheral Ring Road
Peripheral Ring Road Bridge
312
313
315
Kurudu Sonnenahalli
Dommasandra
Kodigehalli
Kumbena Agrahara
Sadaramangala
Belatur
Belatur Colony
Kadugodi
Koralur
Alfa Garden
Tyrappa Nagar
Eucalyptus Plantation & Cultivated Area
Kaveri Nagar (Hoodi)
Mahadevapura Industrial Area
Tigalarapalya
Sadarmangala Industrial Area
Kadugodi plantation
Kadugodi Industrial Area
Kadugodi Colony
VS Reddy Colony
Hoodi Main Road
Whitefield Road
Whitefield-Sarjapur Road
State Highways 35
Bethel Nagar
Swathantra Nagar
Gokul Extension
Chikbasavanapura
HV Residence
Basvannapura
Hale Devasandra
KSSIDC Industrial Estate
HAL Colony (Hoodi)
Hoodi
Maruthi Nagar
Basavanna Nagar (Hoodi)
Dodda Nekkundi Industrial Estate
Dodda Nekkundi Extension
Kundalhalli Colony
AECS Layout 'A' Block
AECS Layout 'B' Block
AECS Layout 'C' Block
AECS Layout 'D' Block
AECS Layout 'E' Block
Annaiah Reddy Layout (Kundalahalli)
Kundalahalli Gate
Chikkasandra
Siddapura
Nallurahalli
Whitefield
Vijaynagar
Gandhipuram
Dodsworth Layout
Vinayaka Layout (Whitefield)
Hagadooru
Nagondanahalli
Channasandra
AK Gopalan Colony
Ambedkar Nagar
Happy Valley
Lower Valley
Prashanth Extension
Kaithri Extension
Thirumala Settihalli
Alemoor Glass Colony
Karnataka State Warehousing Corp
KIADB Office
KIADB Export Promotion Industrial Area
Visveshwaraiah Industrial Estate
Sadaramangala
Kodigehalli
Kumbena Agrahara
Sadarmangala Industrial Area
Kadugodi Industrial Area
Kadugodi Colony
VS Reddy Colony
Belatur
Belatur Colony
Kadugodi
Koralur
Tattandur Agrahara
Tigalarapalya
Mahadevapura Industrial Area
Eucalyptus Plantation & Cultivated Area
Kaveri Nagar (Hoodi)
Alfa Garden
Tyrappa Nagar
Hale Devasandra
Bethel Nagar
Swathantra Nagar
Gokul Extension
Chikbasavanapura
HV Residence
Basvannapura
Kurudu Sonnenahalli
Dommasandra
Peripheral Ring Road
Peripheral Ring Road Bridge
Whitefield-Sarjapur Road
State Highways 35
Hoodi Main Road
Whitefield Road
Varthur Main Road
Kodigehalli Main Road
Kodigehalli
Kumbena Agrahara
Sadaramangala
Sadarmangala Industrial Area
Kadugodi plantation
Kadugodi Industrial Area
Kadugodi Colony
VS Reddy Colony
Belatur
Belatur Colony
Kadugodi
Koralur

ANNEXURE. R2

No. : TP/35/BDA/2008

Secretariat Government of Karnataka,
Vidhana Soudha,
Bengaluru, dated 26/11/2008

From :

Chief Secretary to the Government

Department of Town Planning,

Vikasa Soudha,

Bangalore

To,

The Commissioner,

Bangalore Development Authority,

Bangalore

Sir,

Sub: For formation of sub committee for allowing permission for development in assigned areas of sensitive zone as per Revised Master Plan 2015 approved from the Government of Karnataka.

Ref: You letter No. and date : BDA/NAYOSA/3434/07-08, 4142/2007-08, dated 31/3/2008

*****

For the above said reference, during the discussion with the Advisor to the Excellency of the Hon'ble Governor on 20/5/2008, informed that, I am directed to inform you that, the Government has approved for formation of sub committee for allowing permission for development in sensitive zone areas and to take action in the following manner.

The so called sensitive areas are really the erstwhile valley zones and these have been further differentiated into primary, secondary and tertiary drains. In Bangalore tank beds and valleys have been encroached or built upon and the consequently flooding is a problem in many areas. Hence, matters connected to the sensitive areas have to be looked into with the

required technical knowledge and understanding of the underlying hydrological and related issues. Therefore, in addition to six members suggested in the Sub-Committee two experts in hydrology, drainage, etc., may also be made members of this committee. They could be either retired Engineers-in Chief/Secretary to Government or retired/serving professors from IISC, Regional Engineering Colleges, etc.

Apart from this, the then Adviser to the Governor has discussed certain other matters in the meeting held on 20/5/2008. These relate essentially to the changes that can be brought about in the Revised Master Plan-2015 through the amendments to the Zoning Regulations. At the meeting it was agreed that in matters such as enlarging the road width in areas where residential blocks can come up, etc, the BDA can themselves work out the changes in zone regulations, get them approved by the Authority and send proposals to the Government for approval as per the provisions of the KTCP Act.

Sd/-

(M.S.Premachandra)
Additional Secretary to the Government,
Department of Town Planning

ANNEXURE. R3 9

Proceedings of the meeting held on 31/01/2009 by the categorized Sub Committee regarding Sensitive Zone

The members who were present :

1. Sri.Siddaiah, IAS, Chairman, sub Committee and Commissioner, Bangalore Development Authority, Bangalore.
2. Sri.S.K.Thippeswamy, Joint Director, Town Planning, on behalf of Director, Town Planning, Department of Town Planning, Bangalore,
3. Sri.B.M.Thirukanagoudar, Joint Director, Bruhath Bangalore Mahanagara Palike, Bangalore.
4. Sri.Rayappa, Chief Engineer, BBMP (incharge of Storm Water Drain), Bangalore
5. Prof.M.N.Mohan Kumar, Civil Engineer Division, Indian Institute of Science.
6. Prof. K.Sreedharan, Hydarology Division, Indian Institute of Science.
7. Sri.A.V.Rangesh, Convenor and Director of Town Planning, Bangalore Development Authority.
8. Sri.Akash, M/s Sky Group, Bangalore.

The members who were absent :

1. Sri.S.B.Honnur, Additional Director, Bangalore Metropolitan Regional Development Authority, Bangalore
2. Sri.T.D.Nanjundappa, Member Engineer (Incharge) Bangalore Development Authority, Bangalore
3. Chief Engineer, Bangalore Water Supply and Sewerage Board, Bangalore

As per the proceedings held on 20/01/2009 by the Sub-committee, it is decided to fix detailed guidelines for the areas coming under Sensitive Zone and for the said purpose it is requested Prof.Mohan Kumar and Prof.K.Sreedharan, to look after the proceedings with the team of following members :

1. Prof.K.Sreedharan,
2. Prof.M.S.Mohan Kumar

3. Director, Town Planning
4. Town Planning Member, BDA
5. Chief Engineer, BBMP (Incharge of Storm Water Drain)
6. Sri.Akash, M/s Sky Group

The above said team of members have inspected certain areas coming under Sensitive Zone on 24/1/2009 and Prof Mohan Kumar and Prof K.Sreedharan have prepared guidelines regarding Sensitive Zone and submitted a report on 29/1/2009 before the members before the members of the Sub-committee. A detailed discussion was held on 31/1/2009, with the members of the Sub-committee and framed the model guidelines in the following manner.

1. The buffer zone provided for primary, secondary and tertiary valley are adequately constructive and hence, in principle, it is possible to adopt a fairly liberal approach in permitting development in sensitive areas, as the valley with buffer zone is, in any case, not permitted for development. However, there may be exceptional situations where greater caution may be necessary.

Discussions and Suggestion :

The team has identified the following valley as primary valley.

i. Vrushabhavathi (ii) challaghatta and Koramangala (iii) Hebbal (iv) Arkavathi (v) Dakshnina Pinakini. The team has also suggested to redefine the buffer zone for tertiary drain (15 m on each side) Buffer zone for primary is totally 10 mts. This should be decided with respect to the sital condition and level i.e. reservation of buffer zone on either side of drain and same is applicable in secondary drain also i.e. 50 mtrs.

ii. It was decided to amend the width of drain as already prescribed in the ZR.

2. There may be cases where the valley is on the boundary of the sensitive area. In such cases, it is possible to construct internal drainage in the sensitive area, leading up to valley. With provision of such internal drainage, development may be permitted.

    i. Sufficient provision for flow of water is to be provided.
    ii. Internal drainage system should be properly designed.

3. There may be cases where the valley may run middle of sensitive area. In such cases, internal drainage leading upto the valley has to be constructed on both sides of the valley. With provision of such internal drainage, development may be permitted.

4. There are cases where the valley does not fall in the sensitive area. In such cases, internal drainage which may be constructed in the sensitive area has to be extended upto the valley, beyond the property under consideration. BDA may evolve a policy on how the cost for such extended drainage beyond the property under consideration will be met.

5. There may be cases where the valley is ill-defined in a low laying marshy area, part or whole of which might have been categorized as sensitive area. Such cases require greater care while permitting any development. It may be necessary to construct drainage network leading to a nalla or stream before any development is planned.

6. Committee resolved to insist the public to produce certified copy of the Revenue Survey Map, Area showing nearest valley portion, Total Station Survey map showing block levels etc.

7. The BBMP has prepared Master Plans regarding Storm Water Drains. The Committee may take this into account while making the decisions.

Suggestions :

i) BBMP is preparing master plan for secondary and tertiary drain which will be finalized by March 2009.
ii) For all types of primary drains 7.5 Mtr. Width, Secondary drains 5 Mtrs. Width service road is to be provided within the buffer zone.
iii) While approving the building plan/apartment, ground water level is to be ascertained.
iv) Before sanction the Building plan/layout plan/Group Housing buffer zone area shall be relinquished to competent authority.
v) If the water table is very high, no basement floor is allowed.

Sd/-
Convenor,
Member Sub Committee and
Town Planning Member,
BDA, Bengaluru.

Sd/-
Chairman,
Sub Committee
Commissioner,
BDA, Bengaluru.

ORIGINAL

ANNEXURE - Ry

1

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2020-21

This Document Consist of 57 Pages

First Page of Doct. No. 6929 of Book 1

2020 - 21

ABSOLUTE SALE DEED

THIS DEED OF SALE is made at Bengaluru on this **SEVENTH** day of **DECEMBER TWO THOUSAND TWENTY (07.12.2020)** (hereinafter referred to as the "**Sale Deed**"):

BY

1. **KMK DEVELOPERS PRIVATE LIMITED,** (PAN No.AAECK5049A), (CIN: U45201KA2007PTC044092), a private limited company incorporated under the Companies Act, 1956, having its registered office at 510, Outer Ring Road, HRBR Layout 2nd Block, Kalyannagar Bengaluru, Karnataka 560043, acting through its Authorised Signatory **Mr. Kottu Muralikrishna** (hereinafter referred to as the **"Seller No.01"**, which expression will, unless repugnant to or inconsistent with the context or meaning thereof, be deemed to include its successors and permitted assigns);

2. **ICONICA PROJECTS,** (PAN No. AAFFI3043N), (Firm Number: SJN-F1280-2017-18), a partnership firm formed under the Partnership Act 1932, having its registered office at 510, Outer Ring Road, HRBR Layout 2nd Block, Kalyannagar Bengaluru, Karnataka 560043, represented by its Partners Gardencity Realty Pvt. Ltd., acting through its Authorised Signatory **Mr. K. L. Santosh**, and Cybercity Builders and Developers Pvt. Ltd., acting through its Authorised Signatory **Mr. Kottu Muralikrishna**, (hereinafter referred to as the **"Seller No.02"**, which expression will, unless repugnant to or inconsistent with the context or meaning thereof, be deemed to include its successors and permitted assigns);

3. **AKOSA VENTURES PRIVATE LTD.,** (PAN No.AANCA8081F), (CIN: U70100KA2015PTC080900), a private limited company incorporated under the Companies Act, 2013, having its registered office at 510, Outer Ring Road, HRBR Layout 2nd Block, Kalyannagar Bengaluru, Karnataka 560043, acting through its Authorised Signatory **Mr. Kottu Muralikrishna**, (hereinafter referred to as the **"Seller No.03"**, which expression will, unless

ಸಬ್ (ಇಂದಿರಾನಗರ) ಶಿವಾಜಿನಗರ

Print Date & Time : 07-12-2020 04:47:08 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ: P-8153 6929 Page of Doct. No. 6929 of Book 1 2020 - 21

08.12.2020

ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 07-12-2020 ರಂದು 02:15:39 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

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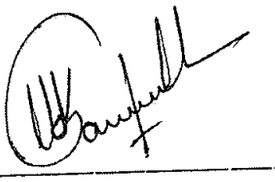
1	ನೋಂದಣಿ ಶುಲ್ಕ	21051600.00
2	ಸೇವಾ ಶುಲ್ಕ	2100.00
3	ದ್ವಿ ಪ್ರತಿ ಶುಲ್ಕ	200.00
4	ಹೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	21053940.00

ಶ್ರೀ GODREJ PROPERTIES LIMITED acting through its Authorised Signatory Mr.Mohammed Samiulla ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ GODREJ PROPERTIES LIMITED acting through its Authorised Signatory Mr.Mohammed Samiulla			

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ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

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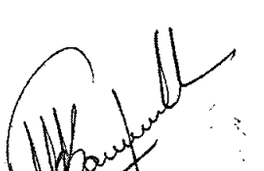
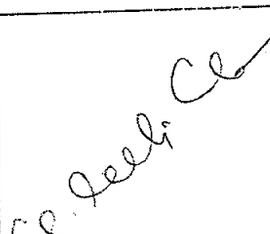
1	GODREJ PROPERTIES LIMITED acting through its Authorised Signatory Mr.Mohammed Samiulla . (ಬರೆಸಿಕೊಂಡವರು)			
2	KMK DEVELOPERS PRIVATE LIMITED. acting through its Authorised Signatory Mr.Kottu Murali Krishna . (ಬರೆದುಕೊಡುವವರು)			

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ಬೆಂಗಳೂರು

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2020 - 21

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆರಳಿನ ಗುರುತು	ಸಹಿ
3	ICONICA PROJECTS represented by its Partners Garden city Realty Pvt. Ltd., acting through its Authorised Signatory Mr. K. L. Santosh . (ಬರೆದುಕೊಡುವವರು)			
4	Cybercity Builders and Developers Pvt. Ltd., acting through its Authorised Signatory Mr.Kottu Murali Krishna . (ಬರೆದುಕೊಡುವವರು)			
5	AKOSA VENTURES PRIVATE LTD. acting through its Authorised Signatory Mr.Kottu Murali Krishna . (ಬರೆದುಕೊಡುವವರು)			
6	GARDENCITY REALTY PRIVATE LIMITED acting through its Authorised Signatory Mr. K. L. Santosh (Confirming Party) . (ಬರೆದುಕೊಡುವವರು)			
7	CLEAN FOODS LIMITED acting through its Autnorised Signatory Mr. Kottu Murali Krishna. (Confirming Party) . (ಬರೆದುಕೊಡುವವರು)			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

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repugnant to or inconsistent with the context or meaning thereof, be deemed to include its successors and permitted assigns);

The Seller No.01 to 03 are hereinafter jointly referred to as the "Sellers", of the **First Part**;

AND:

1. **GARDENCITY REALTY PRIVATE LIMITED**, (PAN No.AACCG2140G) (CIN: U70200KA2004PTC033885), a private limited company, duly incorporated under Companies Act, 1956 having its registered office at 510, Outer Ring Road, HRBR Layout 2nd Block, Kalyannagar Bengaluru, Karnataka 560043, acting through its Authorised Signatory **Mr. K. L. Santosh**, (hereinafter referred to as the **"Confirming Party No.01"**, which expression will, unless repugnant to or inconsistent with the context or meaning thereof, be deemed to include its successors and permitted assigns);

2. **CLEAN FOODS LIMITED.,** (PAN No.AAACC7602F), (CIN: U15124KA1973PLC002448), a private limited company incorporated under the Companies Act, 1956, having its registered office at 510, Outer Ring Road, HRBR Layout 2nd Block, Kalyannagar Bengaluru, Karnataka 560043, acting through its Authorised Signatory **Mr. Kottu Muralikrishna**, (hereinafter referred to as the **"Confirming Party No.02"**, which expression will, unless repugnant to or inconsistent with the context or meaning thereof, be deemed to include its successors and permitted assigns)

The Confirming Party No.01 and 02 are hereinafter jointly referred to as the **"Confirming Parties"**, of the **Second Part**;

IN FAVOUR OF

GODREJ PROPERTIES LIMITED (PAN : AAACG3995M) (CIN : L74120MH1985PLC035308), a public listed company incorporated under the Companies Act, 1956 and having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079, Maharashtra, having its Regional office at Level 10, Prestige Obelisk, No.03, Kasturba Road, Bangalore – 560001, (hereinafter referred to as the "**Purchaser**", which expression will, unless repugnant to or inconsistent with the context or meaning thereof, be deemed to include its successors and permitted assigns) acting through its Authorised Signatory **Mr. Mohammed Samiulla,** of the **Third Part**.

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The Sellers, Confirming Parties and Purchaser are hereinafter referred collectively as the "**Parties**".

WHEREAS:

I. The Sellers and Confirming Parties jointly and severally represent that:

(a) the Seller No.01 is the absolute owner in title and possession of all that piece and parcel of lands duly converted for non-agricultural purpose bearing Survey Number 46/1 measuring 21 guntas, Survey Number 46/2 measuring 21 guntas, Survey Number 46/3 measuring 21 guntas, Survey Number 46/5 measuring 21 guntas, all situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk and portion of Survey Number 107/2 measuring 02 Acres 06 Guntas, situated at Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk;

(b) the Seller No.02 is the absolute owner in title and possession of all that piece and parcel of lands duly converted for non-agricultural purpose bearing Survey Number 46/4 measuring 21 guntas, Survey Number 46/6 measuring 02 Acres 10 guntas, Survey Number 47 measuring 07 Acres 16 guntas, Survey Number 49/3 measuring 31 guntas, all situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, Karnataka, Survey Number 107/1 measuring 01 acre, situated at Kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk;

(c) The Seller No.03 is the absolute owner of all that piece and parcel of converted land bearing Survey Number 57(p) measuring 12 guntas, Survey Number 58(p) measuring 22 guntas, Survey Number 61/2 measuring 28.5 guntas, all situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk;

II. The Properties bearing Survey Number 46/1 measuring 21 guntas, Survey Number 46/2 measuring 21 guntas, Survey Number 46/3 measuring 21 guntas, Survey Number 46/4 measuring 21 guntas, Survey Number 46/5 measuring 21 guntas, Survey Number 46/6 measuring 02 Acres 10 guntas, Survey Number 47 measuring 07 Acres 16 guntas, situated at Dommasandra village, Survey Number 107/1 measuring 01 acre, portion of Survey Number 107/2 measuring 02 Acres 06 Guntas, situated at Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, Survey Number 49/3 measuring 31 guntas, Survey No.57(p) measuring 12 guntas, Survey Number 58(p) measuring 22 guntas, Survey Number 61/2 measuring 28.5 guntas, situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, in all measuring 17 Acres 30.5 Guntas are more particularly described in the Item No.01 to Item No13

ಗುರುತಿಸುವವರು

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Hemanth Prasad No.3, Kasturba Road, Bangalore	
2	Ashish Bhasin No.1071, Thanisandra , Bangalore	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

There is No Difference Between original and Dupliate

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

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respectively under the **Schedule** herein below and the Item No. 01 to 13 are hereinafter jointly referred to as the **"SCHEDULE PROPERTY"**.

III. The Sellers acquired the Schedule Property in the following manner:-

a. All that property bearing Survey Number 46/1 measuring 21 Guntas, 46/2 measuring 21 guntas, 46/3 measuring 21 guntas, 46/3 measuring 21 guntas, 46/4 measuring 21 guntas, 46/5 measuring 21 guntas and 46/6 measuring 02 Acres 10 guntas, all situated at Dommasandra village, Bidarahalli Hobli, Bangalore East Taluk, i.e., Item No.01 to 06 of the Schedule Property were earlier portion of Survey Number 46 measuring 04 Acres 35 Guntas(Survey Number 46) which originally belonged to one Mr. Yele Nirvanappa who was registered as an occupant of the Survey No.46, under Section 9 of the Mysore (Personal & Miscellaneous) Inams Abolition Act, 1954 as per the Order passed in Case No. 4043/63-64 by the Special Deputy Commissioner for Abolition of Inams.

b. The property bearing Survey Number 47 measuring 07 acres 16 guntas, situated at Dommasandra village, Bidarahalli Hobli, Bangalore East Taluk i.e., the Item No.07 of the Schedule Property originally belonged to one Mr.Rajamanikyavelu who was registered as an occupant of the Survey Number 47, under the Mysore (Personal & Miscellaneous) Inams Abolition Act, 1954 as per the Order passed in Case No. 4018/63-64 by the Special Deputy Commissioner for Abolition of Inams.

c. One Mr. Chikkamuniyappa along with 28 others (as the *'Applicants'*) filed applications in Form 7 under Section 48(1) of the Karnataka Land Reforms Act, 1961 against one Mr. A. S. Rajamanikyavelu & Mr. A. R. Ganesh Narain claiming occupancy rights with respect to Survey No. 46, 47 along with other Survey Numbers under Case No. LRF(B) DS: 65,1007:76-77, LRF:66:1136:76-77, 78-741:76-77, 72:1006:76-77, 73:986:76-77, 84:1138:76-77, 67:1135:76-77, 68: 1134:76-77, 57:4439:76-77, 53:430:76-77, 59:465:76-77, 60:460:76-77, 85:1210:77-78, 391:79-80, 296: 79-80, 241:79-80, 417:79-80, 128:79-80, 200:79-80, 141:79-80, 400:79-80, 393:79-80 & 292:79-80;

d. The Land Tribunal had passed an Order dated 26.09.1979 in Case No. LRF(B) DS 241/1979-80 in connection with the said proceedings. However, the same was challenged under Writ Petitions bearing Nos. 20085 to 20089/1979 and Writ Petition No.4128/1980 before Hon'ble High Court of Karnataka and as per the Order dated 09.04.1984 passed in Writ Petitions bearing Nos. 20085 to 20089/1979 & Order dated 09.11.1984 passed in Writ

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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 GODREJ PROPERTIES LIMITED acting through its Authorised Signatory Mr.Mohammed Samiulla , ಇವರು 118941300.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	108415500.00	DD No 043578 Rs.108415500/- dated 07/Dec/2020 drawn on HDFC BANK,RICHMOND ROAD - BANGALORE.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	10525800.00	DD No 043579 Rs.10525800/- dated 07/Dec/2020 drawn on HDFC BANK,RICHMOND ROAD - BANGALORE.
ಒಟ್ಟು :	118941300.00	

ಸ್ಥಳ : ಇಂದಿರಾನಗರ

ದಿನಾಂಕ : 07/12/2020

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

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Petition bearing No. 4128/1980, both by the High Court of Karnataka, Bangalore, the Land Tribunal initiated fresh enquiry in connection with the said proceedings;

e. Thereafter after conducting the fresh enquiry in connection with the said proceedings in Case No. LRF(B) DS: 65,1007:76-77, LRF:66:1136:76-77, 78-741:76-77, 72:1006:76-77, 73:986:76-77, 84:1138:76-77, 67:1135:76-77, 68: 1134:76-77, 57:4439:76-77, 53:430:76-77, 59:465:76-77, 60:460:76-77, 85:1210:77-78, 391:79-80, 296: 79-80, 241:79-80, 417:79-80, 128:79-80, 200:79-80, 141:79-80, 400:79-80, 393:79-80 & 292:79-80**("LRF Order")**, the following persons were registered as occupants of Survey Number 46 and Survey Number 47:-

Sl. No.	Survey No.	Name of the Occupants	Extent	New Survey No.
1.	46 (measuring 04 Acres 35 Guntas	Mr. Munivenkatappa, son of Mr.Kariabbaiah	21 Guntas	46/1(Item No.01)
2.		Mr.B.Krishnappa, son of Mr.Doddabasappa	21 Guntas	46/2(Item No.02)
3.		Mr. Chikkamuniyappa, son of Mr. Kariabbaiah	21 Guntas	46/3(Item No.03)
4.		Mr. Ramaiah, son of Mr. Doddaabbaiah	21 Guntas	46/4(Item No.04)
5.		Mr. Ramakrishnappa, son of Mr. Ramaiah	21 Guntas	46/5(Item No.05)
6.		Mr. Shamaiah, son of Mr. Thimmaiah	02 Acres 10 Guntas	46/6(Item No.06)
7.	47 (measuring 07 Acres 16 Guntas	Mr. C. Thimmaiah, son of Late Mr. Chinnappa	03 Acres 28 Guntas	47
8.		Mr. Shamaiah, son of Mr. Thimmaiah	03 Acres 28 Guntas	

f. Pursuant to the said LRF Order, the said Munivenkatappa son of Mr.Kariabbaiah were in peaceful possession of the Survey Number 46/1(Item No.01). The said Munivenkatappa died intestate on 14.01.2013 leaving behind his wife Yallamma and children, two sons namely Mr.Manjunath and Mr.Rajappa and three daughters namely Rathnamma,

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1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ INR-1-06929-2020-21 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ INRD713 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 08-12-2020 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

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Lakshmamma and Sujatha to succeed to his estate. Thereafter the said Yallamma died on 24.08.2016.

g. The said Mr. Manjunatha M. along his minor children Ms. Pavithra and Master Prithviraju; (ii) Mr. Rajappa M.; (iii) Mrs. Rathnamma; (iv) Mrs.Lakshmamma; and (v) Mrs. Sujatha, all children of Late Mr.Munivenkatappa entered into an Agreement to Sell dated 18.12.2017 [Registered as Document No. 9102/2017-18, Book-1, stored in C.D. No. MDPD222, at the office of the Sub Registrar, Shivajinagar (Mahadevapura) in favour of the Seller No.01 agreeing to sell Item No.01 and the Seller No.01 paid the entire sale consideration. Simultaneous to the execution of the said Agreement for Sale, the said Mr. Manjunatha M. along his minor children Ms. Pavithra and Master Prithviraju; (ii) Mr. Rajappa M.; (iii) Mrs. Rathnamma; (iv) Mrs. Lakshmamma; and (v) Mrs. Sujatha, all children of Late Mr. Munivenkatappa executed a General Power of Attorney dated 18.12.2017 Registered as Document No. 00385/2017-18, Book-4, stored in C.D. No. MDPD222, at the office of the Sub Registrar, Shivajinagar (Mahadevapura), authorizing the Seller No.01 to exercise several acts including power to sell. Thereafter, the said Manjunath got the Item No.01 converted from agricultural to non-agricultural residential purposes vide Official Memorandum dated 25.01.2018 bearing No. A.L.N. (EBK) SR/28/17-18 issued by the Deputy Commissioner, Bangalore District, Bangalore converting Item No.01 from agricultural to residential purpose and revised official memorandum dated 20.03.2019 bearing No.A.L.N.(EBK)SR/53/17-18 issued by the Deputy Commissioner, Bangalore District, Bangalore;

h. Thereafter, under a registered Sale Deed dated 01.12.2020, registered on 02.12.2020 bearing document No.INR-1-06705/2020-21, C.D.No.INRD709, registered in the office of the Sub Registrar, Shivajinagar(Indiranagar), Bangalore, the said Manjunath along with other family members conveyed the Item No.01 in favour of the Seller No.01 herein. Thus in this manner, the Seller No.01 became absolute owner of the Item No. 01;

i. Pursuant to the said LRF Order, the said Krishnappa son of Basappa was in peaceful possession of the Survey Number 46/2(Item No.02) was in peaceful possession of the Item No.02.

j. The said Mr.B. Krishnappa, son of Late Mr. Basappa along his second daughter Mrs. K. Bharathi have entered into an Agreement to Sell dated 13.08.2018 [Registered as Document

No. 4451/2018-19, Book-1, stored in C.D. No. MDPD243, at the office of the Sub Registrar, Shivajinagar (Mahadevapura) in favour of the Seller No.01 agreeing to sell Item No.02 and the Seller No.01 paid the entire sale consideration under the said Agreement to Sell. Simultaneous to the execution of Agreement for Sale, the said the said Krishnappa and others executed a General Power of Attorney dated 13.08.2018 [Registered as Document No. 00204/2018-19, Book-4, stored in C.D. No. MDPD243, at the office of the Sub Registrar, Shivajinagar (Mahadevapura)] authorizing the Seller No.01 to exercise several acts including power to sell. Thereafter, the said Mr.Krishnappa got the Item No.02 converted from agricultural to non-agricultural purposes vide Official Memorandum dated 19.03.2019 bearing No. LAND10011208 issued by the Deputy Commissioner, Bangalore District converting Item No.02 from agricultural to residential personal purpose which is thereafter revised to residential main sensitive purposes under revised Official Memorandum dated 01.09.2020 bearing No.ALN(EBK)SR/21/2018-19;

k. One Yashodhamma, daughter of Mr. Krishnappa B. who had not joined the execution of above mentioned Agreement of Sale executed a Confirmation Deed dated 02.09.2020 bearing document No. BNS-1-05627-2020-21, C.D.No. BNSD1091, registered in the office of the Sub Registrar, Shivajinagar (Banasawadi) in favour of (i) Mr. Krishnappa B., son of Late Mr. Basappa; and (ii) Mrs. K. Bharathi, daughter of Mr. Krishnappa B., and KMK Developers Private Limited, thereby confirming the Agreement of Sale dated 13.08.2018 and General Power of Attorney dated 13.08.2018 executed by Mr. Krishnappa B. and his daughter Mrs. Bharati in favour of the Seller No.01;

l. Thereafter, under a registered Sale Deed dated 02.12.2020, bearing a registered document No.INR-1-06713-2020-21, C.D.No.INRD709, registered in the office of the Sub Registrar, Shivajinagar(Indiranagar), Bangalore, the said Krishnappa, son of Late Mr. Basappa along his second daughter Mrs. K. Bharathi conveyed the Item No.02 in favour of the Seller No.01 herein. Thus in this manner, the Seller No.01 became absolute owner of the Item No. 02;

m. Pursuant to the said LRF Order, the said Mr.Chikkamuniyappa son of Kariabbaiah died intestate and hence, Form – 10 was issued in the name of his wife Chinna Thayamma and the said Chinna Thayamma was in peaceful possession of the Survey Number 46/3 (Item No.03) was in peaceful possession of the Item No.03.

n. The said Mrs. Chikkathayamma @ Chinthayamma, wife of Late Mr. Chikkamuniyappa along with: (i) Mr. Yallappa; (ii) Mr. Vishwanatha Y.; (iii) Mr. Santosh Kumar Y.; (iv) Mrs. Yallamma;

KMK DEVELOPERS PVT LTD Bangalore
CLEAN FC Bangalore
CYBERCITY BUILDERS & DEVELOPERS (P) LTD. HYDERABAD
Akoea Ventures Private Limited Bangalore
Properties Bangalore

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(v) Mrs. Muniyallamma; (vi) Mr. Abbayyappa; (vii) Mrs. Ashwini B. A.; (viii) Mr. Arun Kumar B.A; (ix) Mrs. Muniyamma; (x) Mr. Muniraju; (xi) Mr. Vasanth Kumar M.; (xii) Mr. Ravi Kumar M.; (xiii) Mrs. Munirathnamma @ Rathinammal Rajendiran; (xiv) Mr. Rama C.; (xv) Mr. Gangadhar; (xvi) Mrs. Gayathri; (xvii) Mr. B. C. Lakshmana; (xviii) Master Pavan; & (xix) Ms. Pavithra entered into an Agreement to Sell dated 21.12.2017 Registered as Document No. MDP-1-09253-2017-18, Book-1, stored in C.D. No. MDPD222, at the office of the Sub Registrar, Shivajinagar (Mahadevapura)]in favour of the Seller No.01 agreeing to sell Item No.03 and the Seller No.01 paid the entire sale consideration under the said Agreement to Sell. Simultaneous to the execution of the said Agreement for Sale, the said Chinnathayamma and others also executed a General Power of Attorney dated 21.12.2017 [Registered as Document No. MDP-4-00390/2017-18, stored in C.D. No. MDPD222, at the office of the Sub Registrar, Shivajinagar (Mahadevapura)] authorizing the Seller No.01 to exercise several acts including power to sell. Thereafter, the said Mr.Chikkathayamma got the Item No.03 converted from agricultural to non-agricultural purposes vide Official Memorandum dated 01.03.2019 bearing No. A.L.N(EBK)SR/58/17-18 issued by the Deputy Commissioner, Bangalore District converting Item No.03 from agricultural to residential purpose;

o. Thereafter, under a registered Sale Deed dated 04.12.2020, bearing a registered document No.INR-1-06733-2020-21, C.D.No.INRD710, registered in the office of the Sub Registrar, Shivajinagar(Indiranagar), Bangalore, Mrs. Chikkathayamma @ Chinthayamma, wife of Late Mr. Chikkamuniyappa along with other family members conveyed the Item No.03 in favour of the Seller No.01 herein. Thus in this manner, the Seller No.01 became absolute owner of the Item No. 03;

p. Pursuant to the said LRF Order under Case No. LRF(B)D.S.65/76-77, the said Mr.Ramaiah son of Doddaabbaiah was in peaceful possession of the Survey Number 46/4 (Item No.04) was in peaceful possession of the Item No.04;

q. The said Mr. Ramanna @ Ramaiah, son of Late Mr. Dodda Abbaya @ Abbayyappa and his wife Mrs. Lakshmamma have entered into an Agreement to Sell dated 06.10.2016 [Registered as Document No. MDP-1-04383/2016-17, stored in C.D. No. MDPD189, at the office of the Sub Registrar, Shivajinagar (Mahadevapura)] in favour of the Seller No.02 agreeing to sell Item No.04 and the Seller No.02 paid the entire sale consideration under the said Agreement to Sell. Simultaneous to the execution of the said Agreement for Sale, the said Ramaiah and others also executed a General Power of Attorney dated 06.10.2016

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[Registered as Document No. MDP-4-00160/2016-17, stored in C.D. No. MDPD189, at the office of the Sub Registrar, Shivajinagar (Mahadevapura)] in favour of Mr. Manjunatha Reddy, authorizing the said Manjunatha Reddy to do several acts including power to sell. Thereafter, the said Mr.Ramaiah got the Item No.04 converted from agricultural to non agricultural purposes vide Official Memorandum dated 31.07.2017 bearing No. A.L.N(EBK)SR/50/16-17 issued by the Deputy Commissioner, Bangalore District converting Item No.04 from agricultural to residential purpose;

r. Thereafter, under a Sale Deed dated 03.05.2018 [Registered on 14.05.2018 as Document No. MDP-1-01496/2018-19, stored in C.D. No. MDPD235, at the office of the Sub Registrar, Shivajinagar (Mahadevapura)], the said Mr. Ramanna @ Ramaiah, son of Late Mr. Dodda Abbaya @ Abbayyappa and his wife Mrs. Lakshmamma, both represented by their General Power of Attorney holder M/s. Iconica Projects, represented by its partner GardenCity Realty Private Limited, represented by its authorised signatory Mr. K. R. Ravishankar conveyed Item No.04 in favour of the Seller No.02 herein. Thus in this manner, the Seller No.02 became absolute owner of the Item No. 04;

s. Pursuant to the said LRF Order under Case No. LRF(B)D.S.65/76-77, the said Mr. Ramakrishnappa, son of Mr. Ramaiah was in peaceful possession of the Survey Number 46/5 (Item No.05) was in peaceful possession of the Item No.05;

t. The said Mr. Ramakrishnappa, son of Mr. Ramaiah along with his children: (i) Mrs. Muniyellamma @ Mrs. Lakshmamma; (ii) Mr. Venkatesh R. along with his minor children Master Jeevan and Ms. Prathana; (iii) Mrs. Lakshmamma; and (iv) Mr. Devaraj R. along with his minor children Ms. Pragathi and Ms. Chaya have entered into an Agreement to Sell dated 13.08.2018 [Registered as Document No. MDP-1-04449/2018-19, Book-1, stored in C.D. No. MDPD243, at the office of the Sub Registrar, Shivajinagar (Mahadevapura) in favour of the Seller No.01 agreeing to sell Item No.05 and the Seller No.01 paid the entire sale consideration under the said Agreement to Sell. Simultaneous to the execution of the said Agreement for Sale, the said Ramakrishnappa and others also executed a General Power of Attorney dated 13.08.2018 [Registered as Document No. MDP-4-00203/2018-19, stored in C.D. No. MDPD243, at the office of the Sub Registrar, Shivajinagar (Mahadevapura)] in favour of the Seller No.01, authorizing the Seller No.01 to do several acts including power to sell. Thereafter, the said Ramakrishnappa got the Item No.05 converted from agricultural to non-agricultural purposes vide Official Memorandum dated 19.03.2019 bearing No. LAND10011209 issued by the Deputy Commissioner, Bangalore District converting Item

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No.05 from agricultural to residential personal purpose which was later revised to residential main sensitive purposes vide revised Official Memorandum dated 01.09.2020 bearing No.ALN(EBK)SR:18/2018-19;

u. Thereafter, under a Sale Deed dated 02.12.2020 Registered as Document No. INR-1-06712-2020-21, Book-1, stored in C.D. No. INRD709, at the office of the Sub Registrar, Shivajinagar (Indiranagar)], the said Mr. Ramakrishnappa and others, conveyed Item No.05 in favour of the Seller No.01 herein. Thus in this manner, the Seller No.01 became absolute owner of the Item No. 05;

v. Pursuant to the said Order Case No. LRF(B)D.S.65,1007/76-77, the said Mr.Shamaiah was in peaceful possession of the Survey Number 46/6 (Item No.06) was in peaceful possession of the Item No.06. Thereafter the said Shamaiah died intestate leaving behind his children (i) Mrs. Susheelamma; (ii) Mr. Rajappa (along with his wife Mrs. Radhamma and children Mrs. Chandrakala, Mr. Somashekar and Mr. Manjunath); (iii) Mr. Srinivas (along with his wife Mrs. Anusuya and children Mr. Deepak and Ms. Navya); (iv) Mr. Nagaraj (along with his wife Mrs. Meenakshi and children Ms. Chaitra and Master Hemanth); and (v) Mr. Satish (along with his wife Mrs. Savitha and children Master Monish and Ms. Yashaswini);

w. The said (i) Mr. Rajappa, son of Late Mr. Shamaiah; (ii) Mrs. Chandrakala, daughter of Mr. Rajappa; (iii) Mr. R. Somashekar, son of Mr. Rajappa; (iv) Mr. R. Manjunath, son of Mr. Rajappa; (v) Mr. S. Srinivasa, son of Late Mr. Shamaiah; (vi) Mr. Deepak, son of Mr. S. Srinivasa; (vii) Ms. S. Navya, minor, daughter of Mr. S. Srinivasa; (viii) Mr. S. Nagaraj, son of Late Mr. Shamaiah; (ix) Ms. Chaitra, minor, daughter of Mr. S. Nagaraj; (x) Master Hemanth, minor, son of Mr. S. Nagaraj; (xi) Mr. Satish S., son of Late Mr. Shamaiah; (xii) Ms. Monisha, minor, daughter of Mr. Satish S.; (xiii) Ms. Yashaswini, Mr. Satish S.; and (xiv) Mrs. Susheelamma, daughter of Late Mr. Shamaiah entered into an Agreement to Sell dated 04.03.2016 [Registered as Document No. MDP-1-08927/2015-16, stored in C.D. No. MDPD178, at the office of the Sub Registrar, Shivajinagar (Mahadevapura)] in favour of the Seller No.02 agreeing to sell Item No.06 and the Seller No.02 paid the entire sale consideration under the said Agreement to Sell. Simultaneous to the execution of the said Agreement for Sale, the said Rajappa and others also General Power of Attorney dated 04.03.2016 [Registered as Document No. MDP-4-00314/2015-16, stored in C.D. No. MDPD178, at the office of the Sub Registrar, Shivajinagar (Mahadevapura)] in favour of Mr. Manjunatha Reddy, authorizing him to exercise several acts including power to sell. Thereafter, the said Rajappa got the Item No.06 converted from agricultural to non-

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agricultural purposes vide Official Memorandum dated 19.08.2016 bearing No. A.L.N(EBK)SR/08/16-17 issued by the Deputy Commissioner, Bangalore District converting Item No.03 from agricultural to residential purpose;

x. Thereafter, under a registered Sale Deed dated 07.09.2016 [Registered on 12.09.2016 as Document No. KRI-1-04705/2016-17, stored in C.D. No. KRID584, at the office of the Sub Registrar, Shivajinagar (Krishnarajapuram)] Bangalore, the said Mr. Rajappa, son of Late Mr. Shamaiah; (ii) Mrs. Chandrakala, daughter of Mr. Rajappa; (iii) Mr. R. Somashekar, son of Mr. Rajappa; (iv) Mr. R. Manjunath, son of Mr. Rajappa; (v) Mr. S. Srinivasa, son of Late Mr. Shamaiah; (vi) Mr. Deepak, son of Mr. S. Srinivasa; (vii) Ms. S. Navya, minor, daughter of Mr. S. Srinivasa; (viii) Mr. S. Nagaraj, son of Late Mr. Shamaiah; (ix) Ms. Chaitra, minor, daughter of Mr. S. Nagaraj; (x) Master Hemanth, minor, son of Mr. S. Nagaraj; (xi) Mr. Satish S., son of Late Mr. Shamaiah; (xii) Ms. Monisha, minor, daughter of Mr. Satish S.; (xiii) Ms. Yashaswini, Mr. Satish S.; and (xiv) Mrs. Susheelamma, daughter of Late Mr. Shamaiah, all represented by their General Power of Attorney holder M/s. Iconica Projects, represented by its partner GardenCity Realty Private Limited, represented by its authorised signatory Mr. Manjunath Reddy conveyed Property-F in favour of M/s. Iconica Projects, represented by its partner GardenCity Realty Private Limited, represented by its Partner Mr. Kottu L. Santosh conveyed the Item No.06 in favour of the Seller No.02 herein. Thus in this manner, the Seller No.02 became absolute owner of the Item No. 06;

y. That pursuant to the said LRF Order, the names of Mr. Rajappa, Mr. Srinivasa, Mr. Nagaraj and Mr. Satish, all sons of the said Late Mr. Shamaiah son of Mr.Thimmaiah was mutated in the revenue records vide Mutation Register bearing M.R. No. 8/2010-11 and they were in peaceful possession of portion of the Survey Number 47 measuring 3 Acres 28 Guntas **("Portion of Survey Number 47")**.

z. The said (i) Mr. Rajappa, son of Late Mr. Shamaiah; (ii) Mrs. Chandrakala, daughter of Mr. Rajappa; (iii) Mr. R. Somashekar, son of Mr. Rajappa; (iv) Mr. R. Manjunath, son of Mr. Rajappa; (v) Mr. S. Srinivasa, son of Late Mr. Shamaiah; (vi) Mr. Deepak, son of Mr. S. Srinivasa; (vii) Ms. S. Navya, minor, daughter of Mr. S. Srinivasa; (viii) Mr. S. Nagaraj, son of Late Mr. Shamaiah; (ix) Ms. Chaitra, minor, daughter of Mr. S. Nagaraj; (x) Master Hemanth, minor, son of Mr. S. Nagaraj; (xi) Mr. Satish S., son of Late Mr. Shamaiah; (xii) Ms. Monisha, minor, daughter of Mr. Satish S.; (xiii) Ms. Yashaswini, Mr. Satish S.; and (xiv) Mrs. Susheelamma, daughter of Late Mr. Shamaiah have executed an Agreement to Sell

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dated 04.03.2016 [Registered as Document No. MDP-1-08926/2015-16, Book-1, stored in C.D. No. MDPD178, at the office of the Sub Registrar, Shivajinagar (Mahadevapura)] in favour of the Seller No.02 agreeing to sell portion of Item No.07 and the Seller No.02 paid the entire sale consideration under the said Agreement to Sell. Simultaneous to the execution of the said Agreement for Sale, the said Rajappa and others have executed a General Power of Attorney dated 04.03.2016 [Registered as Document No. MDP-4-00315/2015-16,stored in C.D. No. MDPD178, at the office of the Sub Registrar, Shivajinagar (Mahadevapura)] in favour of Mr. Manjunatha Reddy, authorizing him to exercise several acts including power to sell.

aa. Pursuant to the said Order and the Certificate of registration of a tenant as an occupant in Form-10 dated 05.06.2000 in Case No. LRF(B)D.S.65,1007/76-77 issued by the Special Tahsildar, Bangalore East Taluk, Krishnarajapuram the said Mr. C. Thimmaiah, son of Late Mr. Chinnappa is registered as the occupant of the remaining portion of Survey Number 47 measuring 03 Acres 28 Guntas **("Remaining Portion of Survey Number 47")**.

bb. Pursuant to the demise of Late Mr. C. Thimmaiah on 29.09.2007, the khata with respect to Remaining Portion of Survey Number 47 has been mutated in the names of: (i) Mrs. Nagarathnamma, wife of Late Mr. C. Thimmaiah; (ii) Mr. Anandkumar, son of Late Mr. C. Thimmaiah; (iii) Mr. Suresh, son of Late Mr. C. Thimmaiah; and (iv) Mr. Jayasudha, daughter of Late Mr. C. Thimmaih.

cc. The said Mrs. P. Nagarathnamma, wife of Late Mr. Thimmaiah along with: (i) Mr. T. Anand Kumar, son of Late Mr. Thimmaiah; (ii) Ms. Akshaya, minor, daughter of Mr. T. Anand Kumar; (iii) Master Yashwanth Thimmaiah, minor, son of Mr. T. Anand Kumar; (iv) Mr. T. Suresh, son of Late Mr. Thimmaiah; (v) Master Tarun S., minor, son of Mr. T. Suresh; (vi) Master Yashas S., minor, son of Mr. T. Suresh; (vii) Mrs. Kalavathi, wife of Mr. T. Anand Kumar; and (viii) Mrs. Jayasudha, daughter of Late Mr. Thimmaiah have executed an Agreement to Sell dated 27.05.2016 [Registered as Document No. MDP-1-01063/2016-17, stored in C.D. No. MDPD183, at the office of the Sub Registrar, Shivajinagar (Mahadevapura)] in favour of the Seller No.02 agreeing to sell remaining portion of Item No.07 and the Seller No.02 paid the entire sale consideration under the said Agreement to Sell. Simultaneous to the execution of the said Agreement for Sale, the said P. Nagarathnamma and others have executed a General Power of Attorney dated 27.05.2016 [Registered as Document No. MDP-4-00054/2016-17, stored in C.D. No. MDPD183, at the

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office of the Sub Registrar, Shivajinagar (Mahadevapura)] in favour of Seller No.02, authorizing him to exercise several acts including power to sell. Thereafter, the Item No.07 has been converted from agricultural to non-agricultural residential purposes vide Official Memorandum dated 19.08.2016 bearing No. A.L.N(EBK)SR/10/16-17 issued by the Deputy Commissioner, Bangalore District converting Item No.07 from agricultural to residential purpose;

dd. Thereafter, under a registered Sale Deed dated 07.09.2016 [Registered on 08.09.2019, as Document No. KRI-1-04679/2016-17, Book-1, stored in C.D. No. KRID584, at the office of the Sub Registrar, Shivajinagar (Krishnarajapuram)] Bangalore, the said (i) Mr. Rajappa, son of Late Mr. Shamaiah; (ii) Mrs. Chandrakala, daughter of Mr. Rajappa; (iii) Mr. R. Somashekar, son of Mr. Rajappa; (iv) Mr. R. Manjunath, son of Mr. Rajappa; (v) Mr. S. Srinivasa, son of Late Mr. Shamaiah; (vi) Mr. Deepak, son of Mr. S. Srinivasa; (vii) Ms. S. Navya, minor, daughter of Mr. S. Srinivasa; (viii) Mr. S. Nagaraj, son of Late Mr. Shamaiah; (ix) Ms. Chaitra, minor, daughter of Mr. S. Nagaraj; (x) Master Hemanth, minor, son of Mr. S. Nagaraj; (xi) Mr. Satish S., son of Late Mr. Shamaiah; (xii) Ms. Monisha, minor, daughter of Mr. Satish S.; (xiii) Ms. Yashaswini, Mr. Satish S.; and (xiv) Mrs. Susheelamma, daughter of Late Mr. Shamaiah, all represented by their General Power of Attorney holder M/s. Iconica Projects, represented by its partner GardenCity Realty Private Limited, represented by its authorised signatory Mr. Manjunath Reddy conveyed Portion of Survey Number 47 in favour of M/s. Iconica Projects, represented by its partner GardenCity Realty Private Limited, represented by its Partner Mr. Kottu L. Santosh conveyed the Portion of Survey Number 47 in favour of the Seller No.02 herein.

ee. Thereafter, under a registered Sale Deed dated 07.09.2016 [Registered on 12.09.2019, as Document No. KRI-1-04700/2016-17, Book-1, stored in C.D. No.KRID584, at the office of the Sub Registrar, Shivajinagar (Krishnarajapuram)], the said Mrs. P. Nagarathnamma, wife of Late Mr. Thimmaiah along with: (i) Mr. T. Anand Kumar, son of Late Mr. Thimmaiah; (ii) Ms. Akshaya, minor, daughter of Mr. T. Anand Kumar; (iii) Master Yashwanth Thimmaiah, minor, son of Mr. T. Anand Kumar; (iv) Mr. T. Suresh, son of Late Mr. Thimmaiah; (v) Master Tarun S., minor, son of Mr. T. Suresh; (vi) Master Yashas S., minor, son of Mr. T. Suresh; (vii) Mrs. Kalavathi, wife of Mr. T. Anand Kumar; and (viii) Mrs. Jayasudha, daughter of Late Mr. Thimmaiah, all represented by their General Power of Attorney holder M/s. Iconica Projects, represented by its partner GardenCity Realty Private Limited, represented by its authorised signatory Mr. Manjunath Reddy conveyed the Remaining Portion of Survey

Number 47 in favour of M/s. Iconica Projects, represented by its partner GardenCity Realty Private Limited, represented by its Partner Mr. Kottu L. Santosh conveyed the Remaining Portion of Survey Number 47 in favour of the Seller No.02 herein. Thus in this manner, the Seller No.02 became absolute owner of the Item No. 07;

ff. All that piece and parcel of the Property bearing Survey Number 107/1, Kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk, measuring 01 Acre i.e., the Item No.08 was earlier portion of Survey Number 107, measuring 07 Acres 03 Guntas, Kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk (Larger Land) which was originally a Government land. One Ramaiah who was cultivating the portion of the Larger Land made an application, in Form.No.7 for grant of occupancy rights with respect to 1 Acre of land in Sy.No.107, under Section 48(A) of the Karnataka Land Reforms Act, and the said Ramaiah S/o.Abbaiah was granted occupancy rights with respect to 01 Acre in Larger Land under order passed in LRF(B)KA327/79-80. Thereafter the said portion of 01 Acre granted to Ramaiah was phodied as new Survey Number bearing 107/1(Item No.08);

gg. The said Ramaiah, died intestate leaving behind his two sons Muniyappa, Anand and two daughters Varalakshmi and Lalitha. The said Muniyappa and others along with their respective family members executed a registered Agreement to Sell dated 06.10.2016 bearing document No. MDP-1-04378-2016-17, stored in MDP189, registered in the office of the Sub Registrar Shivajinagar (Mahadevapura) in favour of the Seller No.02 agreeing to sell Item No.09 property and the Seller No.02 paid the entire sale consideration. Simultaneous to the execution of the said Agreement for Sale, the said Muniyappa and others also executed a registered Power of Attorney dated 06.10.2016 bearing document No.MDP-4-00159-2016-17, C.D.No.MDPD189, registered in the office of the Sub Registrar, Shivajinagar(Mahadevapura) authorizing the Seller No.02 to exercise several acts including power to sell. Thereafter, the said Muniyappa got the Item No.08 converted from agricultural to non-agricultural purposes vide Official Memorandum dated 17.01.2018 bearing No.ALN.(EBK)SR/47/16-17 converting 33 guntas extent to residential purpose and 07 guntas for Parks purposes;

hh. Thereafter, under a registered Sale Deed dated 03.05.2018, bearing a registered document No.MDP-1-01221-2018-19, C.D.No.MDPD234, registered in the office of the Sub Registrar, Shivajinagar(Mahadevapura), Bangalore, the said Muniyappa and Anand along with other family members conveyed the Item No.08 in favour of the Seller No.02 herein. Thus in this manner, the Seller No.02 became absolute owner of the Item No. 08;

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ii. That much before the grant in favour of the said Ramaiah, one Mr.Chikka Muniyappa was claiming to be the Grantee of an extent measuring 06 Acres 03 Guntas in the Larger Land under a Grant Certificate dated 31.07.1970. One Mrs.Mumtaz Unissa also was claiming to be the Grantee of an extent measuring 01 Acre 06 guntas in the Larger Land having acquired the rights under Grant Certificate dated 31.07.1970. However, the said Chikka Muniyappa alone had mutated the revenue records with respect to the Larger Land in his name. Due to the disputes in grant of land, Mumtaz Unissa's son Majid Moula was refused change of katha in his name after the death of his mother. Thereafter, the said Majid Moula filed an appeal before the Assistant Commissioner in RA.361/1995-96 against the Village Accountant, the Tahsildar, ADLR and Chikka Muniyappa, the kathedar of 6 Acres 03 Guntas, (as per revenue entries). The Assistant Commissioner after hearing the Parties and analysing the documents submitted by the Parties, questioned the legality of the Saguvali Chit submitted by Chikka Muniyappa, ordered cancellation of katha in the name of Chikka Muniyappa and remanded the matter back to the Special Tahsildar for a detailed inquiry in this regard, by his Order dated 26/06/1999. Pursuant to the Order of the Assistant Commissioner, in R.A. No.361/1995-96, the Special Tahsildar after detailed inquiry took up the matter of land entitlements in Sy.No.107 in RRT:Dis:40/1999-2000, and by his Order dated 20/08/2002, the Tahsildar cancelled the mutation and other revenue entries in favour of the said Chikkamuniyappa and Ordered to register Majid Moula as the kathedar of 1 Acre 06 Guntas in Sy.No.107(now portion Survey No.107/2);

jj. Thereafter, the said Majid Moula executed a General Power of Attorney in favour of one N.Shamanna, vide General Power of Attorney dated 22.03.1995 authorising and empowering him to do such acts, deeds and things with respect to the said property, including the power/authority to sell the same.

kk. Thereafter the said Majid Moula duly represented by his GPA Holder Sri.N.Shamanna executed a Sale Deed dated 21.12.2006 bearing document No.KRI-1-30642-2006-17, KRID 278, in the office of the Sub Registrar, Shivajinagar(Krishnarajapuram), Bangalore, in favour of one Mrs.R.Kanaka or Kanakamma conveying all that piece and parcel of agricultural land measuring 1 Acre 06 Guntas in Sy.No.107/1 (Sy.No.wrongly mentioned, in the overall extent of 6 Acres 03 Guntas).

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ll. That pursuant to the purchase of the said 01 Acre 06 guntas in Item No. 09 of the Schedule Property, Kanakamma got the katha with respect to the same transferred to her name as evidenced in M.R.No.49/2006-07.

mm. That since the Sale Deed in favour of Kanakamma was executed by the GPA Holder, N.Shamanna, for and on behalf of Majid Moula, at the request of the purchaser, Majid Moula executed a registered Confirmation Deed dated 09/10/2014 bearing Document No. BDH-1-01956-2014-15, BDHD113, in the office of the Sub Registrar Shivajinagar(Bidarahalli), Bangalore confirming the conveyance in favour of Kankamma vide sale deed dated 21/12/2006.

nn. That in the year 2018, Kanakamma joined by her family members executed an Agreement to Sell dated 11.10.2018 registered on 12.10.2018, bearing Document No. BNS-1-11567-2018-19, C.D.No.BNSD670, in the office of the Sub Registrar, Shivajinagar(Banasawadi), Bangalore, in favour of the Seller No.01 agreeing to convey an extent of 1 Acre 06 Guntas in Sy.No.107/2. The said Kanakamma and others also constituted the Seller No.01 as their attorney and empowered and authorised them to carry out such acts, deeds and things, including the power to sell the said property by way of a General Power of Attorney dated 11/10/2018 registered on 12.10.2018, bearing Document No. BNS-4-00503-2018-19, C.D.No.BNSD670, in the office of the Sub Registrar, Shivajinagar(Banasawadi), Bangalore,. The said portion of land in Sy.No.107/2 measuring 1 Acre 06 Guntas was converted from agricultural to non-agricultural residential purposes vide Official Memorandum dated 17/01/2019 bearing No.ALN(EBK)SR/55/17-18.

oo. Thereafter, under a registered Sale Deed dated 01.12.2020, registered on 02.12.2020 bearing a document No.INR-1-06699-2020-21, C.D.No.INRD701, registered in the office of the Sub Registrar, Shivajinagar(Indiranagar), Bangalore, the said Shamanna, Kanakamma and others conveyed the portion of Item No.09 in favour of the Seller No.01 herein. Thus in this manner, the Seller No.02 became absolute owner of portion of the Item No. 09;

pp. That all that piece and parcel of land measuring 01 acre in Survey No.107/2 originally belonged to one Muniyappa S/o.Muthappa was granted occupancy rights as per the order passed under the case bearing No. LRF(B)KA.166/79-80. Thereafter, the said Muniyappa's name appears as the owner/kathedar of 1 Acre in Sy.No.107/2.

qq. That the said Muniyappa died in 2014 leaving behind his legal heirs namely Smt.Muniyamma W/o.Late.Muniyappa, Lakshmamma D/o.Late.Muniyappa, Sreeram

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S/o.Late.Muniyappa,Nagaraja S/o.Late.Muniyappa, Gajendra S/o.Late.Muniyappa, Amaravathi D/o.Late.Muniyappa. The said Smt.Muniyamma W/o.Late.Muniyappa, Lakshmamma D/o.Late.Muniyappa, Sreeram, S/o.Late.Muniyappa,Nagaraja S/o.Late.Muniyappa, Gajendra S/o.Late.Muniyappa, Amaravathi D/o.Late.Muniyappa joined by their respective family members executed an Agreement to Sell dated 25.02.2019 registered on 26.02.2019 bearing document No.BNS-1-19896-2018-19, C.D.No.BNSD712, registered in the office of the Sub Registrar, Shivajinagar(Banasawadi), Bangalore, in favour of Seller No.01 and have agreed to convey an extent of 1 Acre in Sy.No.107/2 of Kumbena Agrahara on such terms and conditions as are set out therein. The said Muniyamma and others have also executed a General Power of Attorney and constituted the Seller No.01 as their attorney under registered Power of Attorney dated 25.02.2019 registered on 26.02.2019 bearing document No.BNS-4-00914-2018-19, C.D.No.BNSD712, registered in the office of the Sub Registrar, Shivajinagar(Banasawadi), Bangalore.

rr. Thereafter, under a Sale Deed dated 01.12.2020 registered on 02.12.2020, as Document No. INR-1-06702-2020-21, stored in C.D. No. INRD709, at the office of the Sub Registrar, Shivajinagar (Indiranagar)], the said Muniyamma and others represented by their General Power of Attorney holder the Seller No.01, conveyed portion of Item No.09 measuring 01 Acre guntas in favour of the Seller No.01 herein. Thus in this manner, the Seller No.01 became absolute owner of the portion of land measuring 01 Acre in Item No. 09. The said portion of land in Sy.No.107/2 measuring 1 Acre Guntas is converted from agricultural to non-agricultural residential personal housing purposes vide Official Memorandum dated 26.10.2020 bearing No.189182 issued by the Deputy Commissioner, Bangalore District.

ss. That all that piece and parcel of property bearing Survey No.49/3(portion of Survey No. 49) measuring 31 guntas i.e., the Item No.10 originally belonged to one Mr. Yele Nirvanappa @ Y. Nirvanappa who was registered as an occupant of property bearing Survey No. 49 measuring 01 Acre 36 Guntas vide Order dated 03.01.1964 passed in Case No. 4043/63-64 by the Special Deputy Commissioner for Inams Abolition, Kolar under Section 9 of the Mysore (Personal & Miscellaneous) Inams Abolition Act, 1954. That Survey No.49 was phodied and the portion held by Yele Nirvanappa was renumbered as Survey No. 49/2 measuring 1 Acre 1 Gunta.

tt. That pursuant to the demise of Late Mr. Yele Nirvanappa on 05.03.1967 his sons namely Mr. Y. Appaji, Mr. Y. Thammaiah, Mr. Y. Shivappa, Mr. Y. Rajashekar, Mr. Y. Chandrashekar and Mr. Y. Puttanna, effected a partition with respect to various joint family properties which

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interalia included Survey No. 49/2 measuring 1 Acre 1 Gunta, under a Partition Deed dated 29.03.1971 (Registered as Document No. 4319/1970-71, in Book-I, Volume 77, Pages 96 to 109, at the office of the Sub-Registrar, Hosakote). In terms of the said Partition Deed, we observe that Mr. Y. Shivappa was allotted with Survey No. 49/2 measuring 1 Acre 1 Gunta.

uu. The said Mr. Shivappa deceased on 05.04.2003 and the khata with respect to portion of Survey No. 49/2 measuring 31 Guntas ("Item No.10") was transferred to the name of the Mr. Shivappa son of Late Yele Nirvanappa in terms of the Order dated 06.02.2012 bearing No. RRT.CR575/2011-12 passed by the Tahsildar as observed in Mutation Register bearing MR No. H38/2011-12.

vv. Mrs. Y. Dakshayini W/o Mr. Shivappa agreed to convey Item No.10 in favour of Mr. A. Muniraju, Mr. A. Babu and Mr. A. Govindaraju, all sons of Late Mr. Annayappa under an Agreement of Sale dated 03.10.2013 (Registered as Document No. INR-1-05091/2013-14, stored in CD No. INRD77, at the office of the Sub-Registrar, Indiranagar, Bangalore).

ww. Simultaneous with the execution of the aforesaid Agreement of Sale dated 03.10.2013, Mrs. Y. Dakshayini executed General Power of Attorney dated 03.10.2013 (Registered as Document No. INR-4-00645/2013-14, stored in CD No. INRD77, at the office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore), in favour of Mr. A. Babu son of Late Annyappa. In terms of the said General Power of Attorney, Mrs. Y. Dakshayini appointed and nominated Mr. A. Babu to do certain acts/ deeds with respect to Item No.10, including the power to sell.

xx. The said Mrs. Y. Dakshayini (duly represented by her attorney holder Mr. A. Babu) agreed to sell Item No.10 in favour of M/s. Iconica Projects, the Seller No.02 herein under an Agreement to Sell dated 30.11.2016 (Registered as Document No. MDP-1-05871/2016-17, in Book-I, stored in CD No. MDPD192, at the office of the Sub-Registrar Mahadevpura, Bangalore). The khata with respect Item No.10 was transferred to the name of the Mrs. Y. Dakshayini wife of Mr. Shivappa in terms of the Mutation Register bearing MR No. H25/2016-17.

yy. In the Order dated 21.06.2017 passed in proceedings bearing No. RRT(D)/77/2017-18, the Special Tahsildar, Bangalore East Taluk, K. R. Puram, Bangalore passed the order to transfer the khata to the name of Mrs. Dakshayini, pursuant to the demise of her husband Late Mr. Shivappa. In terms of the extract of entry made in Mutation Register bearing MR No. H38/2016-17, the khata with respect to the Item No.10 was transferred to the name of

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Mrs. Dakshayini pursuant to the Order dated 21.06.2017 passed in proceedings bearing No. RRT(D)/77/2017-18.

zz. That Survey No.49/2 was phodied and the portion held by Mrs. Dakshayini was renumbered as Survey No. 49/3 measuring 31 Guntas ("Item No.10"). In terms of the extract of entry made in Mutation Register bearing MR No. T3/2017-18, the khata with respect to Item No.10 stands in the name of Mrs. Dakshayini. The Item No.10 of the Schedule Property is converted from agricultural use to non-agricultural residential purposes vide Official Memorandum dated 16.03.2018 bearing No. ALN(E.B.K)SR/31/2017-18, issued by the Deputy Commissioner, Bangalore District, Bangalore.

aaa. Further, in terms of the Sale Deed dated 12.04.2018 (Registered as Document No. MDP-1-00477/2018-19, in Book-I, stored in CD No. MDPD232, at the office of the Sub-Registrar, Mahadevapura, Bangalore) Mrs. Y. Dakshayini (duly represented by her attorney holder Mr. A. Babu) conveyed Item No.10 in favour of Seller No.02. In the said Sale Deed dated 12.04.2018, Mr. A. Muniraju, Mr.A. Govindaraju, Mr. Manjunath Reddy and Clean Foods Limited have joined in the execution of the Sale Deed as the consenting witnesses.

bbb. Thereafter the said Mrs. Y. Dakshayini, Mrs. Usha, Mrs. Manjula, Mrs. Chandrika, Mrs. Savithri and Mrs. Veena confirmed the execution of the aforesaid said Sale Deed dated 12.04.2018 under a Confirmation Deed dated 23.12.2019 (Registered as Document No. BNS-1-17273/ 2019-20, stored in C.D. No. BNSD940, at the office of the Sub Registrar, Banswadi, Bangalore). The said Confirmation Deed was presented for registration by their attorney Mr. A. U. Vinay son of Mr. A. S. Umapathy.

ccc. That all that piece and parcel of property bearing Survey No.57(Sy.No.57/1A) (Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring 12 guntas i.e., Item No.11 originally belonged to One Chinappa S/o.Abbaiah who was registered as an Occupant under the Inams Abolition Act as per the order passed in Case No.4036/1963-64.

ddd. All that piece and parcel of the property measuring 22 Guntas in Survey Number 58 (Sy.No.58/C) i.e., the Item No.12 originally belonged to one Raja Manikyavelu who was the Jodidar of Dommasandra village, and was registered as an occupant under the Inams Abolition Act as per the order passed in Case No.4018/1963-64 along with other lands.

eee. That pursuant to the enactment of the Karnataka Land Reforms Act, the aforementioned Chinappa S/o.Abbaiah who was cultivating Item No.12, made a tenancy

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application before the land Tribunal and as per the order dated 15.09.1981 passed in case bearing No. LRF(B)DS 616/17/74-75, the Land Tribunal, Hosakote, registered the said Chinappa as an Occupant and ordered katha in his name, for an extent of 22 Guntas in Sy.No.58/C (Item No.12) of Dommasandra Village. That after the demise of Chinnappa, his sons Thimmaiah and Chikka Thimmaiah have got the katha transferred to their joint names vide M.R.No.35/1983-84.

fff. The said Thimmaiah S/o.Chinappa passed away on 06.10.2007 and after his death, his wife Nagarathnamma and Chikka Thimmaiah continued to hold Item No.11 and Item No.12 jointly.

ggg. That vide mutation extract bearing M.R.12/2011-12 the extents of 12 Guntas, 10 Guntas and 14 Guntas earlier bifurcated as 57/A, 57/B & 57/C were amalgamated as Survey Number 57 and an extent of 16 Guntas, 10 Guntas and 22 Guntas earlier bifurcated as 58/A, 58/B & 58/C were amalgamated as Sy.No.58;

hhh. Thereafter, children of Chikka Thimmaiah i.e, Sridhar, Mukund and Manjula filed a partition suit bearing O.S.No.1162/2015 against Nagarathnamma W/o. Thimmaiah, T. Anand Kumar, T.Suresh & Jayasudha (Children of Late.Thimmaiah) and Chikka Thimmaiah and his wife Vasanthamma , before the Additional Senior Civil Judge, Bangalore Rural District , Bangalore seeking partition and separate possession of the Joint Family Properties held by Thimmaiah's family and their father, Chikka Thimmaiah. This suit was compromised by the parties by filing a compromise petition under Order 23 Rule 3 of the C.P.C before the Hon'ble Court setting out the terms of partition between the constituents of the Joint Family. Decree was drawn by the Hon'ble Court in terms with the compromise petition filed by the parties.

iii. That in terms with compromise petition dated 26.02.2016 and the decree drawn in accordance therewith, an extent of 6 guntas in Sy.No.57 and 11 guntas in Sy.No.58 of Dommasandra was allotted to the share of T.Anand Kumar S/o.Thimmaiah and an extent of 6 Guntas in Sy.No.57 and 11 guntas in Sy.No.58 was allotted in favour of T.Suresh S/o.Thimmaiah.

jjj. After T.Anand Kumar and T.Suresh became entitled to Item No.11 and Item No.12 by virtue of the decree, they (joined by their minor children rep by their respective father/natural guardian/s) executed an Agreement to Sell dated 29/05/2017, registered as Doc.No.MDP

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1-01803-2017-18, stored in C.D.No.MDPD206 before the Sub-Registrar, Shivajinagar (Mahadevapura) in favour of M/s.Akosa Ventures Pvt Ltd, the Seller No.03 herein.

kkk. That since full sale consideration was paid under the Agreement to Sell, T.Anand Kumar and T.Suresh also executed a General Power of Attorney dated 29/05/2017, registered as Doc.No. MDP-4-00086-2017-18, stored in C.D.No.MDPD206 before the Sub-Registrar, Shivajinagar (Mahadevapura) in favour of the purchaser, M/s.Akosa Ventures Pvt Ltd the Seller No.03 herein and constituted them as their attorney empowering and authorising them to carry out all such acts, deeds and things as were set out therein including the power to sell the Item No.11 and Item No.12.

lll. That Item No.11, was duly converted from agricultural to non-agricultural residential purpose vide Official Memorandum dated 11/04/2018 bearing No.ALN(EBK)SR/29/17-18 and Item No.12 was duly converted from agricultural to non-agricultural residential purpose vide Official Memorandum dated 11/04/2018 bearing No.ALN(EBK)SR/30/17-18. That upon conversion, T.Anand Kumar and T.Suresh (joined by their minor children rep by their respective father/natural guardian/s) duly represented by their GPA Holder M/s.AKOSA Ventures Pvt Ltd executed a Sale Deed dated 03/05/2018, registered as Doc.No.MDP-1-01498-2018-19, stored in C.D.No.MDPD235, registered on 14/05/2018 before the Sub-Registrar, Shivajinagar (Mahadevapura), Bangalore in favour M/s.AKOSA Ventures Pvt Ltd, the Seller No.03 herein.

mmm. All that piece and parcel of property measuring 28.5 guntas in Survey No.61/2, Dommasandra village, Bidarahalli Hobli, Bangalore East Taluk was earlier portion of Survey Number 61 measuring 01 Acre 17 Guntas, of Dommasandra and the same belonged to one Bellappa who was registered as an occupant as per the orders passed in Case No.4034/1962-63 under Section 6 of the Inams Abolition Act.

nnn. Thereafter pursuant to the death of the said Bellappa on 20.05.1975, his sons (1) Chinappa (2) Veerabhadrappa (3) Muni Ramaiah (4) Ramalappa and his brother, Muniyappa @ Thamanna, his wife Chikka Muniyamma and their daughter in law Putamma executed a Sale Deed dated 05.10.1977 registered as Document No.1729/77-78 in volume no.1521, pages 47 to 50 of Book-I in the office of the sub-registrar Hoskote conveying an extent of 28 ½ Guntas out of the larger extent of 1 Acre 17 Guntas (being the western portion) of lands in Sy.No.61/A (old sy.no. 61) of Dommasandra Village, Bidarahalli Hobli, Hoskote Taluk (now Bangalore East Taluk) ("Item No.13") in favour of one Madamma

W/o.Abbaiah. That upon purchase of the said land Madamma got the revenue documents with respect to Item No.13 transferred to her name as evidenced in the RTC.

ooo. Further, the said Madamma along with her sons A.Chandrashekar, A.Ravindra, A.Krishnappa, A.Nagendra executed an Agreement to Sell dated 16.2.17 registered as document no. MDP-1-08083-2016-17, in CD No. MDPD199, in the office of the Sub-Registrar Shivajinagar (Mahadevpura) in favour of M/s.Akosa Ventures Pvt Ltd, the Seller No.03 herein; whereunder, upon receipt of full sale consideration, they delivered possession of Item No.13 and agreed to execute a sale deed conveying an extent of 28 ½ Guntas in Sy.No.61/A of Dommasandra, in favour of the Purchasers therein or their nominees.

ppp. That since full sale consideration was paid under the Agreement to Sell, the said Madamma and her sons executed a General Power of Attorney dated 16.2.2017 registered as document no. MDP-4-00292-2016-17, in CD No. MDPD199, in the office of the Sub-Registrar Shivajinagar (Mahadevpura) in favour of the purchaser, M/s.Akosa Ventures Pvt Ltd the Seller No.03 herein and constituted them as their attorney empowering and authorising them to carry out all such acts, deeds and things as were set out therein including the power to sell Item No.13.

qqq. The sy.no.61/A measuring 1 Acre 17 Guntas was amalgamated with sy.no.61/B comprising of an overall extent of 2 Acres and 2 Guntas inclusive of 02 Guntas Kharab in Sy.No.61. As per M.R.T2/2018-19 the Sy.No.61 comprising of an overall extent of 2 Acres 02 Guntas inclusive of 02 Guntas Kharab was bifurcated into three sub-divisions, 61/1, 61/2 and 61/3. The Item No.13 measuring 28 ½ Guntas was allotted new Sy.No.61/2.

rrr. Thereafter, Madamma passed away on 27.10.2017, leaving behind her six children namely (i) Chandrashekar (son) (ii) Vijaya (Daughter) (iii) Ravindra (Son) (iv) Krishnappa (Son) (v) Padma (Daughter) and (vi) Nagendra (Son) to succeed to her estate. The katha of Item No.13 stood transferred in the joint names of A.Chandrashekar, A.Ravindra, A.Krishnappa, A.Nagendra (sons of Madamma) vide M.R.No.H11/2017-18.

sss. The Item No.13 was converted from agricultural to non-agricultural residential purpose vide Order dated 27.02.2019 bearing document no. LAND1011210 from the Office of the Deputy Commissioner, Bangalore. Thereafter, Item No.13 is converted from residential-personal purpose to residential (Main) (Sensitive) purpose vide Revised Official Memorandum dated 01.09.2020 bearing No. ALN(EBK)SR/21/2018-19 issued by the Deputy Commissioner, Bangalore District, Bangalore.

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ttt. That all the legal heirs of Vijaya(daughter of Madamma) and Padma daughter of Madamma, executed Confirmation Deed/s in favour of A.Chandrashekar, A.Ravindra, A.Krishnappa, A.Nagendra represented by GPA holder Akosa Ventured Pvt Ltd Akosa Ventures Pvt Ltd under 3 separate confirmation deeds as detailed herebelow:

i. Confirmation deed dated 18.11.2019 executed by Mr. M.V.Mahadevaiah S/o Byrappa H/o Late Vijayamma and his children Priyadarshini, M Gurumalesh and Umashanker vide registered confirmation deed bearing document no. BNS-1-13932-2019-20, stored in CD No. BNSD905, registered in the office of Sub-registrar, Shivajinagar (Banaswadi)

ii. Confirmation deed dated 23.01.2020 executed by Padmavathi alias Padma D/o Late Abbaiah vide registered confirmation deed bearing document no. BNS-1-18559-2019-20, stored in CD No. BNSD956, registered in the office of Sub-registrar, Shivajinagar (Banaswadi)

iii. Confirmation deed dated 03.07.2020 executed by Ms. M. Indira and M.Vijayalakshmi both daughter of Mahadevaiah and Late Vijayamma vide registered confirmation deed bearing document no. BNS-1-03061-2019-20, stored in CD No. BNSD1053, registered on 04.07.2020 registered in the office of Sub-registrar, Shivajinagar (Banaswadi)

iv. That one Anchamma and Chinamma both daughters of Late Bellappa executed a Confirmation Deed dated 07.08.2020 bearing document no. BNS-1-04358-2020-21, stored in CD No. BNSD1072, registered in the office of Sub-registrar, Shivajinagar (Banaswadi) in favour of A.Chandrashekar, A.Ravindra, A.Krishnappa, A.Nagendra represented by GPA holder Akosa Ventured Pvt Ltd and Akosa Ventured Pvt Ltd.

uuu. Thereafter, under a Sale Deed dated 01.12.2020 Registered on 02.12.2020 as Document No. INR-1-06703-2020-21, Book-1, stored in C.D. No. INRD709, at the office of the Sub Registrar, Shivajinagar (Indiranagar)], the said Chandrashekar and others represented by their General Power of Attorney holder the Seller No.03, conveyed Item No.13 measuring 28 ½ Guntas in favour of the Seller No.03 herein. Thus in this manner, the Seller No.03 became absolute owner of the land measuring 28 ½ Guntas in Item No. 13;

vvv. The Sellers and Confirming Party No.01 who were desirous of developing the Item No.01 to 13 of the Schedule Property had obtained a Development Plan dated 22.10.2019 bearing

No. BDA/TPM/DLP-33/2018-19/1114/2019-20 approved by Bangalore Development Authority with respect to Item No. 01 to 08 and Item No.10,11,12,13 of the Schedule Property. The Seller now not desirous of developing the Schedule Property is hereby conveying to the Purchaser all lands in Item.No.1 to 13 morefully described in the Schedule hereunder i.e. the Schedule Property along with all other rights, approvals, sanctions, attributable to and arising out of the Development Plan dated 22.10.2019 bearing No.BDA/TPM/DLP-33/2018-19/1114/2019-20 approved by Bangalore Development Authority with respect to Item No. 01 to 08 and Item No.10, 11,12,13 of the Schedule Property.

V. The Confirming Party No.01, being one of the group company of the Sellers No.01 to 03 has agreed to be jointly and severally liable with the Sellers for all the representations, warranties, obligations and covenants of the Sellers under / in relation to Sale of Schedule Property and in acceptance of the same, has joined the execution and registration of this Deed of Sale as Confirming Party No.01

VI. The Confirming Party No.02 being one of the group company of the Sellers No.01 to 03 has entered into Memorandum of Understanding with respect to the Item No. 1 to 10 of Schedule Property. Thereafter, the Confirming Party No.02 nominated Sellers No.01 and 02 to purchase the said Item No. 1 to 10 of Schedule Property on its behalf. Accordingly, the said Item No.1 to 10 of the Schedule Property were conveyed in favour of the Seller No.01 and Seller No.02 as stated hereinabove at the behest of the Confirming Party No.02. The Confirming Party No.02 hereby confirms that it has released all its right, title and interest and it has no right title and interest of whatsoever manner with respect to the Item No.1 to 10 of the Schedule Property. Hence, the Confirming Party No.02 has agreed to be jointly and severally liable with the Sellers for all the representations, warranties, obligations and covenants of the Sellers under / in relation to Sale of Schedule Property and in acceptance of the same, has joined the execution and registration of this Deed of Sale as Confirming Party No.02.

VII. The Sellers and Confirming Parties represent that from the date of acquiring the Schedule Property, the Sellers have been paying property taxes in their name and are in peaceful possession of the Schedule Property ever since the date of purchase;

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VIII. The Sellers and the Confirming Parties further represent that they have relinquished portion of the Property bearing Survey No. 62(p), 66(p) and 67(p) situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, to Seegehalli Gram Panchayat for the purpose of 80 feet wide access road connecting from Belathur main road to the Schedule Property which is morefully described in the Schedule herebelow and hereinafter referred to as the **APPROACH ROAD PROPERTY;**

IX. The Sellers and Confirming Parties have handed over the Schedule Property which is fenced and the access road from main 80 feet Belathur Road (through Approach Road Property), to the Schedule Property is a graveled and motorable Road.

X. The Sellers and Confirming Parties represent that the Seller No.02 has mortgaged portion of the Item No.7 measuring 3 Acres 28 Guntas of Schedule Property with City Union Bank vide Memorandum of Deposit of Title Deeds dated 2.11.2016, bearing Document No.INR-1-05798-2016-17, C.D.No.INRD178, in the office of the Sub Registrar, Shivajinagar,(Indiranagar) and the Seller No.01, Seller No.02, and Confirming Party No.1 had mortgaged the Item No.4, 6 and 8 of the Schedule Property with JM Financial Credit Solutions Limited vide Memorandum of Entry Recording Mortgage by Deposit of title deeds dated 04.10.2019, registered on 09.10.2019 and bearing Document No.BNS-1-11384-2019-20, C.D.No.BNSD877, in the office of the Sub Registrar, Shivajinagar,(Banaswadi). City Union Bank has issued a No Objection Certificate dated 05.09.2020 and JM Financial Credit Solutions Limited has issued a No Objection Certificate dated 09.11.2020 consenting for execution of this Deed and shall release the charge upon the Schedule Property simultaneously to the execution of this Sale Deed. It is agreed by the Sellers and / Confirming Parties that they shall get the charge released from the records of Ministry of Corporate Affairs within 30 (thirty) days failing which the Purchaser shall withhold the Balance Sale Consideration and Sellers' Area.

XI. The Sellers and Confirming Parties are desirous of disposing of Schedule Property along with the all rights, title, interest and benefits entitled in respect of Schedule Property to the Purchaser herein on *interalia* making following representations and assurances to the Purchaser:

(a) That the Sellers, are the absolute, legal and beneficial owners of the converted property more particularly described in the Schedule Property and all including all other rights, approvals, sanctions, attributable to and arising out of the Development

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of the Schedule Property and no one else apart from them have any sort of right, title or interest in the Schedule Property. The Sellers are in vacant, physical possession and enjoyment of the Schedule Property and that their rights, title, interest, ownership and possession to the Schedule Property and all other rights, approvals, sanctions, attributable to and arising out of the Development of the Schedule Property is good, marketable and subsisting and no one else has any right, title, interest or share therein;

(b) There are no previous registered / unregistered agreements for sale and purchase of the Schedule Property and that the Sellers have not entered into any agreement(s) for lease or development or arrangement for the transfer of the Schedule Property or any part thereof of which is still subsisting and there is no encumbrance(s) and/or claim(s) and/or interest(s) by any other person(s) (of any nature what so ever, created how so ever) against the Schedule Property or any part thereof as on date of execution of this Deed;

(c) That there are no outstanding unpaid dues to be paid to any predecessors-in-title of the Sellers, or any person or persons lawfully or equitably claiming from, under or in trust for such predecessors-in title of the Sellers;

(d) That all the rents and other outgoing dues and payables on the Schedule Property to any government authority / private parties have been duly paid and that all conditions affecting the Schedule Property, whether expressed or implied, have been duly complied with by the Sellers and the Sellers have not done or suffered to be done or omitted any act, matter or thing in or respecting the Schedule Property which may render the same liable to forfeiture or which may contravene the provisions of any legislation now or hereinafter in force affecting the Schedule Property;

(e) The Sellers do not have any pending or threatened liabilities with regard to income tax, wealth tax, gift tax, goods and service tax or any other tax or cess or levy by Government authorities, which would affect their title to the Schedule Property.

(f) There is no amount due and/or outstanding on Sellers towards GST pertaining to the period upto the date of signing of this Deed. Further, there is no proceeding pending against the Sellers and/or Confirming Parties towards GST. The Sellers/Confirming Parties shall indemnify the Purchaser against all the loss incurred by the Purchaser in this regard.

(g) That there are no claims, minors' claim, daughters' claim mortgages, charges, lien or encumbrances on the Schedule Property. No third party right or any form of

encumbrance has been created or proposed to be created in respect of the Schedule Property;

(h) That there is no pending or threatened suits, legal proceedings or claims or notices against the Sellers or the Schedule Property that may affect in any way the Sellers' title to or right to dispose of the Schedule Property and there are no impediments relating to the sale of the Schedule Property under any law, order, decree, contract, arbitration award or otherwise;

(i) That the Sellers and Confirming Parties have not acted in any manner that could curtail their ownership and/ or rights to the Schedule Property.

(j) That no notice from the Government or any local authority, local body including from BBMP, BDA, KHB, KIADB under any legislative enactment, Government ordinances, order or notification or any erstwhile authority that was in existence (including any notice for acquisition or requisition of the Schedule Property) has been received by or served upon the Sellers or any person intended or any predecessor in title to the Sellers;

(k) That the Schedule Property forms a contiguous land parcel having frontage of 80 feet and access through the APPROACH ROAD PROPERTY and thereafter to the government approach road i.e., Belathur main road.

(l) That a total floor space index ("FSI") that is available / permissible to be utilized on the Schedule Property is 3x basis 80 feet wide approach road to the Schedule Property as per existing BDA zonal regulations;

(m) That there are no easements, quasi-easements, rights, exceptions or other similar matters, whether or not apparent on inspections or disclosed in any of the documents referred to in this Sale Deed.

(n) That there are no tenancy claims with regard to the Schedule Property under the Karnataka Land Reforms Act and the Schedule Property do not belong to Schedule Caste or Schedule Tribe and that there are no restrictions in any other law enacted or violation of the provisions of any law for sale of the Schedule Property;

(o) That the Sellers and Confirming Parties have full authority and power to execute and deliver this Sale Deed and to consummate the transaction contemplated herein and that no consents, approvals, orders, authorizations, registrations, qualifications, designations, declarations or filings with any person is required to be sought or undertaken in connection with the execution, delivery and performance by the Sellers and Confirming Parties of this Sale Deed.

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(p) The Sellers and Confirming Parties further represent that they will fulfil all legal requirements leaving behind no impediments in law or otherwise for the conveyance of the Schedule Property in favour of the Purchaser.

XII. The Purchaser solely relying upon the representations and warranties of the Sellers and the Confirming Parties and believing the same to be true and correct agreed to purchase the Schedule Property free from all encumbrances and with vacant and peaceful possession and the all other rights, approvals, sanctions, attributable to and arising out of the Development of the Schedule Property for valuable sale consideration of **Rs.173,23,20,393/- (Rupees One Hundred and Seventy Three Crores Twenty Three Lakhs Twenty Thousand Three Hundred and Ninty Three only) ("Total Sale Consideration")** and the Sellers and Confirming Parties have agreed to sell the Schedule Property to the Purchaser for the aforesaid Total Sale Consideration.

XIII. The parties herein have agreed that out of the Total Sale consideration, the Purchaser shall pay a sum of **Rs.157,80,40,346/- (rupees one hundred and fifty seven crores eighty lakhs forty thousand three hundred and forty six only) ("Agreed Sale Consideration")** at the time of execution of Sale Deed.

XIV. The Parties agree that the Balance Sale Consideration of **Rs.15,42,80,047/- (rupees fifteen crores forty two lakhs eighty thousand and forty seven only)** shall be paid within 15 (fifteen) days from the date of obtaining Building Plan sanctions from the competent authority **in respect of full or portion of the Schedule Property ("Balance Sale Consideration")**.

(a) In addition to the above monetary consideration, the Purchaser has agreed to allot saleable area equivalent to 5.4% of FSI area in the proposed project development to be developed by the Purchaser on the Schedule Property **(Sellers' Area)** to the Seller No.01, 02 and 03 in proportion to the portion of Schedule Property owned by each of the Seller, together with proportionate undivided share, right, title, parking spaces and interest in the Schedule Property to the extent required under the law.

(b) The Purchaser on this day has made the payment of Agreed Sale Consideration of **Rs.157,80,40,346/- (rupees one hundred and fifty seven crores eighty lakhs forty**

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thousand three hundred and forty six only) and hence, the Purchaser hereby has called upon the Sellers & Confirming Parties to execute this Absolute Sale Deed in respect of the Schedule Property and the Sellers & Confirming Parties have come forward to execute this Absolute Sale Deed.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. SALE AND PURCHASE

1.1. In consideration of a sum of Total Sale Consideration of **Rs.173,23,20,393/- (Rupees one hundred and seventy three crores twenty three lakhs twenty thousand three hundred and ninty three only), less deduction of TDS as per Income Tax Act, 1961,** paid and/or payable by the Purchaser in the manner hereinafter set forth, receipt whereof the Sellers and Confirming Parties doth hereby admit and acknowledge of and from the same and every part thereof, acquits and releases the Purchaser absolutely, the Sellers and Confirming Parties doth hereby irrevocably and unconditionally grant, sell, transfer, convey and assign unto the Purchaser all the estate, right, title, interest, claim and demand whatsoever of the Sellers and Confirming Parties into or upon the **Schedule Property** and all other rights, approvals, sanctions, attributable to and arising out of the Development Plan dated 22.10.2019 bearing No. BDA/TPM/DLP-33/2018-19/1114/2019-20 approved by Bangalore Development Authority with respect to Item No. 01 to 08 and Item No.10, 11,12,13 of the Schedule Property which is more particularly described in the Schedule hereunder written and shown delineated on the plan hereto annexed as Annexure A and every part thereof in law and equity together with the advantages, ways, liberties, privileges, all rights of easements, liberties, common ways, sewer rights, to enter upon and to have, hold, own and possess the same free and clear of all encumbrances and to the use of the Purchaser, absolutely and forever together with title deeds, writings and other evidences of title and all benefits and entitlements. The Sellers and Confirming Parties confirm that the Purchaser will hereafter peacefully and quietly hold, possess and enjoy the fenced Schedule Property and all other rights, approvals, sanctions, attributable to and arising out of the Development of the Schedule Property without any claim or demand whatsoever from the Sellers and Confirming Parties or any person claiming through, under or against them.

AND THAT Purchaser has withheld taxes on the Total Sale Consideration and the Sellers' Area paid and/or payable by Purchaser to the Sellers in accordance with the provisions of the Income

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Tax Act, 1961 and the Income Tax Rules, 1962 (if required), and the same shall be paid by the Purchaser to the Governmental authorities. The Purchaser shall provide the Sellers the withholding tax certificates (in accordance with the provisions of the Income-tax Act 1961 and applicable Income-tax Rules) in respect of any taxes withheld on the amount paid by the Purchaser to the Sellers.

1.2. Out of the Total Sale Consideration of **Rs.173,23,20,393/- (rupees one hundred and seventy-three crores twenty-three lakhs twenty thousand three hundred and ninety three only)**, the Purchaser has this day paid the Agreed Sale Consideration of **Rs.157,80,40,346/- (rupees one hundred and fifty-seven crores eighty lakhs forty thousand three hundred and forty-six only),** inclusive of all applicable taxes to the Sellers & Confirming Parties in the following manner -

- Rs.42,64,37,363/- (rupees forty-two crores sixty-four lakhs thirty-seven thousand three hundred and sixty-three only) in favour of Seller No.01 which is inclusive of TDS;
- Rs.46,69,92,045/- (rupees forty-six crores sixty-nine lakhs ninety-two thousand and forty five only), in favour of Seller No.02 which is inclusive of TDS;
- Rs.28,46,59,307/- (rupees twenty-eight crores forty-six lakhs fifty-nine thousand three hundred and seven only), in favour of JM Financial Ltd., Lender Account on behalf of Seller No.02;
- Rs.31,00,00,000/- (rupees thirty-one crores only), in favour of City Union Bank Lender Account on behalf of Seller No.02;
- Rs.8,99,51,631/- (rupees eight crores ninety-nine lakhs fifty-one thousand six hundred and thirty-one only), in favour of Seller No.03 which is inclusive of TDS;

The Sellers and Confirming Parties have received the above sum and hereby acknowledge the receipt of the above Agreed Sale Consideration.

1.3. The Parties agree that the Balance Sale Consideration shall be payable by the Purchaser to the Sellers in the following manner:-

Rs. 15,42,80,047/- (rupees fifteen crores forty-two lakhs eighty thousand and forty-seven only) shall be paid within 15 (fifteen) days from the date of obtaining Building Plan

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sanctions from the competent authority in respect of full or portion of the Schedule Property.

1.4. The Parties agree that the Purchaser has agreed to pay the Total Sale Consideration on the representations and covenants made by the Sellers and Confirming Parties hereunder. The Parties further agree that in the event of any reduction in FSI due to change in FSI norms in Bangalore zoning regulations or due to any other regulatory changes via court order/Gazette Notification/Official Authority or due to any rights of relinquished extent not being able to get loaded on the Schedule Property, which hinders the development construction, sale, marketing of the project proposed to be developed on the Schedule Property until obtaining Development Plan sanctions. In this regard, Purchaser shall be entitled to adjust such amounts from Balance Sale Consideration payable to the Sellers, by proportionately reducing the Total Sale Consideration. Accordingly, the aforesaid Balance Sale Consideration payable as described in clause 1.3 shall be proportionately reduced. Further, in the event of such loss or expenses incurred exceeds the Balance Sale Consideration payable to the Sellers, the Purchaser shall be entitled to recover the same from the Sellers and Confirming Parties. Further, in the event if such reduced Sale consideration is less than the Agreed Sale Consideration paid under this Deed then the Sellers shall refund such excess Sale Consideration paid as Agreed Sale Consideration within 30 days from the date of issue of Notice by the Purchaser to the Sellers. In the event if the Sellers and Confirming Parties fail to refund such dues as agreed above, the same shall become interest bearing @ 24% per annum from the date of outstanding till the date of actual payment.

1.5. On occurrence of any Title Risk, including but not limited to any claims of any manner whatsoever / litigation arising with respect to the Schedule Property or portion thereof and / or the Approach Road Property, which prejudicially impacts / impedes development, construction, sale, marketing of the project proposed to be developed on the Schedule Property / the Purchaser is unable to achieve the FSI represented to be achievable under this Deed, then, the Purchaser shall be entitled to withhold the Balance Sale Consideration and/or Sellers' Area until such Title Risk/Litigation/encumbrance is resolved. Further, in such event, the Purchaser shall be entitled to recover the costs or expenses incurred by the Purchaser towards settlement/resolution of such Title Risk/ Encumbrance, claims, disputes the costs and expenses incurred by the Purchaser for resolving such Title Risk / Encumbrance from the Sellers/ Confirming Parties by deduction from the Balance Sale Consideration payable to the Sellers and the Sellers' Area, including by way of an adjustment of the Total Sale Consideration to be proportionately reduced and accordingly the aforesaid Balance Sale Consideration payable as

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described in clause 1.3 shall be proportionately reduced. Further, in the event of such costs or expenses incurred exceeds the Balance Sale Consideration payable to the Sellers and the Sellers' Area, the Purchaser shall be entitled to recover the same from the Sellers and Confirming Parties. Further, in the event if such reduced Sale consideration is less than the Agreed Sale Consideration paid under this Deed then the Sellers shall refund such excess Sale Consideration paid as Agreed Sale Consideration within 30 days from the date of issue of Notice by the Purchaser to the Sellers. In the event if the Sellers and Confirming Parties fail to refund such dues shall become interest bearing @ 24% per annum from the date of outstanding till the date of actual payment.

1.6. For the purpose of this Deed, the term "**Title Risk**" shall mean and include all Encumbrances of whatsoever nature , claims , dispute and litigation, which may be raised, filed, with respect to the title of the Sellers to the Schedule Property include/ing all the claims and/or actions instituted by the predecessors of Schedule Property which impacts the transfer and development of the Schedule Property and all other rights, approvals, sanctions, attributable to and arising out of the existing Development Plan of the Schedule Property in favour of the Purchaser herein in terms of this Deed and/or prejudicially impacts / impedes development, construction, sale, of the project proposed on the Schedule Property by the Purchaser. Further, for the purpose of this Deed, the term "**Encumbrances**" shall mean any disputes, Litigation, easement rights, attachment in the decree of any court, attachment (of the Income Tax Department or any other departments of any Governmental Authority or of any other person or entity), acquisition, requisition, or any kind of attachment, impediment, restriction of use, lien, court injunction, will, trust, exchange, lease, legal flaws, claims, partition, unauthorized occupancy, power of attorney, memorandum of understanding, or any other legal impediment, mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other persons, claim, security interest, title defect, title retention agreement, interest, option, lien, charge, commitment, restriction or limitation of any nature, default or notice / claim by any Government Authority, regulation or guidelines, default or claim / notice of any default of terms / conditions / provisions of the Approvals, whatsoever.

1.7. On occurrence of any Title Risk, including but not limited to any claims of any manner whatsoever / litigation with respect to the Schedule Property or portion thereof, if any portion of the Schedule Property is taken away from the Purchaser, then, the Purchaser shall be entitled to withhold the Balance Sale Consideration and/or Sellers' Area until such Title Risk/Litigation/encumbrance is resolved. Further, in such event, the Purchaser shall be entitled

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to recover all losses / expenses incurred by the Purchaser from the Sellers/ Confirming Parties by deduction from the Balance Sale Consideration payable to the Sellers and the Sellers' Area, including by way of an adjustment of the Total Sale Consideration to be proportionately reduced and accordingly the aforesaid Balance Sale Consideration payable as described in clause 1.3 shall be proportionately reduced. Further, in the event of such loss or expenses incurred with respect to the Schedule Property or portion thereof which is taken away exceeds the Balance Sale Consideration payable to the Sellers and the Sellers' Area, the Purchaser shall be entitled to recover the same from the Sellers and Confirming Parties. Further, in the event if such reduced Sale consideration is less than the Agreed Sale Consideration paid under this Deed then the Sellers shall refund such excess Sale Consideration paid as Agreed Sale Consideration within 30 days from the date of issue of Notice by the Purchaser to the Sellers. In the event if the Sellers and Confirming Parties fail to refund such dues shall become interest bearing @ 24% per annum from the date of outstanding till the date of actual payment.

1.8. The Seller/s and Confirming Parties further agree that pursuant to the execution of this Deed, in the event if the Purchaser finds that there are any pending works or any pending dues payable to any concerned Authorities with respect to the Schedule Property and/or the Approach Road Property which is the Sellers' and /Confirming Parties' obligation, then the Purchaser at its option may pay such outstanding and call upon the Sellers and / or the Confirming Parties to reimburse the same within 15 days from the date of intimation, failing which, the Purchaser shall be entitled to recover such expenses incurred by the Purchaser towards clearing such dues, from the Balance Sale Consideration and Seller's Area.

1.9. The Total Sale Consideration and Sellers' Area payable by the Purchaser to the Sellers in the manner stated above is inclusive of any and all tax(es), and cess(es) on the tax(es) associated thereto and payable in respect thereof. The Purchaser has deducted tax at source under the Income-tax Act, 1961.

1.10. In addition to the above monetary consideration, the Purchaser has agreed to allot saleable area equivalent to 5.4% of FSI Area in the proposed project development to be developed by the Purchaser on the Schedule Property **(Sellers' Area)** to the Seller No.01, 02 and 03 in proportion to the portion of Schedule Property owned by each of the Seller, together with proportionate undivided share, right, title, parking spaces and interest in the Schedule Property to the extent required under the law, which shall be spread across in a pro rata manner in every

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phase ("portion of the Schedule Property developed in different stages") or block of the Project including but without limitation to floors, sizes and specifications, preferential location and non-preferential location. The Purchaser, within 30 (thirty) days from the date of obtaining Building Plan sanctions and before the launch of the Project shall allot the Sellers's Area.

1.11. The Sellers undertake to comply with the provisions of Real Estate (regulatory and Development) Act, 2016(RERA) and the Karnataka Rules thereof with respect to allotment and / sale of such Sellers' Area as may be applicable. All taxes, duties and cesses with respect to the Sellers' Area for unsold units post obtaining Occupancy Certificate from relevant authorities shall be borne by the Sellers and/or Confirming Parties.

1.12. Further, the Sellers agree that during the lifecycle of the Project, in the event if there are any Title Risk/Encumbrance arising on the Schedule Property or the Approach Road Property, the Purchaser shall, in addition to other recourses, have charge on the 99% of the Sale proceeds of such units falling under the Sellers' Area from the date of the Purchaser receives a notice of assertion or commencement of any claim / litigation by a third party including a Governmental Authority relating to any Encumbrance or/and any claim due to Title Risk till the date of the Sellers and / or Confirming Parties clearing/resolving such Title Risk/Encumbrance and further the Sellers agree that in the event if the Sellers/Confirming Parties fail to resolve such Title Risk / Encumbrance within mutually agreed timeline, then the Purchaser shall be entitled to resolve the same and adjust such cost of resolving the Title Risk / Encumbrance (including the litigation expenses, attorney fees and other court costs or any other expenses) from the Sale Proceeds of such units falling under Sellers' Area in addition to the recourses mentioned under clause 1.4 above. In the event if there are not enough units available to recover the cost of resolving such Title Risk then the Sellers and/or Confirming Parties shall reimburse such costs to the Purchaser within 15 days from the date of intimation of such cost or expenses being incurred, failing to do so, the Sellers and / or the Confirming Parties shall be liable to pay such amounts with an interest of 24% p.a.

2. POSSESSION:

2.1. The Sellers and Confirming Parties have handed over the peaceful, vacant, physical and actual possession of the fenced Schedule Property along with all other rights, approvals, sanctions, attributable to and arising out of Development of the Schedule Property to the Purchaser this day who shall hereinafter have absolute, unfettered and unconditional right to deal with the

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Schedule Property with all rights, interest, title and powers of the Sellers and Confirming Parties and are free to deal with the Schedule Property all other rights, approvals, sanctions, attributable to and arising out of the Development of the Schedule Property absolutely at their own discretion including the power to sell, transfer, lease, encumber the Schedule Property.

2.2. The Sellers and Confirming Parties have handed over the Schedule Property which is fenced and the access road from main 80 feet Belathur Road (through Approach Road Property), to the Schedule Property is a graveled and motarable Road.

3. COVENANTS:

3.1. The Sellers and Confirming Parties hereby jointly and severally covenant to the Purchaser that:

3.1.1. the Purchaser will be entitled to peacefully hold and enjoy the Schedule Property without any interruption or interference of any nature whatsoever from the Sellers or from any representative or any other person claiming against, through under or in trust for the Sellers or any of their predecessors in title;

3.1.2. the Schedule Properties are free from all kinds of encumbrances including prior sale, gift, mortgage, minor's claim, daughter's claim, will, trust, exchange, lease, legal flaw, claims, demand, surety, security, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, income tax or wealth tax attachment or any other registered or unregistered encumbrances whatsoever and there is no act done or undertaken by the Sellers or any other person claiming through or under the Sellers which could in any manner impair the Purchaser's right and/ or title to the Schedule Property;

3.1.3. there is no legal impediment or bar whereby the Sellers are or could be prevented from selling, transferring and vesting the absolute title in the Schedule Property in favor of the Purchaser and the Sellers have full power and authority to execute this Sale Deed and to perform their obligations and to make the representations and warranties as contained in this Sale Deed, and that by entering into this Sale Deed and performing their obligations hereunder, it is not, and will not be, in breach of any law, regulation, statutory or other provisions, and of any contract, other agreement or arrangement by which the Sellers may be bound;

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3.1.4. it will be lawful for the Purchaser, at all times hereafter, to enter into and hold, enjoy, enter upon, occupy, possess the Schedule Property and to lease/sell/transfer/assign/mortgage the same and also to receive the rents and profits thereof without any interruption, disturbances, claims, minor claims or demands whatsoever from or by the Sellers or any other person or persons claiming against, through, under or in trust for the Sellers;

3.1.5. The Parties further agree that in the event of occurrence of any Title Risk, or any Encumbrance including but not limited to any claims of any manner whatsoever / litigation arising with respect to the Schedule Property in the event of such loss or expenses incurred then the Purchaser shall be entitled to recover the losses / expenses incurred by the Purchaser towards settlement/resolution of such Title Risk/ Encumbrance, claims, disputes from the Balance Sale Consideration and Seller's Area in addition to the recourses mentioned under clause 1.4.

3.1.6. the Sellers and Confirming Parties are left with no right, title, interest, claim or concern of any nature whatsoever in the Schedule Property all other rights, approvals, sanctions, attributable to and arising out of the Development of the Schedule Property (including any rights that arise in the event of any modification / amendment of the said Development Plan) nor have the Sellers or Confirming Parties retained / reserved any residual rights over or upon the Schedule Property, whereby the Sellers shall exercise ownership over the Schedule Property hereafter, either absolute or fiduciary and the Purchaser has become the absolute owner of the Schedule Property with full rights to use, enjoy, sell, transfer or deal with it in any manner whatsoever. The Sellers and Confirming Parties further unequivocally agree that their claim shall only be limited to the extent of receiving the balance sale consideration payable by the Purchaser and the Sellers' Area as agreed under this Deed and the Sellers and Confirming Parties further unequivocally agree that the unpaid balance sale consideration or the Sellers' Area not apportioned, shall not constitute a "Charge" or "debt" at any point of time over the Schedule Property. the Seller acknowledges that the conveyance of the Schedule Property to the Purchaser under this Sale Deed is complete and consummated. Notwithstanding of non-payment of balance sale consideration and / or the non-delivery of the Seller's Area, the sale of the Schedule Property to the Purchaser herein shall continue to be valid, subsisting and binding on the Sellers and Confirming Parties;

3.1.7. that the Sellers and Confirming Parties are aware that the APPROACH ROAD PROPERTY relinquished to Panchayat (Access Road) is the only access Road to reach the Schedule

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Property. Hence, the Sellers and Confirming Parties hereby covenant that in the event Access Road to the Schedule Property as promised by the Sellers through APPROACH ROAD PROPERTY is hampered in whole or in part, then the Sellers shall restore the same or else shall provide alternative access having atleast 80 feet wide access road from Belathur Main Road to the Schedule Property through other neighbouring properties owned by Sellers / Confirming Parties or their nominees and thereafter to the government approach road i.e., Belathur main road within 72 hours from such instance at their own costs and expenses.

3.1.8. the Sellers and Confirming Parties shall at their costs, at the request of the Purchaser, their directors/partner/s and/or their affiliate/s, successors and/ or assigns, do or execute or cause to be done or executed all such acts, deeds and things for further and more perfectly conveying and assuring title and possession to the Schedule Property and every part thereof in favor of the Purchaser;

3.1.9. upon execution and registration of this Sale Deed, the Purchaser will be at liberty to get mutation of the revenue records in its name on the basis of this Sale Deed or its certified true copy within 15 days of the execution of this Sale Deed. The Sellers and Confirming Parties shall provide any and all assistance as may be required by the Purchaser under any applicable Law for getting the Purchaser's name mutated/ recorded in the revenue records or in the records of any other concerned Governmental Authorities as the absolute, lawful, beneficial and sole owner of the Schedule Property free from any encumbrances;

3.1.10. any claim by the Sellers and Confirming Parties or any prior title holder of the Schedule Property or any other predecessor in interest or anyone claiming through or under such claimants, having any objection or raising any claim with regard to the Schedule Property (including but not limited to title or consideration/compensation/adequacy thereof), prior to date hereof shall be settled and resolved by the Sellers and Confirming Parties as their sole liability and responsibility and at their own risk, cost and responsibility, without any recourse to the Purchaser;

3.1.11. all the rates, taxes, charges, levies and other assessments levied on the Schedule Property by any Governmental Authority including but not limited to property tax, water and electricity charges, if any, of the Schedule Property, have been paid by the Sellers and Confirming Parties till the date hereof, and from the date hereof, the same will be paid and borne by the Purchaser; any new and/or additional taxes, charges due to the introduction of any new Law from the date hereof will be paid and borne by the Purchaser; the Sellers and Confirming Parties further

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assure that any tax liability or shortfall in the assessments prior to the date hereof, which becomes known to the Sellers and/or Confirming Parties or is brought to the attention of the Sellers and/or Confirming Parties, shall be made good by the Sellers and Confirming Parties at their cost, failing which the Purchaser will pay the sum and seek recovery of such payment from the Sellers and Confirming Parties within 15 working days from the payment of such dues by the Purchaser, failing which such dues shall attract 24% per annum from the date of intimation by the Purchaser with regard to the same till the date of actual payment by the Sellers. In the event, the Sellers fail to reimburse such amounts back to the Purchaser, the purchaser shall have the right to adjust such amounts with interest from the Balance Sale Consideration and/or Sellers' Area.

3.1.12. in the event of any acquisition of Schedule Property or any part thereof by any Governmental Authority after execution and registration of this Sale Deed in the name of the Purchaser, the Purchaser will be exclusively entitled to recover the entire compensation/enhanced compensation against the acquisition of the Schedule Property or any part thereof and also solely and exclusively be entitled to receive the alternative land as compensation against the acquisition of the Schedule Property or any part thereof directly from the concerned Governmental Authority to the exclusion of the Sellers and Confirming Parties or their successor and permitted assigns or prior title holders;

3.2. The Purchasers are purchasing the Item No.10 to 13 for the purpose of connecting the Item Nos.01 to 09 of the Schedule Property to the Approach Road Property and the Sellers and Confirming Parties are aware that there are no other access road to reach the Item No. 01 to 09 of the Schedule Property. In the event, if the whole or part of the Item No.10 to 13 of the Schedule Property hereby sold and conveyed to the Purchaser is taken out of the possession of the Purchaser on account of any defect in the ownership and title of the Sellers and Confirming Parties or their right to sell or peaceful enjoyment is disturbed on account of any act or omission of the Sellers and/or Confirming Parties or if anyone else claims any right, title and interest in the Schedule Property then, the Sellers and Confirming Parties shall be liable to provide an alternative access road which is of the same or higher extent from the neighbouring lands so as to enable the Purchaser to access the Item No. 01 to 09 of the Schedule Property within 72 hours of intimation by the Purchaser in this regard. Further, in the event, if the Sellers and / Confirming Parties are unable to reinstate the possession of Item No.10 to 13 of the Schedule Property back to the Purchaser within 30 days from the date, the Purchaser is taken away from possession of the whole or portion of Item No. 10 to 13 of the Schedule Property,

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then the Sellers and Confirming Parties shall convey such alternative access free of cost within 45 days from the date of occurrence of such an event, at the choice of the Purchaser in the manner required by the Purchaser. Further, while conveying such alternative access to the Purchaser, the Purchaser shall reconvey the Item No.10 to 13 back to the Seller and Confirming Parties in exchange of such alternative access.

3.2.1. the Schedule Property are free and clear of all encumbrances, demands, claims, clogs, charges, lis-pendens, easementary obligations and the Purchaser is relying upon the representations, covenants, warranties and assurances made in this Sale Deed;

3.2.2. all original documents including title deeds and approval documents in their power, possession and control in respect of the Schedule Property and all other rights, approvals, sanctions, attributable to and arising out of Development of the Schedule Property shall be handed over by the Sellers and Confirming Parties to the Purchaser within 5 days from the date of execution of this Deed;

3.2.3. that on execution and registration of this Sale Deed, they shall have no right, title, and interest of any nature whatsoever subsisting or reverting in the Schedule Property and the Purchaser shall hereinafter be the absolute legal owner of the same with good marketable title and the Purchaser may use and enjoy the same in any manner, it likes at all times to come, including to sell, let out, transfer or alienate the Schedule Property to any third party; and

3.2.4. unequivocally agrees and confirms that pursuant to the execution of this Sale Deed, the transfer of right, title and interest in the Schedule Property are complete and irrevocable in all aspects and the Sellers and Confirming Parties confirm and covenant that the title to Schedule Property have been irrevocably transferred in favour of the Purchaser this day.

4. REPRESENTATIONS AND WARRANTIES OF THE SELLERS AND CONFIRMING PARTIES:

The Sellers and Confirming Parties hereby jointly and severally represent and warrant to the Purchaser that:

4.1. this Sale Deed constitutes a legal, valid, and binding obligation enforceable against it in accordance with the terms hereof;

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4.2. the rights, title, and interest which the Sellers and/or Confirming Parties profess to grant, sell, convey, assign and assure unto the Purchaser subsists and that the Sellers have good right, full power and absolute authority to enter into this Sale Deed;

4.3. the Sellers are the sole legal and absolute owners with marketable title to the Schedule Property , and are fully authorized to execute, conclude and/or sign all necessary documents in connection with the transfer of the Schedule Property and except the Sellers no third party has any right, title, interest, claim or demand whatsoever or howsoever in respect of the Schedule Property and the Sellers have full authority and power to sell, transfer the Schedule Properties free and clear of encumbrances;

4.4. there is no incidence of unpaid consideration pending to their predecessors-in-title towards the purchase of the Schedule Property and there are no pending dues whatsoever in that respect. Should the Sellers and Confirming Parties or any predecessor in title of the Schedule Property or any other predecessor in interest or anyone claiming through or under them have any objection or raise any claim with regard to the Schedule Property, after the handing over of the Schedule Property by the Sellers and Confirming Parties to the Purchaser (including but not limited to title or consideration/compensation/adequacy thereof), it will be sole liability and responsibility of the Sellers and Confirming Parties and shall be settled by the Sellers and Confirming Parties at their own risk, cost and responsibility, without any recourse to the Purchaser.

4.5. there is no action, suit, proceeding or investigation pending or threatened against the Sellers and Confirming Parties at Law or in equity before any court or other judicial, Income Tax and Revenue authorities, quasi-judicial or other authority, the outcome of which may result in the breach of or constitute a default on the part of the Sellers and Confirming Parties under this Deed or which individually or in the aggregate may result in any material adverse effect on the Schedule Property or any impairment of the Sellers' and Confirming Parties ability to perform their obligations and duties under this Deed;

4.6. all taxes (including property taxes), charges, rents, fees, demands, claims and all other dues payable to the relevant Governmental Authority in relation to the Schedule Property have been paid in full until the date hereof;

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4.7. save and except as disclosed in this Deed, the Schedule Property is free of all encumbrances and the Sellers and Confirming Parties have complete authority to transfer the Schedule Property to the Purchaser, and upon transfer of the same, the Purchaser will be the sole legal and absolute owners of the Schedule Property free from all encumbrances. If it is ever proved otherwise or if the whole or part of the Schedule Property hereby sold and conveyed to the Purchaser is taken out of the possession of the Purchaser on account of any defect in the ownership and title of the Sellers and Confirming Parties or their right to sell or peaceful enjoyment is disturbed on account of any act or omission of the Sellers and/or Confirming Parties or if anyone else claims any right, title and interest in the Schedule Property then, the Sellers and Confirming Parties will be liable to make good all losses, costs, damages and expenses suffered by the Purchaser towards loss of Schedule Property or portion thereof and related expenses;

4.8. the Sellers and Confirming Parties will be responsible for any claim made or action taken by any statutory, regulatory, administrative and/or Governmental Authority in connection with the Schedule Property, arising on or before the date of registration of this Deed or arising afterwards but in relation to a period prior to the date of registration of this Deed or handing over possession of the Schedule Property by the Sellers and Confirming Party in favour of the Purchaser whichever is later;

4.9. the Sellers and Confirming Parties will be responsible for any claim made by any third party with regard to encroachment, easement, mortgage, charge lien with respect to the Schedule Property or the Approach Road Property, arising on or before the date of registration of this Deed or arising afterwards but in relation to a period prior to the date of registration of this Deed;

4.10. the execution, delivery, and performance of this Deed will not conflict with, result in the breach of, constitute a default under or accelerate performance required by any applicable Law, covenant, agreement, understanding, decree or order to which the Sellers and Confirming Parties are parties or by which the Sellers and Confirming Parties or any of their properties or assets are bound or affected;

4.11. there is no violation or default with respect to any writ, judgment or any decree of any court or any legally binding order, including that of attachment, of any Government Authority, including the income tax authorities, which may result in any adverse effect or impairment of the Sellers' and Confirming Parties ability to convey the Schedule Property or perform their obligations and duties under this Deed;

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4.12. the Schedule Property is held as stock in trade asset in the books of the Sellers herein.

4.13. the Schedule Property are not the subject matter of any acquisition from the Government or any local authority, local body, BBMP, KHB, BMRCL, BMRDA, BDA, KIADB, Town Planning Authority or under any legislative enactment, Government ordinance, order or notification or any erstwhile authority that was in existence (including any notice for acquisition or requisition of the Schedule Property hereby agreed to be sold or any part thereof) have been received by or served upon the Sellers and Confirming Parties or any person intended or any predecessor in title to the Sellers and Confirming Parties;

4.14. the Sellers and Confirming Parties have complied with all applicable Laws and have not been subject to any fine, penalty, injunctive relief or any other civil or criminal liability which in the aggregate have or may impair the Purchaser's right to enjoy vacant and peaceful possession of the Schedule Property;

4.15. the Sellers and Confirming Parties have not at any time made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or any reasons or means whereof, they are prevented from granting, selling, conveying, transferring and assuring the Schedule Property or whereby or by reason or means whereof the Schedule Property, can, will or may be charged, encumbered, impeached or prejudicially affected in interest, benefit, title or otherwise;

4.16. the Sellers and Confirming Parties have no claim or demand on the Purchaser in relation to the transfer of the Schedule Property;

4.17. the Sellers and Confirming Parties have not granted any right of way, easement or licenses or created any other right in favour of any person, over or in respect of the Schedule Property or any part thereof and that the owners or occupiers of the adjoining land or the public do not have any lawful access to any part of the Schedule Property;

4.18. there is no dispute/litigation in respect of the Schedule Property;

4.19. there are no other approvals apart from the Development Plan dated 22.10.2019 and environment approval dated 18.11.2019 bearing document number SEIAA 116 CON 2019

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taken for the Schedule Property and that there are no outstanding payables in relation with the approvals already obtained.

4.20. the Scheduled Property is non-agricultural land and can be used for residential purpose.

4.21. That there is no change in the details/information of the Schedule Property provided by the Sellers and/or Confirming Parties for the purpose of due diligence undertaken by the Purchaser.

4.22. that the Sellers have duly filed their returns within the stipulated timelines for all the tax periods and have paid all the applicable taxes in all material aspects under the Direct tax laws as well as Indirect tax laws, as applicable.

4.23. there is no demand or proceeding or notice or order of attachment by the Income Tax Authorities and/or by any other authorities under the Law for the time being in force for the Schedule Property;

4.24. the Schedule Property have not been declared surplus or excess land under the applicable ceiling laws, and the Schedule Property are not within the purview of provisions of the Karnataka Scheduled Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978

4.25. there are no tenancy claims with regard to Schedule Properties under the Karnataka Land Reforms Act 1961;

4.26. there are no easements, quasi easements, restrictive covenants or other rights or servitudes running with the Schedule Property; no easementary rights exist or have been created on any items of the Schedule Property in favour of the owners of the lands adjoining the Schedule Property or any other persons and the Purchaser shall be under no obligation at any point of time to grant easements to the adjoining land owners on either side or on the rear side of the Schedule Property. It is also expressly made clear that no incidence of easementary obligation is passed on to the Purchaser under these presents.

that the Schedule Property forms a contiguous land parcel having frontage of 80 feet to the 80 feet relinquish government approach/Access Road through Item No.03 of the APPROACH ROAD PROPERTY;

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4.28. that the Schedule Property is eligible for 3x FSI and FSI is not constrained by any nalas or High Tension line passing through the Schedule Property

4.29. the Sellers and Confirming Party have not received any notice of whatsoever nature from the Income tax authorities and that the Sellers and Confirming Parties do not have any pending liabilities or disputes/litigations with regard to income tax, wealth tax, gift tax or any other tax which would affect their respective title to the Schedule Property nor any proceedings under any other State or Central taxing statutes are pending against them which would affect their respective title to the Schedule Property.

4.30. The Sellers and Confirming Parties agree and bind themselves to defend the right, title, interest and ownership of the Purchaser herein to the Schedule Property against all claims and demands and the expenses in this regard will be fully borne to by the Sellers and Confirming Parties.

4.31. no circumstances have occurred on or prior to the handing over of possession of the Schedule Property that could give rise to any liabilities thereby affecting the Schedule Property or any part thereof.

5. **INDEMNITY: -**

5.1. The Sellers and Confirming Parties are aware that on the basis of the representations, assurances, declarations and covenants appearing herein, the Purchaser has completed the transaction as contemplated under this Deed in respect of the Schedule Property and therefore without prejudice to the rights of the Purchaser under any other provision of this Deed or any other remedy available to the Purchaser under law or equity, the Sellers and Confirming Parties hereby indemnify and keep indemnified, and agrees to save, defend and hold harmless, the Purchaser against any and all expenses, claims, costs, demands, suits, litigations, proceedings of any nature (including reasonable legal fees and other costs arising out of any judicial or other proceedings or otherwise) and damages suffered, or directly in connection with:

(i) in the event if the Purchaser is unable to enjoy the rights, title and interest all other rights, approvals, sanctions, attributable to and arising out of the Development Plan dated 22.10.2019 bearing No.BDA/TPM/DLP-33/2018-19/1114/2019-20 approved by

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Bangalore Development Authority with respect to Item No. 01 to 08 and Item No.10, 11,12,13 of the Schedule Property due to any restriction/ direction imposed by the Government Authorities until the time of obtaining a revised development plan for the Schedule Property;

(ii) any of the representations made herein being false, incorrect, invalid, inaccurate, incomplete or misleading;

(iii) any misrepresentation made to Governmental Authority /any other person/s in respect of the Schedule Property;

(iv) any breach or non-compliance with any of the obligations or covenants of the Sellers and Confirming Parties set out in this Sale Deed; including the recitals hereof and/or in respect of any arrears in taxes, demands, or charges in respect of the Schedule Property.

(v) impediment on the development of the Schedule Property due to or arising out of any act or omission on the part of the Sellers and Confirming Parties;

(vi) any claim that may arise, in relation to the Schedule Property or Approach Road Property, due to any misrepresentation or error or against any compensation, claim, demand, fines, penalties, costs, charges and expenses or any other liabilities whatsoever made or bought, against or incurred, suffered, levied or imposed pursuant to the transfer hereof, and/or;

(vii) any reduction in FSI due to change in FSI norms in Bangalore zoning regulations or due to any rights of relinquished extent not being able to get loaded on the Schedule Property, or due to any other regulatory changes via court order/Gazette Notification/Official Authority with respect to the Schedule Property or the Approach Road Property and/or which prejudicially impacts / impedes development, construction, sale, marketing of the project proposed to be developed on the Schedule Property / the Purchaser is unable to achieve the FSI represented to be achievable under this Deed/ any portion of the Schedule Property is taken away from the Purchaser until the date of obtaining the Development Plan; or

(viii) any claims or demands made by income-tax or other Revenue/ Government authorities in relation the Schedule Property pertaining to period prior to the date of this Sale Deed, by reason or by virtue of the non-performance and non-observance of any of the provisions of this Sale Deed or any other document executed between the Parties or any of them in connection with the Schedule Property.

(ix) Any litigation/encumbrances/ Title Risk, claims, disputes (whether existing or threatened) that may arise in relation to the Schedule Property on account of any defect

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in the ownership and the title of the Sellers and/or Confirming Parties or any of its predecessors in title to the Schedule Property.

(x) If any portion of the Schedule Property is taken away or goes out of the possession of the Purchaser due to any litigation/encumbrances/Title Risk, claims, disputes (whether existing or threatened) arising on account of any defect in the ownership and the title of the Sellers and/or Confirming Parties or any of its predecessors in title to the Schedule Property.

(xi) Any claims arising from the Confirming Parties or any other third party (including government authorities), whether disclosed in the deed or not, pertaining to defaults/contractual obligations of the sellers and in respect of the period prior to the execution of this sale deed.

Each of the events listed in Clauses 5.1 (i) to (xi) shall be referred to as an "**Indemnification Event**".

5.2. The Sellers and the Confirming Parties hereby agree, acknowledge and undertake to indemnify and hold harmless the Purchaser from any and all financial claims, losses, liabilities, damages, expenses and costs incurred with respect to events from (i) to (viii) and (x) of clause 5.1 and the Sellers and the Confirming Parties shall hold harmless the Purchaser from any and all financial claims, losses, liabilities, damages, expenses and costs incurred towards the settlement of such claims/Title Risk/ encumbrance/ litigation (including attorneys' fees and court costs) with respect to indemnification events in point (ix) and (xi) of the clause 5.1, which result from a breach of this Sale Deed or of any representation and warranty or covenant of the Sellers and Confirming Parties or defect in the clear, free and subsisting title of the Sellers and Confirming Parties as set forth herein or if any proceedings commenced by any person or persons or by any statutory authorities, upon a demand being made by the Purchaser in this regard.

5.3. The Sellers and the Confirming Parties agree and bind themselves to defend the right, title, interest and ownership of the Purchaser herein to the Schedule Property against all claims and demands, and the expenses in this regard will be fully borne to by the Sellers and Confirming Parties.

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6. The cost of registration and stamp duty in relation to this Sale Deed is borne by the Purchaser exclusively and in case of any further demand by the stamp authorities at any point of time after the execution of this Sale Deed, such additional duties shall be paid by the Purchaser only.

SCHEDULE PROPERTY

ITEM NO.01

All that piece and parcel of land measuring 21 Guntas and comprising of converted land bearing Survey No.46/1 situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded as under:-

East by : Property bearing Survey No.47;
West by : Property bearing Survey No.45;
North by : Kumbena Agrahara Village Boundary and
South by : Property bearing Survey No.46/2.

ITEM NO.02

All that piece and parcel of land measuring 21 Guntas and comprising of converted land bearing Survey No.46/2 situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded as under:-

East by : Property bearing Survey No.47;
West by : Property bearing Survey No.45;
North by : Property bearing Survey No.46/1 and
South by : Property bearing Survey No.46/3.

ITEM NO.03

All that piece and parcel of land measuring 21 Guntas and comprising of converted land bearing Survey No.46/3 situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded as under:-

East by : Property bearing Survey No.47;
West by : Property bearing Survey No.45;
North by : Property bearing Survey No.46/2 and
South by : Property bearing Survey No.46/4

ITEM NO.04

All that piece and parcel of land measuring 21 Guntas and comprising of converted land bearing Survey No.46/4 situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded as under:-

East by : Property bearing Survey No.47 and connecting Road;
West by : Property bearing Survey No.45;
North by : Property bearing Survey No.46/3 and
South by : Property bearing Survey No.46/5

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ITEM NO.05

All that piece and parcel of land measuring 21 Guntas and comprising of converted land bearing Survey No.46/5 situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded as under:-

East by : Property bearing Survey No.47;
West by : Property bearing Survey No.45;
North by : Property bearing Survey No.46/4 and
South by : Property bearing Survey No.46/6

ITEM NO.06

All that piece and parcel of land measuring 02 Acres 10 Guntas and comprising of converted land bearing Survey No.46/6 situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded as under:-

East by : Property bearing Survey No.47;
West by : Property bearing Survey No.45;
North by : Property bearing Survey No.46/5 and
South by : Property bearing Survey No.48 and 49

ITEM NO.07

All that piece and parcel of land measuring 07 Acres 16 Guntas and comprising of converted land bearing Survey No.47 situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded as under:-

East by : Kumbena Agrahara Village Boundary;
West by : Property bearing Survey No.46;
North by : Kumbena Agrahara Village Boundary and
South by : Property bearing Survey No.48 and Kumbena Agrahara Village Boundary;

ITEM NO.08

All that piece and parcel of land measuring 01 Acre and comprising of converted land bearing Survey No.107/1 situated at Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded as under:-

East by : Doddabanahalli Village Boundary;
West by : Dommasandra Village Boundary;
North by : Property bearing Survey No.107/2 and Nala;
South by : Dommasandra Village Boundary.

ITEM NO.09

All that piece and portion of land measuring 02 Acres 06 Guntas and comprising of converted land bearing Survey No.107/2 situated at Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded as under:-

East by : Nala,;
West by : Property bearing Survey No.108 and Dommasandra Village Boundary;
North by : Remaining portion of Survey No.107/2 and

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South by : Property bearing Survey No.107/1

ITEM NO.10
All that piece and parcel of land measuring 31 Guntas and comprising of converted land bearing Survey No.49/3 situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded as under:-
East by : Property bearing Survey No.48;
West by : Property bearing Survey No.49/2;
North by : Property bearing Survey No. 45 and 46 and
South by : Property bearing Survey No.57;

ITEM NO.11
All that piece and parcel of land measuring 12 Guntas and comprising of converted land bearing Survey No.57(p) situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded as under:-
East by : Remaining portion of Survey No.57;
West by : Remaining portion of Survey No.57;
North by : Property bearing Survey No. 49 and
South by : Property bearing Survey No.58.

ITEM NO.12
All that piece and parcel of land measuring 22 Guntas excluding 01 Gunta of Kharab and comprising of converted land bearing Survey No.58(p) situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded as under:-
East by : Remaining portion of Survey No.58;
West by : Remaining portion of Survey No.58;
North by : Property bearing Survey No.57 and
South by : Property bearing Survey No. 61.

ITEM NO.13
All that piece and parcel of land measuring 28.5 Guntas and comprising of converted land bearing Survey No.61/2 situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded as under:-
East by : Property bearing Survey No.61/3;
West by : Property bearing Survey No.61/1;
North by : Property bearing Survey No.58 and
South by : Property bearing Survey No.62.

The above lands in Item No.01 to 13 bearing Survey Numbers 46/1,46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57(p), 58(p), 61/2, Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk and Survey Numbers 107/1 and 107/2, Kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk, are a composite property in all measuring about 17 Acres 30.5 Guntas excluding 01 gunta Kharab as delineated in the sketch at Annexure-A below and the said composite property are bounded as bellow:-

East by : Property bearing Survey No. 48, 57(P),58(p), 61/3 of Dommasandra, Nala, Doddabanahalli village Boundary and Kumbena Agrahara Village Boundary;
West by : Property bearing Survey No.108 of Kumbena Agrahara, Dommasandra Village Boundary Survey No.45, 49/2, 57(p), 58(p), 61/1 of Dommasandra village;
North by : remaining portion of Survey No.107/2 and
South by : Property bearing Survey No.62

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APPROACH ROAD PROPERTY

(description of Access Road to Schedule Property, relinquished to Panchayat)

ITEM NO.01

All that piece and parcel of land measuring 23 Guntas and comprising of immovable property bearing Survey No.62/2 and 62/3, situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded as under:-

East by : remaining portion of Survey No.62;
West by : Remaining portion of Survey No.62;
North by : Property bearing Survey No. 61;
South by : Property bearing Survey No.66.

ITEM NO.02

All that piece and parcel of land measuring 06.5 Guntas and comprising of immovable property bearing Survey No.66(p), situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded as under:-

East by : remaining portion of Survey No.66;
West by : Remaining portion of Survey No.66;
North by : Property bearing Survey No. 62;
South by : Property bearing Survey No.67.

ITEM NO.03

All that piece and parcel of land measuring 16 Guntas and comprising of immovable property bearing Survey No.67(p), situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded as under:-

East by : Property bearing Survey No.65 and 66;
West by : Remaining portion of Survey No.67;
North by : Property bearing Survey No. 66;
South by : Belathur Main Road.

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IN WITNESS WHEREOF, THIS DEED HAS BEEN SIGNED AT BENGALURU BY THE PARTIES ON THE DATE FIRST ABOVE WRITTEN.

Signed and Delivered By The Seller No.01]
KMK Developers Private Limited]
By Its Authorised Signatory **Mr. Kottu Muralikrishna**]

Signed and Delivered By The Seller No.02]
M/S. Iconica Projects]
By Its Partner Gardencity Realty Pvt. Ltd and Cybercity]
Builders and Developers Pvt. Ltd.]
By Their Respective Authorised Signatories **Mr. K. L. Santosh**]
Mr. Kottu Muralikrishna]

Signed and Delivered By The Seller No.03]
M/S.Akosa Ventures Private Ltd.,]
By Its Authorised Signatory **Mr. Kottu Muralikrishna**]

Signed and Delivered By The Confirming Party No.01]
Gardencity Realty Private Limited,]
By Its Authorised Signatory **Mr. K. L. Santosh**]

Signed and Delivered By The Confirming]
Party No.02 **Clean Foods Limited.,**]
By Its Authorised Signatory **Mr. Kottu Muralikrishna**]

Signed By The Purchaser Godrej Properties Limited,]
By Its Authorised Signatory **Mr. Mohammed Samiulla**]

Witnesses:

1. SMIT PUJARA, GODREJ PROPERTIES, 10TH FLOOR, PRESTIGE OBELISK, KASTURBA ROAD, BANGALORE 560001

2. ASHISH BHASIN 1071, CASA PARADISO SOBHA CITY, THANISANDRA ROAD BANGALORE - 560077

Drafted By:
Advocate

PADMAVATHI. L

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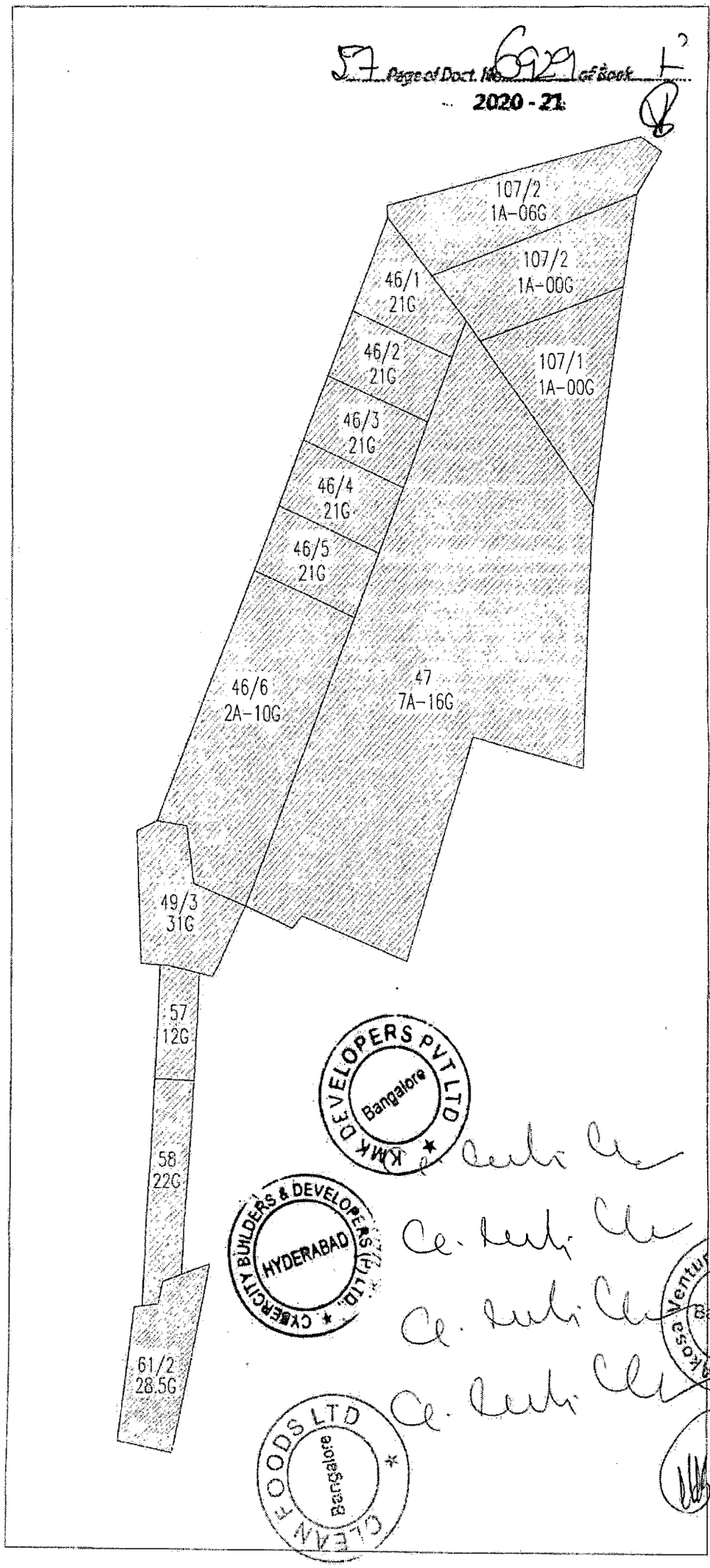

GARDENCITY REALTY PVT LTD BANGALORE-43

KMK DEVELOPERS PVT LTD Bangalore

CYBERCITY BUILDERS & DEVELOPERS (P) LTD HYDERABAD

Akosa Ventures Private Limited Bangalore

CLEAN FOODS LTD Bangalore

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This Document Consist of 21 Pages
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SALE DEED

THIS SALE DEED ("**Deed**") is made and executed on this the First day of December, Two Thousand Twenty (**01.12.2020**) at Bengaluru.

By

1. **(a) MR. MANJUNATHA. M,** aged about 38 years, son of Late Munivenkatappa, (for himself and as natural guardian of his minor children Vendor No. 1(b) and Vendor No. 1(c) herein), hereinafter referred to as "**Vendor No. 1(a)**";

   (b) MISS PAVITHRA, aged about 14 years, daughter of Mr. Manjunatha. M, hereinafter referred to as "**Vendor No. 1(b)**";

   (c) MASTER PRUTHVIRAJU, aged about 11 years, son of Manjunatha. M, hereinafter referred to as "**Vendor No. 1(c)**";

2. **MR. RAJAPPA. M,** aged about 34 years, son Late Munivenkatappa, hereinafter referred to as "**Vendor No. 2**";

3. **MRS. RATHNAMMA**, aged about 42 years, daughter of Late Munivenkatappa, hereinafter referred to as "**Vendor No. 3**";

4. **MRS. LAKSHMAMMA**, aged about 41 years, daughter of Late Munivenkatappa, hereinafter referred to as "**Vendor No. 4**"; and

5. **MRS. SUJATHA**, aged about 39 years, daughter of Late Munivenkatappa, hereinafter referred to as "**Vendor No. 5**".

Vendor No. 1(a), Vendor No. 1(b), Vendor No. 1(c), Vendor No. 2, Vendor No. 3, Vendor No. 4 and Vendor No. 5 are residing at Belathur Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru - 560067 and are being represented by their Power of Attorney Holder **KMK Developers Private Limited** a Company, incorporated under the provisions of the Companies Act, 2013 (vide General Power of Attorney dated 18.12.2017, registered as

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

Print Date & Time : 01-12-2020 06:01:36 PM

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-7868 6705

02-12-2020

ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 01-12-2020 ರಂದು 05:30:43 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	142070.00
2	ಸೇವಾ ಶುಲ್ಕ	770.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	142880.00

ಶ್ರೀ KMK Developers Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ KMK Developers Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana			For KMK DEVELOPERS PVT. LTD AUTHORISED SIGNATORY

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

ಬರೆಯಿಸಿಕೊಟ್ಟವರು ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	KMK Developers Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana (ಬರೆಸಿಕೊಂಡವರು)			For KMK DEVELOPERS PVT. LTD AUTHORISED SIGNATORY
2	Mr.Manjunatha M, Miss.Pavithra, master Pruthviraju,Mr.Rajappa M, Mrs.Rathnamma, Mrs.Lakshmamma,Mrs.Sujatha all rep by their GPA Holder, KMK Developers Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana (ಬರೆದುಕೊಡುವವರು)			For KMK DEVELOPERS PVT. LTD AUTHORISED SIGNATORY

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

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Document No. MDP-4-00385-2017-18 (stored in CD No. MDPD 222) in the office of the Additional Sub-Registrar, Shivajinagar (Mahadevapura), Bengaluru), represented by its Authorised signatory Mr.Surya Chandra Rao.

Vendor No. 1(a), Vendor No. 1(b), Vendor No. 1(c), Vendor No. 2, Vendor No. 3, Vendor No. 4, and Vendor No. 5 mentioned hereinabove are individually referred to herein as a "**Vendor**" and collectively referred to as the "**Vendors**" (which expressions shall, whenever the context so requires or admits be deemed to mean and include their respective legal representatives, heirs, executors and permitted assigns) of the **FIRST PART**:

IN FAVOUR OF

KMK DEVELOPERS PRIVATE LIMITED, a company incorporated under the Companies Act, 2013 with CIN U45201KA2007PTC044092 and having its registered office at No. 5AC-510, HRBR Layout, 2nd Block Kalyan Nagar, Outer Ring Road, Bengaluru – 560 043 with PAN: AAECK5049A, represented by its Authorised signatory Mr. Surya Chandra Rao, hereinafter referred to as the "**Purchaser**" (which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its representatives, executors, administrators, successors-in-title and assigns) of the **SECOND PART**:

Wherever the context so requires or admits, the Vendors and the Purchaser are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".

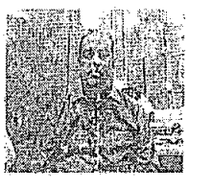
WHEREAS:

A. The Vendors have jointly and severally represented to the Purchaser as follows:

(i) The Vendors are the joint and absolute owners of the converted land bearing Survey No. 46/1 measuring 21 Guntas situated at Dommasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru District which is more fully described in the

For KMK DEVELOPERS PVT. LTD
K Surya Chandra Rao
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
K Surya Chandra Rao
AUTHORISED SIGNATORY

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Manjunatha Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			
4	Clean Foods Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			CLEAN FOODS LTD Bangalore

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ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

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Schedule Property and since then the Vendors herein are in peaceful possession and enjoyment of the Schedule Property. Except the Vendors, no one else has any rights, title or interest in the Schedule Property or any portion thereof;

(viii) The Vendors being desirous of selling the Schedule Property in order to meet their family necessities offered to sell the Schedule Property to the Purchaser;

(ix) The Vendors entered into an Agreement to Sell dated 18.12.2017, registered as Document No. MDP-1-09102-2017-18 (stored in CD No. MDPD 222) in the office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bengaluru with the Purchaser agreeing to convey the Schedule Property to the Purchaser and/or its nominees ("**Agreement to Sell**");

(x) Pursuant to the Agreement to Sell and having received the entire consideration by the Vendors, the Vendors also executed the General Power of Attorney dated 18.12.2017, registered as Document No. MDP-4-00385-2017-18 (stored in CD No. MDPD 222) in the office of the Additional Sub-Registrar, Shivajinagar (Mahadevapura), Bengaluru appointing the Purchaser as their Power of Attorney Holder ("**PoA**"). Under the PoA, the Purchaser has been authorised to *inter alia* convey the Schedule Property to the Purchaser or any person in the manner as the Purchaser deems fit at its sole discretion;

(xi) The Schedule Property has been converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. ALN.(EBK) SR /53/17-18 dated 20.3.2019 issued by the Deputy Commissioner, Bengaluru District;

(xii) The Vendors have agreed to sell the Schedule Property with an undertaking that they will fulfil all legal requirements leaving behind no impediments in law for conveying the Schedule Property in favour of the Purchaser and the Purchaser has

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

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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 KMK Developers Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana , ಇವರು 193275.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	122235.00	DD No 951352 Rs.122235/- dated 23/Sep/2020 drawn on CITY UNION BANK LIMITED,INDIRA NAGAR.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	71040.00	DD No 951362 Rs.71040/- dated 23/Sep/2020 drawn on CITY UNION BANK LIMITED,INDIRA NAGAR.
ಒಟ್ಟು :	193275.00	

ಸ್ಥಳ : ಇಂದಿರಾನಗರ

ದಿನಾಂಕ : 01/12/2020

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
(ಇಂದಿರಾನಗರ)
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

Designed and Deve oped by C- DAC Pune.

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Schedule hereto and hereinafter referred to as the "**Schedule Property**". The sketch of the Schedule Property is attached hereto as an **Annexure**;

(ii) Mr. Munivenkatappa (son of Mr. Kariabbaiah) i.e., the father of Vendor No. 1(a) and Vendor No. 2 to 5 was granted an extent of 21 Guntas in Survey No. 46 under Section 48(A) of the Karnataka Land Reforms Act, 1961 vide Order dated 31.3.1999 passed in *inter alia* Case bearing No. LRF (B)DS 65.1007/76-77 by the Land Tribunal, Bangalore South Taluk, Bangalore;

(iii) Pursuant to the aforementioned Order dated 31.3.1999, the Tahsildar, Bangalore South Taluk issued the Certificate of Registration of a Tenant as an occupant in Form 10 dated 10.8.2000 in respect of the land bearing Survey No. 46 measuring 21 Guntas in the name of Mr. Munivenkatappa;

(iv) Khata in respect of the land bearing Survey No. 46 measuring 21 Guntas was changed to the name of Mr. Munivenkatappa vide Entry No. MR 9 of 2000-01 made in the Mutation Register;

(v) The larger extent of land bearing Survey No. 46 measuring 4 Acres 35 Guntas was sub-divided and an extent of 21 Guntas in the land bearing Survey No. 46 held by Mr. Munivenkatappa was assigned Survey No. 46/1 (i.e., the Schedule Property);

(vi) Subsequently, Mr. Munivenkatappa demised on 14.1.2013 and khata in respect of the Schedule Property was changed to the name of Mrs. Yellamma (wife of Late Mr. Munivenkatappa) vide Entry No. MR H16 of 2014-15 made in the Mutation Register;

(vii) Thereafter, Mrs. Yellamma also died intestate. Vendor No. 1(a) and Vendor No. 2 to Vendor No. 5 are the only children of Late Mr. Munivenkatappa and Late Mrs. Yellamma, and the Vendors being the only legal heirs and family members of Late Mr. Munivenkatappa and Late Mrs. Yellamma acquired title to the

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Hemanth Kumar Bytarayanapura Bangalore	
2	Narayanaswamy Bytarayanapura Bangalore	

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 609415/- has been paid thereon.No 1-09102-17-18 dt 18-12-17 CD No MDPD222 SRO Mahadevapura Bangalore

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ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ INR-1-06705-2020-21 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ INRD709 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 02-12-2020 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)

SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

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agreed to acquire ownership of the Schedule Property for a total sale consideration of a sum of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only). The Vendors being satisfied on the sale consideration have come forward to execute this Deed;

(xiii) The Vendors have jointly and severally assured the Purchaser that the Vendors (a) are in peaceful possession and enjoyment of the Schedule Property without any interruption by any one in any manner whatsoever, (b) have paid all taxes in respect of the Schedule Property till date, and (c) the Schedule Property is free from all encumbrances; and

(xiv) The Vendors have jointly and severally assured the Purchaser that the Vendors are the absolute owners of the Schedule Property and are vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

B. Relying on the representations, undertakings and assurances of the Vendors specified in the Agreement to Sell and herein, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only)**.

NOW THEREFORE FOR CONSIDERATION HEREIN MENTIONED THIS DEED OF SALE WITNESSTH AS FOLLOWS:

1. CONVEYANCE

1.1 In consideration of a sum of **Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only)** paid by the Purchaser to the Vendors, the Vendors hereby grant, convey, transfer and assign **BY WAY OF ABSOLUTE SALE** to the Purchaser the Schedule Property together with all common ways, easements and appurtenances, estate, right, title and interest, property, claims and demands whatsoever thereto belonging to the Schedule Property free from all encumbrances,

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attachments charges and any other claims whatsoever and to have and to hold the same as the absolute owner thereof.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and every part thereof to and for its own use and benefit without any claim and demand whatsoever or any obstruction / interference from or by the Vendors or by any person lawfully or equitably claiming by, from, under or in trust for them.

2. SALE CONSIDERATION

2.1 The Purchaser has agreed to pay an amount of **Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only)** to the Vendors for conveyance of ownership of the Schedule Property to the Purchaser in terms hereof (**"Sale Consideration"**).

2.2 The Purchaser has paid the entire Sale Consideration of **Rs.1,20,00,000/- (Rupees One Crore Twenty Lakhs Only)** to the Vendors under the Agreement to Sell.

A sum of **Rs.90,000/- (Rupees Ninety Thousand Only)** has been deducted by the Purchaser and paid towards Tax Deduction at Source in relation to the payments made as required under Section 194I(A) of the Income Tax Act.

2.3 The Vendors hereby acknowledge receipt of the full amount of Sale Consideration and the Vendors do hereby acquit and discharge the Purchaser of all liabilities in respect of the same. The Vendors further jointly and severally acknowledge and confirm that the Sale Consideration is the only amount payable by the Purchaser to the Vendors for conveyance of the Schedule Property and no other

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amounts or monies is due or payable by the Purchaser to the Vendors or any other person in relation to the Schedule Property on any account whatsoever.

3. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

3.1 The Vendors hereby jointly and severally represent, affirm and declare to the Purchaser as follows:

(i) The Vendors are the joint and absolute owners of the Schedule Property;

(ii) Ever since acquiring title to the Schedule Property, the Vendors are in peaceful possession of the Schedule Property;

(iii) Except the Vendors, there is no one else who has any rights, title or interest in the Schedule Property or any portion thereof;

(iv) Vendor No. 1(a) and Vendor No. 2 to Vendor No. 5 are the only children of Late Mr. Munivenkatappa and Late Mrs. Yellamma. The Vendors are the only legal heirs and family members of Late Mr. Munivenkatappa and Late Mrs. Yellamma and there is no one else in the family of Late Mr. Munivenkatappa and Late Mrs. Yellamma having rights and interest in the Schedule Property / any portion thereof;

(v) The Vendors have good right, full power and absolute authority to sell, convey, grant, assign, assure and transfer their entire share, right, title and interest in the Schedule Property to the Purchaser in the manner stated herein, and there are no impediments or restraints or injunctions against the Vendors from being able to do so and no prior permissions or approval of any person or party is required for the sale, conveyance, and transfer of the Schedule Property by the Vendors to the Purchaser;

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(vi) The Vendors hereby confirm that on and from the date of this Deed, neither the Vendors nor their family members have any claims over and/or any right, title or interest in / in relation to the Schedule Property conveyed hereunder on any grounds whatsoever;

(vii) The Vendors or their predecessors in title have not mortgaged the Schedule Property or any portion thereof or done any act, deed or thing, which is likely to curtail, restrict or prejudice their right to convey or prevent the Vendors from conveying the Schedule Property to the Purchaser under this Deed;

(viii) The Vendors are fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendors;

(ix) The Vendors or their predecessors in title are not parties to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(x) The Vendors have not executed any Power/s of Attorney in favor of any third party/ies granting power to alienate or deal with the Schedule Property in any manner;

(xi) There are no impediments, legal or otherwise for the Vendors to convey full and absolute title to the Schedule Property in favour of the Purchaser;

(xii) There are no tenancy claims in respect of the Schedule Property under the Karnataka Land Reforms Act, 1961. There are no proceedings in respect of any portion of the Schedule Property under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;

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(xiii) There are no minors interested in the Schedule Property;

(xiv) The Vendors do not hold land in excess of the ceiling limit under the Karnataka Land Reforms Act, 1961;

(xv) The Schedule Property is not a land granted to a member of the Scheduled Castes and Scheduled Tribes community and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone under any applicable law;

(xvi) The Vendors and/or their predecessors in title/representatives to the Schedule Property have not created nor are there any easementary rights created or existing on the Schedule Property in favour of the owners of the lands adjoining or in the vicinity of the Schedule Property or any other person;

(xvii) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(xviii) The Schedule Property is not the subject matter of any legal proceedings in any Court of law or before any other government, statutory, local and/ or other authority;

(xix) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening, attachments in respect of arrears of tax or such other claims of the Income Tax authorities, Sales Tax authorities, Wealth Tax authorities and any other statutory / non-statutory authorities and any other charges of any nature whatsoever and howsoever and there is no defect in the title of the Vendor to the Schedule Property;

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(xx) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendors has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendors hereby covenant to defend the right, title and interest of the Purchaser and any of its successors in title and possession to the Schedule Property against all claims that may arise on / in relation to the Schedule Property, and that all expenses in that regard shall be borne and paid by the Vendors, and the Vendors also agree and undertake to fully indemnify and keep indemnified the Purchaser against all such claims;

(xxi) The Vendors declare that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein;

(xxii) All the representations and warranties of the Vendors contained herein and in the Agreement to Sell shall survive the date of execution of this Deed and run in favour of, and for the benefit of the Purchaser, its successors in interest, nominees and assigns; and

3.2 The Vendors are aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendors.

4. POSSESSION

Simultaneous with execution of this Deed for conveyance of the Schedule Property, the Vendors have handed over vacant peaceful possession of the Schedule Property to the Purchaser free from any interference.

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5. PROPERTY TAXES

The Vendors hereby declare and confirm that all taxes, cesses and public dues in respect of the Schedule Property have been paid up to the date first herein above mentioned. The Vendors further agree and undertake that if any taxes, cesses and public dues are found to have remained unpaid till the date of this Deed, the Vendors shall pay and discharge the same.

6. DELIVERY OF ORIGINAL DOCUMENTS

The Vendors have this day delivered to the Purchaser all the original documents of title pertaining to the Schedule Property, and the Purchaser acknowledges receipt of the same. The Vendors affirm that they do not have and there are no other documents existing other than the documents handed over to the Purchaser. The Vendors further covenant that if they come to possess any other documents in relation to the Schedule Property, the same will be immediately handed over to the Purchaser.

7. FURTHER ASSURANCES

7.1 The Vendors hereby unconditionally express their no objection and consent for change of Khata in respect of the Schedule Property to the name of the Purchaser pursuant to this Deed. The Vendors hereby further agree and undertake to sign all necessary documents with regard to the transfer of Khata and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser and extend their full co-operation in this regard.

7.2 The Vendors further agree and undertake to execute such other document/s as may be required by the Purchaser to more fully assure the Purchaser that the Vendors are the absolute owners of the Schedule Property with uninhibited rights of alienation over the same.

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7.3 The Vendors hereby declare and undertake to do or cause to be done at all times all acts, deeds and things as may be reasonably and legally required to be done at the instance of the Purchaser for more fully and perfectly assuring the title of the Purchaser to the Schedule Property.

8. INDEMNITY

8.1 The Vendors hereby jointly and severally indemnify and agree to keep indemnified and hold harmless at all times the Purchaser, its representatives, assigns, agents and subsequent purchasers, successor/s in interest from and against any and all losses, demands, penalties, action or proceedings of any kind (including, attorneys' fees and expenses on a full indemnity basis), whether suffered or incurred by the Purchaser or successor/s in interest, or which the Purchaser or successor/s in interest may otherwise become subject to, or which the Purchaser or its successors in title may sustain on account of the Purchaser's or its successors' right to remain in peaceful possession and enjoyment of the Schedule Property as the absolute owner/s thereof being disturbed in any manner whatsoever, on account of, or result from or are connected with:

(i) Any breach by the Vendors of any of the representations and warranties contained in this Deed or any misrepresentations of the Vendors herein; or

(ii) Any breach by the Vendors of the covenants, agreements or obligations under and / or in relation to this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

(iv) Any defect or want of title of the Vendors or their predecessors in title to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

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(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened with respect to the Schedule Property / any portion thereof and/ or in relation to this Deed against the Vendors and/or the Purchaser, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title to the Schedule Property and the development thereon and/or on peaceful possession of the Schedule Property with the Purchaser or successor-in-interest.

8.2 The Vendors hereby agree to defend the right, title and interest of the Purchaser and any of its successors in title and possession to the Schedule Property against all claims that may arise on / in relation to the Schedule Property, and that all expenses in that regard shall be borne and paid by the Vendors, and the Vendors also agree to indemnify and hold harmless the Purchaser and its successor in title against any other expenses incurred in connection with any claim made by any person claiming through or in trust for the Vendors on / in relation to the Schedule Property.

9. CONSENTING WITNESS

Mr. Manjunath Reddy is an agreement holder under an unregistered agreement executed by the Vendors, who in turn had an arrangement with Clean Foods Limited for acquisition of the Schedule Property along with other lands in Dommasandra and Kumbena Agrahara Villages. Mr. Manjunath Reddy and Clean Foods Limited have signed this Deed as Consenting Witness 1 and Consenting Witness 2 in acknowledgment of sale of the Schedule Property to the Purchaser under this Deed and further confirming they do not have any rights, title, interest or any claim in/in relation to the Schedule Property / any portion thereof.

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SCHEDULE

SCHEDULE PROPERTY

All that piece and parcel of the immovable property being the non-agricultural land bearing Survey No. 46/1 measuring 21 Guntas (converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. ALN.(EBK) SR /53/17-18 dated 20.3.2019 issued by the Deputy Commissioner, Bengaluru District) situated at Dommasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru District and bounded on its:

East by : The land bearing Survey No. 47;
West by : The land bearing Survey No. 45;
North by : Kumbena Agrahara Village Border; and
South by : The land bearing Survey No. 46/2.

*The Schedule Property is earmarked in the Sketch which is attached hereto as an **Annexure.***

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For KMK DEVELOPERS PVT. LTD
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IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE SIGNED AND EXECUTED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

VENDORS
1(a). MANJUNATHA. M **1(b). PAVITHRA** **1(c). PRUTHIRAJU** (Vendor No. 1(b) and Vendor No. 1(c) are minors being represented by their father and natural guardian Mr. Manjunatha. M) **2. RAJAPPA. M** **3. RATHNAMMA** **4. LAKSHMAMMA** **5. SUJATHA** Vendor No. 1(a), Vendor No. 1(b), Vendor No. 1(c), Vendor No. 2 to Vendor No. 5 are represented by their Power of Attorney Holder KMK Developers Private Limited KMK Developers Private Limited is represented by its Authorised signatory Mr. Surya Chandra Rao. For KMK DEVELOPERS PVT. LTD Signature: AUTHORISED SIGNATORY Name:
PURCHASER
KMK DEVELOPERS PRIVATE LIMITED represented by its Authorised signatory Mr. Surya Chandra Rao For KMK DEVELOPERS PVT. LTD Signature: AUTHORISED SIGNATORY Name: Designation:

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CONSENTING WITNESSES:	
1. Signature: Name: **Manjunath Reddy** Address:	2. For **Clean Foods Limited** Signature: Name of the Authorised Signatory: Mr. Suryachandra Rao Address:
WITNESSES	
1. Signature: Name: Hemanth Kumar Address: Indiranagar. B'lore.38	2. Signature: Name: Narayana Swamy Address: Nr. 296, B.B. Road RT Nagar. B'lore.32

Drafted by :-
N.S Kavitha,
Advocate
Roll No.2418/2001

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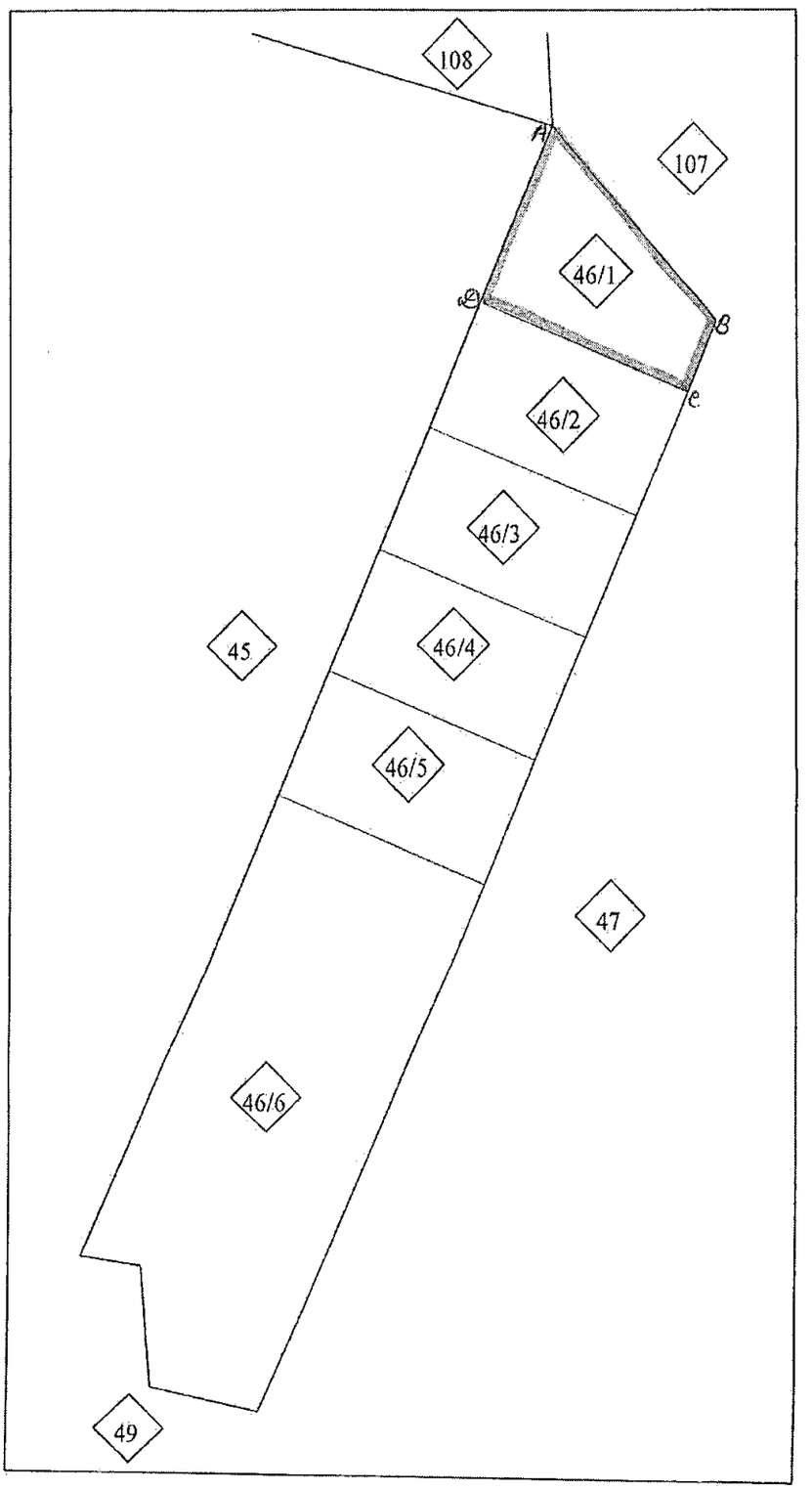
ANNEXURE

Sketch of Schedule Property

The Schedule Property conveyed is earmarked in sketch as ABCD marked in Blue.



For KMK DEVELOPERS PVT. LTD

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For KMK DEVELOPERS PVT. LTD

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SALE DEED

THIS **SALE DEED** (**"Deed"**) is made and executed on this the Second day of December, Two Thousand Twenty (**02.12.2020**) at Bengaluru.

By

1. **MR. KRISHNAPPA. B**, aged about 72 years, son of Late Mr. Basappa, hereinafter referred to as "**Vendor No. 1**"; and

2. **MRS.K.BHARATHI,** aged about 45 years, daughter of Mr.Krishnappa.B, hereinafter referred to as "**Vendor No. 2**".

Vendor No. 1 and Vendor No. 2 are residing at Belathur Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru –560067. Vendor No. 1 and Vendor No. 2 are being represented by their Power of Attorney Holder **KMK Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 (vide General Power of Attorney dated 13.8.2018, registered as Document No. MDP-4-00204-2018-19 (stored in CD No. MDPD 243) in the office of the Additional Sub-Registrar, Shivajinagar (Mahadevapura), Bengaluru), represented by its Authorised signatory Mr. Narayanaswamy.

Vendor No. 1 and Vendor No. 2 mentioned hereinabove are individually referred to as a "**Vendor**" and collectively referred to as the "**Vendors**" (which expressions shall, whenever the context so requires or admits be deemed to mean and include their legal heirs, representatives, executors and permitted assigns) of the **FIRST PART**:

For KMK DEVELOPERS PVT. LTD

AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD

AUTHORISED SIGNATORY

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ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 02-12-2020 ರಂದು 04:47:36 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	87000.00
2	ಸೇವಾ ಶುಲ್ಕ	700.00
3	ಇತರೆ	40.00
4	ಕೊರತೆ ನೋಂದಣಿ ಶುಲ್ಕ	56550.00
	ಒಟ್ಟು :	144290.00

ಶ್ರೀ KMK Developers Private Limited Rep by its Authorised Signatory Mr.Narayanaswamy ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ KMK Developers Private Limited Rep by its Authorised Signatory Mr.Narayanaswamy			For KMK DEVELOPERS PVT. LTD AUTHORISED SIGNATORY

SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿದುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	KMK Developers Private Limited Rep by its Authorised Signatory Mr.Narayanaswamy . ಬಿನ್ Nadiponna (ಬರೆಸಿಕೊಂಡವರು)			For KMK DEVELOPERS PVT. LTD AUTHORISED SIGNATORY
2	Mr.Krishnappa B and Mrs.K Bharathi rep by GPA Holder KMK Developers Private Limited Rep by its Authorised Signatory Mr.Narayanaswamy . (ಬರೆದುಕೊಡುವವರು)			For KMK DEVELOPERS PVT. LTD AUTHORISED SIGNATORY

SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

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IN FAVOUR OF

KMK DEVELOPERS PRIVATE LIMITED, a company incorporated under the Companies Act, 2013 with CIN U45201KA2007PTC044092 and having its registered office at No. 5AC-510, HRBR Layout, 2nd Block Kalyan Nagar, Outer Ring Road, Bengaluru – 560 043 with PAN: AAECK5049A represented by its Authorised signatory Mr. Narayanaswamy, hereinafter referred to as the "**Purchaser**" (which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its representatives, executors, administrators, successors-in-title and assigns) of the **SECOND PART**:

Wherever the context so requires or admits, the Vendors and the Purchaser are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

A. The Vendors have jointly and severally represented to the Purchaser as follows:

(i) The Vendors are the joint and absolute owners of the converted land bearing Survey No. 46/2 measuring 21 Guntas situated at Dommasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru District which is more fully described in the **Schedule** hereto and hereinafter referred to as the "**Schedule Property**". The sketch of the Schedule Property is attached hereto as an **Annexure** hereto;

(ii) Mr. Krishnappa. B i.e., Vendor No. 1 was granted an extent of 21 Guntas in the land bearing Survey No. 46 under Section 48(A) of the Karnataka Land Reforms Act, 1961 vide Order dated 31.3.1999 in Case No. LRF (B) D.S.65/76-77 passed by the Land Tribunal, Bangalore South Taluk, Bangalore;

For KMK DEVELOPERS PVT. LTD
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For KMK DEVELOPERS PVT. LTD
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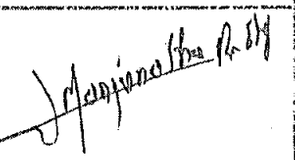
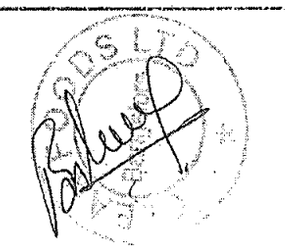
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Manjunatha Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			
4	Clean Foods Limited Rep by its Authorised Signatory Mr.Narayanaswamy S/o Nadipanna . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			

SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
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(iii) Pursuant to the aforementioned Order dated 31.3.1999, the Tahsildar, Bangalore South Taluk issued Certificate of Registration of a Tenant as an occupant in Form 10 dated 16.11.2010 in respect of the land bearing Survey No. 46 measuring 21 Guntas in the name of Vendor No. 1;

(iv) Khata in respect of the land bearing Survey No. 46 measuring 21 Guntas was changed to the name of Vendor No. 1 vide Entry No. MR 15 of 2010-11 made in the Mutation Register;

(v) The larger extent of land bearing Survey No. 46 measuring 4 Acres 35 Guntas was sub-divided and an extent of 21 Guntas in the land bearing Survey No. 46 held by Vendor No. 1 was assigned Survey No. 46/2 (i.e., the Schedule Property);

(vi) Ever since acquiring the title to the Schedule Property, the Vendors are in peaceful possession and enjoyment of the Schedule Property. Except the Vendors, no one else has any rights, title or interest in the Schedule Property or any portion thereof;

(vii) The Vendors being desirous of selling the Schedule Property in order to meet their family necessities offered to sell the Schedule Property to the Purchaser;

(viii) The Vendors entered into an Agreement to Sell dated 13.8.2018, registered as Document No. MDP-1-04451-2018-19 (stored in CD No. MDPD 243) in the office of the Additional Sub-Registrar, Shivajinagar (Mahadevapura), Bengaluru with the Purchaser agreeing to convey the Schedule Property to the Purchaser or its nominees (**"Agreement to Sell"**);

(ix) Pursuant to the Agreement to Sell and having received the entire consideration by the Vendors, the said Vendors also executed the General Power of Attorney dated 13.8.2018, registered as Document No. MDP-4-00204-2018-19 (stored in CD No. MDPD 243) in the

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ಗುರುತಿಸುವವರು

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Hemanth Kumar Bytarayanapura Bangalore	
2	Ramesh Domlur Bangalore	

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

I hereby certify that on production of the original document. I have satisfied myself that the stamp duty of Rs. 682500/- has been paid thereon.S R No 4-00204-18-19 dt 13-8-18 CDNo MDP 243., SRO Mahadevapura Bangalore

SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ INR-1-06713-2020-21 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ INRD709 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 02-12-2020 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)

SENIOR SUB-REGISTRAR
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Designed and Developed by C-DAC. ACTS. Pune

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office of the Additional Sub-Registrar, Shivajinagar (Mahadevapura), Bengaluru appointing the Purchaser as their Power of Attorney Holder ("**PoA**"). Under the PoA, the Purchaser has been authorised to *inter alia* convey the Schedule Property to the Purchaser or any person in the manner as the Purchaser deems fit at its sole discretion;

(x) The Schedule Property has been converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. LAND10011208 dated 19.3.2019 issued by the Deputy Commissioner, Bengaluru District;

(xi) Vendor No. 1 has only two children i.e., Mrs. K. Bharathi being Vendor No. 2 herein and Mrs. Yashodamma. Mrs. Yashodamma has executed the Confirmation Deed dated 2.9.2020, registered as Document No. BNS-1-05627-2020-21 (stored in CD No. BNSD 1091) in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru in favour of the Vendors and the Purchaser herein confirming that Mrs. Yashodamma does not have rights title or interest in the Schedule Property or any portion thereof as morefully detailed therein and the Agreement to Sell and PoA executed by the Vendors are valid;

(xii) The Vendors have agreed to sell the Schedule Property with an undertaking that they will fulfill all legal requirements leaving behind no impediments in law for conveying the Schedule Property in favour of the Purchaser and the Purchaser has agreed to acquire ownership of the Schedule Property for a total sale consideration of a sum of Rs. 1,31,90,000/- (Rupees One Crore Thirty One Lakhs Ninety Thousand Only). The Vendors being satisfied on the sale consideration have come forward to execute this Deed.

(xiii) The Vendors have jointly and severally assured the Purchaser that the Vendors (a) are in peaceful possession and enjoyment of the Schedule Property without any interruption by anyone in any

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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 KMK Developers Private Limited Rep by its Authorised Signatory Mr.Narayanaswamy , ಇವರು 120190.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ಪ್ರಮಾಣೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಕೊಡಲ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಸಿ.ಡಿ.	49150.00	DD No 951355 Rs.49150/- dated 23/Sep/2020 drawn on CITY UNION BANK LIMITED,INDIRA NAGAR.
ಇತರೆ ಬ್ಯಾಂಕ್ ಸಿ.ಡಿ.	71040.00	DD No 951353 Rs.71040/- dated 23/Sep/2020 drawn on CITY UNION BANK LIMITED,INDIRA NAGAR.
ಒಟ್ಟು :	120190.00	

ಸ್ಥಳ : ಇಂದಿರಾನಗರ.

ದಿನಾಂಕ: 02/10/2020

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುಖ್ಯ ಅಧಿಕಾರಿ

SENIOR SUB-REGISTRAR
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Designed and Developed by C-DAC Pune.

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manner whatsoever, (b) have paid all taxes in respect of the Schedule Property till date, and (c) the Schedule Property is free from all encumbrances; and

(xiv) The Vendors have jointly and severally assured the Purchaser that the Vendors are the absolute owners of the Schedule Property and are vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

B. Relying on the representations, undertakings and assurances of the Vendors specified in the Agreement to Sell and herein, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs. 1,31,90,000/- (Rupees One Crore Thirty-One Lakhs Ninety Thousand Only).**

NOW THEREFORE FOR CONSIDERATION HEREIN MENTIONED THIS DEED OF SALE WITNESSTH AS FOLLOWS:

1. CONVEYANCE

1.1 In consideration of a sum of Rs.1,31,90,000/- (Rupees One Crore Thirty One Lakhs Ninety Thousand Only) paid by the Purchaser to the Vendors in the manner set forth in this Deed, the Vendors do hereby grant, convey, transfer and assign **BY WAY OF ABSOLUTE SALE** to the Purchaser the Schedule Property together with all common ways, easements and appurtenances, estate, right, title and interest, property claims and demands whatsoever thereto belonging to the Schedule Property free from all encumbrances, attachments charges and any other claims whatsoever and to have and to hold the same as the absolute owner thereof.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits

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thereof and every part thereof to and for its own use and benefit without any claim and demand whatsoever or any obstruction / interference from or by the Vendors or by any person lawfully or equitably claiming by, from, under or in trust for them.

2. SALE CONSIDERATION

2.1 The Purchaser has agreed to pay an amount of **Rs. 1,31,90,000/- (Rupees One Crore Thirty-One Lakhs Ninety Thousand Only)** to the Vendors for conveyance of the Schedule Property to the Purchaser in terms hereof (**"Sale Consideration"**).

2.2 The Purchaser has paid the entire Sale Consideration of **Rs.1,31,90,000/- (Rupees One Crore Thirty-One Lakhs Ninety Thousand Only)** to the Vendors under the Agreement to Sell.

A sum of **Rs.98,925/- (Rupees Ninety Eight Thousand Nine Hundred Twenty Five Only)** has been deducted by the Purchaser and paid towards Tax Deduction at Source as required under Section 194I(A) of the Income Tax Act.

2.3 The Vendors hereby acknowledge receipt of the full amount of Sale Consideration and the Vendors do hereby acquit and discharge the Purchaser of all liabilities in respect of the same. The Vendors further jointly and severally acknowledge and confirm that the Sale Consideration is the only amount payable by the Purchaser to the Vendors for conveyance of the Schedule Property and no other amounts or monies is due or payable by the Purchaser to the Vendors or any other person in relation to the Schedule Property on any account whatsoever.

3. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

3.1 The Vendors hereby jointly and severally represent, affirm and declare to the Purchaser as follows:

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(i) The Vendors are the joint and absolute owners of the Schedule Property;

(ii) Ever since acquiring title to the Schedule Property, the Vendors are in peaceful possession of the Schedule Property;

(iii) Except the Vendors, there is no one else who has any rights, title or interest in the Schedule Property or any portion thereof;

(iv) Vendor No. 2 and Mrs. Yashodamma are the only children of Vendor No. 1. Mrs. Yashodamma has executed the Confirmation Deed dated 2.9.2020, registered as Document No. BNS-1-05627-2020-21 (stored in CD No. BNSD 1091) in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru in favor of the Vendors and the Purchaser herein confirming that Mrs. Yashodamma does not have rights title or interest in the Schedule Property or any portion thereof as morefully detailed therein and the Agreement to Sell and PoA executed by the Vendors are valid;

(v) Other than the Vendors, there is no one else in the family of Vendor No. 1 having rights and interest in the Schedule Property / any portion thereof;

(vi) The Vendors have good right, full power and absolute authority to sell, convey, grant, assign, assure and transfer their entire share, right, title and interest in the Schedule Property to the Purchaser in the manner stated herein, and there are no impediments or restraints or injunctions against the Vendors from being able to do so and no prior permissions or approval of any person or party is required for the sale, conveyance, and transfer of the Schedule Property by the Vendors to the Purchaser;

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(vii) The Vendors hereby confirm that on and from the date of this Deed, neither the Vendors nor their family members have any claims over and/or any right, title or interest in / in relation to the Schedule Property conveyed hereunder on any grounds whatsoever;

(viii) The Vendors or their predecessors in title have not mortgaged the Schedule Property or any portion thereof or done any act, deed or thing, which is likely to curtail, restrict or prejudice their right to convey or prevent the Vendors from conveying the Schedule Property to the Purchaser under this Deed;

(ix) The Vendors are fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendors;

(x) The Vendors or their predecessors in title are not parties to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(xi) The Vendors have not executed any Power/s of Attorney in favor of any third party/ies granting power to alienate or deal with the Schedule Property in any manner;

(xii) There are no impediments, legal or otherwise for the Vendors to convey full and absolute title to the Schedule Property in favour of the Purchaser;

(xiii) There are no tenancy claims in respect of the Schedule Property under the Karnataka Land Reforms Act, 1961. There are no proceedings in respect of any portion of the Schedule Property under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;

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(xiv) There are no minors interested in the Schedule Property;

(xv) The Vendors do not hold land in excess of the ceiling limit under the Karnataka Land Reforms Act, 1961;

(xvi) The Schedule Property is not a land granted to a member of the Scheduled Castes and Scheduled Tribes community and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone under any applicable law;

(xvii) The Vendors and/or their predecessors in title/representatives to the Schedule Property have not created nor are there any easementary rights created or existing on the Schedule Property in favour of the owners of the lands adjoining or in the vicinity of the Schedule Property or any other person;

(xviii) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(xix) The Schedule Property is not the subject matter of any legal proceedings in any Court of law or before any other government, statutory, local and/ or other authority;

(xx) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening, attachments in respect of arrears of tax or such other claims of the Income Tax authorities, Sales Tax authorities, Wealth Tax authorities and any other statutory / non-statutory authorities and any other charges of any nature whatsoever and howsoever and there is no defect in the title of the Vendor to the Schedule Property;

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(xxi) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendors has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendors hereby covenant to defend the right, title and interest of the Purchaser and any of its successors in title and possession to the Schedule Property against all claims that may arise on / in relation to the Schedule Property, and that all expenses in that regard shall be borne and paid by the Vendors, and the Vendors also agree and undertake to fully indemnify and keep indemnified the Purchaser against all such claims;

(xxii) The Vendors declare that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein;

(xxiii) All the representations and warranties of the Vendors contained herein and in the Agreement to Sell shall survive the date of execution of this Deed and run in favour of, and for the benefit of the Purchaser, its successors in interest, nominees and assigns; and

3.2 The Vendors are aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendors.

4. POSSESSION

Simultaneous with execution of this Deed for conveyance of the Schedule Property, the Vendors have handed over vacant peaceful possession of the Schedule Property to the Purchaser free from any interference.

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5. PROPERTY TAXES

The Vendors hereby declare and confirm that all taxes, cesses and public dues in respect of the Schedule Property have been paid up to the date first herein above mentioned. The Vendors further agree and undertake that if any taxes, cesses and public dues are found to have remained unpaid till the date of this Deed, the Vendors shall pay and discharge the same.

6. DELIVERY OF ORIGINAL DOCUMENTS

The Vendors have this day delivered to the Purchaser all the original documents of title pertaining to the Schedule Property, and the Purchaser acknowledges receipt of the same. The Vendors affirm that they do not have and there are no other documents existing other than the documents handed over to the Purchaser. The Vendors further covenant that if they come to possess any other documents in relation to the Schedule Property, the same will be immediately handed over to the Purchaser.

7. FURTHER ASSURANCES

7.1 The Vendors hereby unconditionally express their no objection and consent for change of Khata in respect of the Schedule Property to the name of the Purchaser pursuant to this Deed. The Vendors hereby further agree and undertake to sign all necessary documents with regard to the transfer of Khata and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser and extend their full co-operation in this regard.

7.2 The Vendors further agree and undertake to execute such other document/s as may be required by the Purchaser to more fully assure the Purchaser that the Vendors are the absolute owners of the Schedule Property with uninhibited rights of alienation over the same.

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7.3 The Vendors hereby declare and undertake to do or cause to be done at all times all acts, deeds and things as may be reasonably and legally required to be done at the instance of the Purchaser for more fully and perfectly assuring the title of the Purchaser to the Schedule Property.

8. INDEMNITY

8.1 The Vendors hereby jointly and severally indemnify and agree to keep indemnified and hold harmless at all times the Purchaser, its representatives, assigns, agents and subsequent purchasers, successor/s in interest from and against any and all losses, demands, penalties, action or proceedings of any kind (including, attorneys' fees and expenses on a full indemnity basis), whether suffered or incurred by the Purchaser or successor/s in interest, or which the Purchaser or successor/s in interest may otherwise become subject to, or which the Purchaser or its successors in title may sustain on account of the Purchaser's or its successors' right to remain in peaceful possession and enjoyment of the Schedule Property as the absolute owner/s thereof being disturbed in any manner whatsoever, on account of, or result from or are connected with:

(i) Any breach by the Vendors of any of the representations and warranties contained in this Deed or any misrepresentations of the Vendors herein; or

(ii) Any breach by the Vendors of the covenants, agreements or obligations under and / or in relation to this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

(iv) Any defect or want of title of the Vendors or their predecessors in title to any portion of the Schedule Property, or any claim by

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any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened with respect to the Schedule Property / any portion thereof and/ or in relation to this Deed against the Vendors and/or the Purchaser, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title to the Schedule Property and the development thereon and/or on peaceful possession of the Schedule Property with the Purchaser or successor-in-interest.

8.2 The Vendors hereby agree to defend the right, title and interest of the Purchaser and any of its successors in title and possession to the Schedule Property against all claims that may arise on / in relation to the Schedule Property, and that all expenses in that regard shall be borne and paid by the Vendors, and the Vendors also agree to indemnify and hold harmless the Purchaser and its successor in title against any other expenses incurred in connection with any claim made by any person claiming through or in trust for the Vendors on / in relation to the Schedule Property.

9. CONSENTING WITNESS

Mr. Manjunath Reddy is an agreement holder under an unregistered agreement executed by the Vendors, who in turn had an arrangement with Clean Foods Limited for acquisition of the Schedule Property along with other lands in Dommasandra and Kumbena Agrahara Villages. Mr. Manjunath Reddy and Clean Foods Limited have signed this Deed as Consenting Witness 1 and Consenting Witness 2 in acknowledgment of sale of the Schedule Property to the Purchaser under this Deed and further confirming they do not have any rights, title, interest or any claim in/in relation to the Schedule Property / any portion thereof.

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

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SCHEDULE

SCHEDULE PROPERTY

All that piece and parcel of the immovable property being the non-agricultural land bearing Survey No. 46/2 measuring 21 Guntas (converted from agricultural to non-agricultural residential purposes vide the Official Memorandum bearing No. LAND10011208 dated 19.3.2019 issued by the Deputy Commissioner, Bengaluru District) situated at Dommasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru District and bounded on its:

East by : The land bearing Survey No. 47;
West by: : The land bearing Survey No. 45;
North by : The land bearing Survey No. 46/1; and
South by : The land bearing Survey No. 46/3.

The Schedule Property is earmarked in the Sketch which is attached hereto as an ***Annexure.***

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For KMK DEVELOPERS PVT. LTD
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For KMK DEVELOPERS PVT. LTD
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IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE SIGNED AND EXECUTED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

VENDORS	
1. KRISHNAPPA. B and **2. K. BHARATHI** Vendor No. 1 and Vendor No. 2 are represented by their Power of Attorney Holder KMK Developers Private Limited who is represented by its Authorised signatory Mr. Narayanaswamy For KMK DEVELOPERS PVT. LTD. AUTHORISED SIGNATORY Signature	
PURCHASER	
For KMK Developers Private Limited represented by its Authorised Signatory Mr. Narayanaswamy. FOR KMK DEVELOPERS PVT. LTD. AUTHORISED SIGNATORY Signature:	
CONSENTING WITNESSES:	
1. Signature: Name: **Manjunath Reddy** Address:	**2.** For **Clean Foods Limited** Signature: Name of the Authorised Signatory: Mr. Narayanaswamy Address:
WITNESSES	
1. Signature: Name: Hemanth Kumar Address: B/10. B'lore-92	**2.** Signature: Name: Ramesh Address: Dombur B'lore. 92

Drafted by:-

N.S Kavitha,
Advocate
Roll No.2418/2001

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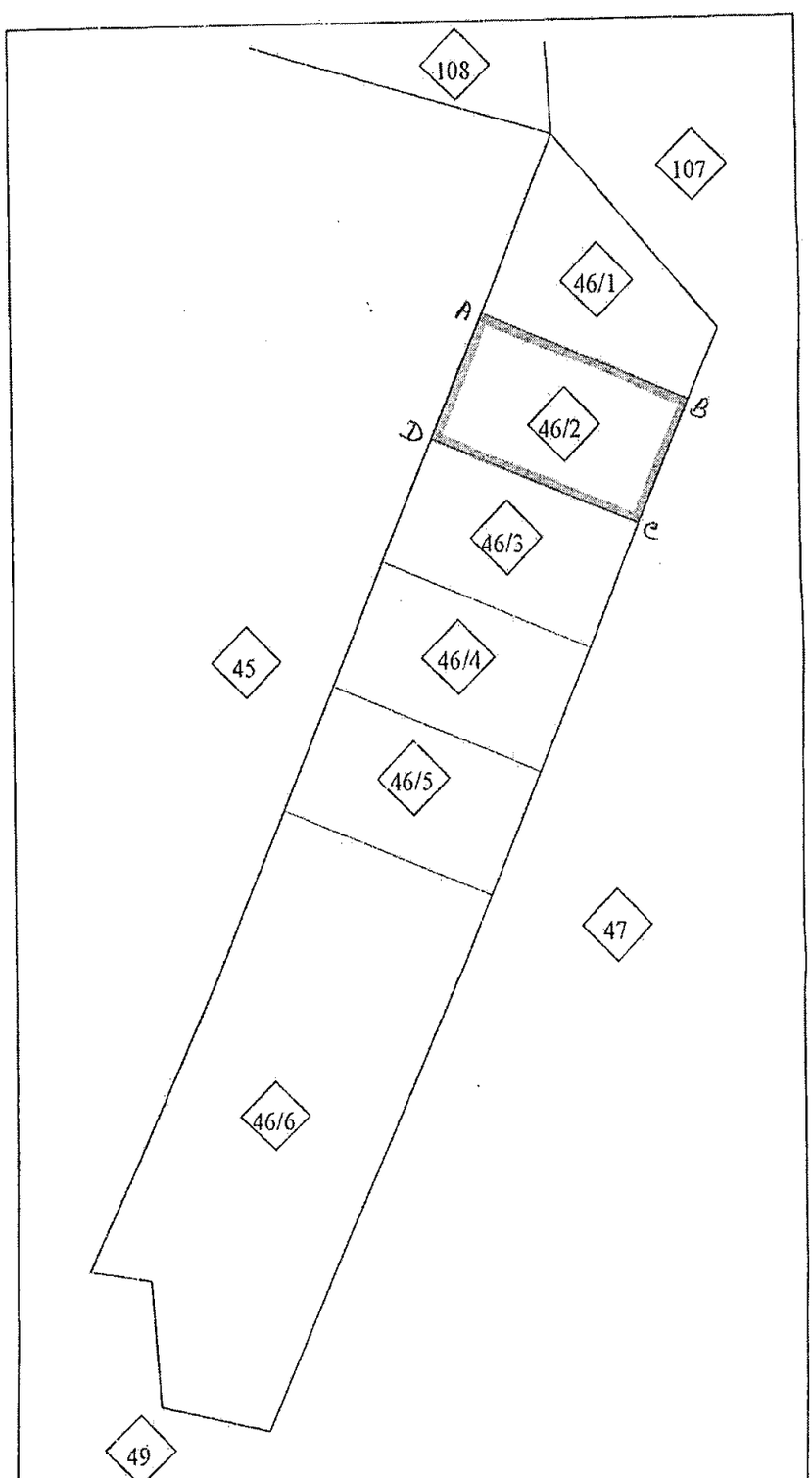
ANNEXURE
Sketch of Schedule Property

The Schedule Property conveyed is eamarked in sketch as ABCD marked in Blue.



For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

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This Document Consists of 24 Pages
First Page of Doct. No 6733 of Book 1
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SALE DEED

THIS SALE DEED ("**Deed**") is made and executed on this the Twenty Third day of September, Two Thousand Twenty (**23.09.2020**) at Bengaluru.

By

1. **MRS. CHINNATHAYAMMA @ CHIKKATHAYAMMA**, aged about 88 years, wife of Late Mr. Chikkamuniyappa, hereinafter referred to as "**Vendor No. 1**";

2. **(a) MR. YELLAPPA**, aged about 72 years, son of Late Mr. Chikkamuniyappa, hereinafter referred to as "**Vendor No. 2(a)**";

   (b) MR. VISHWANATHA. Y, aged about 40 years, son of Mr. Yallappa, hereinafter referred to as "**Vendor No. 2(b)**";

   (c) MR. SANTHOSH KUMAR. Y, aged about 36 years, son of Mr. Yallappa, hereinafter referred to as "**Vendor No. 2(c)**";

   (d) MRS. GOWRAMMA@ PRIYA, aged about 38 years, daughter of Mr. Yallappa and , hereinafter referred to as "**Vendor No. 2(d)**" residing at #872, Thimmrayavasalai, Bheemakulam, Naickanoor, Vellore, Vaniyambadi, Tamil Nadu-635701;

3. **MRS. YALLAMMA,** aged about 68 years, daughter of Late Mr. Chikkamuniyappa, hereinafter referred to as "**Vendor No. 3**";

4. **MRS. MUNIYALLAMMA,** aged about 65 years, daughter of Late Mr. Chikkamuniyappa, hereinafter referred to as "**Vendor No. 4**";

5. **(a) MR. ABBAYYAPPA,** aged about 61 years, son of Late Mr. Chikkamuniyappa, hereinafter referred to as "**Vendor No. 5(a)**";

   (b) MRS. ASHWINI B. A, aged about 33 years, daughter of Mr. Abbayyappa, hereinafter referred to as "**Vendor No. 5(b)**";

   (c) MR. ARUN KUMAR B. A, aged about 31 years, son of Mr. Abbayyappa, hereinafter referred to as "**Vendor No. 5(c)**";

For KMK DEVELOPERS PVT. LTD
K Sreepadmalee
AUTHORISED SIGNATORY

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For KMK DEVELOPERS PVT. LTD
K Sreepadmalee
AUTHORISED SIGNATORY

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04.12.2020

ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 23-09-2020 ರಂದು 02:00:13 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	142070.00
2	ಸೇವಾ ಶುಲ್ಕ	910.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	143020.00

ಶ್ರೀ KMK Developers Private Limited Rep by Authorised Signatory Mr.Surya Chandra Rao ಬಿನ್ Adinarayana ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ KMK Developers Private Limited Rep by Authorised Signatory Mr.Surya Chandra Rao ಬಿನ್ Adinarayana			For KMK DEVELOPERS PVT. LTD. AUTHORISED SIGNATORY

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	KMK Developers Private Limited Rep by Authorised Signatory Mr.Surya Chandra Rao . ಬಿನ್ Adinarayana (ಬರೆಸಿಕೊಂಡವರು)			For KMK DEVELOPERS PVT. LTD. AUTHORISED SIGNATORY
2	Mrs.Chinnathayamma @ Chikkathayamma,Mr.Yellappa, Mr.Vishwanatha Y. Mr.Santosh Kumar Y Rep by GPA Holder KMK . Developers Private Limited Rep by Authorised Signatory Mr.Surya Chandra Rao ಬಿನ್ Adinarayana (ಬರೆದುಕೊಡುವವರು)			For KMK DEVELOPERS PVT. LTD. AUTHORISED SIGNATORY

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

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6. **MRS. MUNIYAMMA,** aged about 58 years, daughter of Late Mr. Chikkamuniyappa, hereinafter referred to as "**Vendor No. 6**";

7. **(a) MR. MUNIRAJU. M,** aged about 48 years, son of Late Mr. Chikkamuniyappa, hereinafter referred to as "**Vendor No. 7(a)**";

(b) MR. VASANTH KUMAR. M, aged about 27 years, son of Mr. Muniraju, hereinafter referred to as "**Vendor No. 7(b)**";

(c) MR. RAVI KUMAR. M, aged about 22 years, son of Mr. Muniraju, hereinafter referred to as "**Vendor No. 7(c)**";

8. **MRS. MUNIRATHNAMMA @ RATHINAMMAL RAJENDIRAN,** aged about 48 years, daughter of Late Mr. Chikkamuniyappa, hereinafter referred to as "**Vendor No. 8**";

9. **(a) MR. RAMA. C,** aged about 40 years, son of Mr. Late Chikkamuniyappa, hereinafter referred to as "**Vendor No. 9(a)**";

(b) MR. GANGADHAR, aged about 21 years, son of Mr. Rama. C, hereinafter referred to as "**Vendor No. 9(b)**";

(c) MS. GAYATHRI, aged about 20 years, daughter of Mr. Rama. C, hereinafter referred to as "**Vendor No. 9(c)**";

10. **(a) MR. B. C. LAKSHMANA,** aged about 43 years, son of Late Mr. Chikkamuniyappa, (for himself and as natural guardian of his minor children Vendor No. 10(b) and Vendor No. 10(c) herein), hereinafter referred to as "**Vendor No. 10(a)**";

(b) MASTER L. PAVAN, aged about 19 years, son of Mr. B. C. Lakshmana, hereinafter referred to as "**Vendor No. 10(b)**";

(c) MS. L. PAVITRA, aged about 17 years, daughter of Mr. B. C. Lakshmana, hereinafter referred to as "**Vendor No. 10(c)**";

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Mrs.Gowramma @ Priya . C/o Yallappa (ಬರೆದುಕೊಡುವವರು)			ಗೌರಮ್ಮ
4	Mrs.Yallamma , Mrs Muniyallamma.Mr.Abbayyappa, Mrs.Ashwini B.A..Mr.Arun Kumar B.A..Mrs.Muniyamma , Mr.Muniraju M.Mr.Vasanth Kumar M . Rep by GPA Holder KMK Developers Private Limited Rep by Authorised Signatory Mr.Surya Chandra Rao ಬಿನ್ Adinarayana (ಬರೆದುಕೊಡುವವರು)			For KMK DEVELOPERS PVT. LTD. AUTHORISED SIGNATORY
5	Mr.Vasanth Kumar M , Ravi Kumar M, Mrs.Munirathnamma @ Rathinammal Rajendran ,Mr.Rama C , Mr.Gangadhar, Ms.Gayathri, Mr.B C Lakshmana, , Master L Pavan, Ms.L Pavitra Rep by GPA Holder KMK Developers Private Limited Rep by Authorised Signatory Mr.Surya Chandra Rao ಬಿನ್ Adinarayana (ಬರೆದುಕೊಡುವವರು)			For KMK DEVELOPERS PVT. LTD. AUTHORISED SIGNATORY
6	Clean Foods Limitred rep by its Authorised Signatory Mr. Surya Chandra Rao . ಬಿನ್ Adinarayana (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			CLEAN FOODS LTD

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ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

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Vendor No. 1, Vendor No. 2(a), Vendor No. 2(b), Vendor No. 2(c), Vendor No. 3, Vendor No. 4, Vendor No. 5(a), Vendor No. 5(b), Vendor No. 5(c), Vendor No. 6, Vendor No. 7(a), Vendor No. 7(b), Vendor No. 7(c), Vendor No. 8, Vendor No. 9(a), Vendor No. 9(b), Vendor No. 9(c), Vendor No. 10(a), Vendor No. 10(b) and Vendor No. 10(c) are residing at Belathur Village, Bidarahalli Hobli, Bangalore East Taluk, Bengaluru - 560067.

Vendor No. 1, Vendor No. 2(a), Vendor No. 2(b), Vendor No. 2(c) and Vendor No. 3 to Vendor No. 10(c) are represented by their Power of Attorney Holder **KMK Developers Private Limited**, a Company, incorporated under the provisions of the Companies Act, 2013 (vide General Power of Attorney dated 21.12.2017, registered as Document No. MDP-4-00390-2017-18 (stored in CD No. MDPD 222) in the office of the Additional Sub-Registrar, Shivajinagar (Mahadevapura), Bengaluru), represented by its Authorised signatory Mr. Surya Chandra Rao.

Vendor No. 1 to Vendor No. 10(c) mentioned herein above are individually referred to as a **"Vendor"**, and collectively referred to as the **"Vendors"** (which expressions shall, whenever the context so requires or admits be deemed to mean and include their respective legal heirs, representatives, executors and permitted assigns) of the **FIRST PART**:

IN FAVOUR OF

KMK DEVELOPERS PRIVATE LIMITED,, a company incorporated under the provisions of the Companies Act, 2013, with CIN U45201KA2007PTC044092 and having its registered office at No. 510-5AC, HRBR Layout, Kalyan Nagar, Outer Ring Road, Bengaluru – 560 043 with PAN: AAECK5049A represented by its Authorised signatory Mr. Surya Chandra Rao, hereinafter referred to as the **"Purchaser"** (which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its representatives, administrators, executors, successors-in-title and assigns) of the **SECOND PART**:

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

ಸೇವೆಗಳು ಸೇವೆಯರು

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Narayana Swamy No 296, Byrarayanapura Bangalore	
2	Devaraj Patil varthur Bangalore-87	

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

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Wherever the context so requires or admits, the Vendors and the Purchaser are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

A. The Vendors have jointly and severally represented to the Purchaser as follows:

(i) The Vendors are the joint and absolute owners of the converted land bearing Survey No. 46/3 measuring 21 Guntas situated at Dommasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru District which is more fully described in the **Schedule** hereto and hereinafter referred to as the "**Schedule Property**". The sketch of the Schedule Property is attached hereto as an **Annexure**;

(ii) Mr. Chikkamuniyappa i.e., husband of Vendor No. 1 and father of Vendor No. 2, Vendor No. 3, Vendor No. 4, Vendor No. 5, Vendor No. 6, Vendor No. 7, Vendor No. 8, Vendor No. 9 and Vendor No. 10 herein was granted an extent of 21 Guntas in the land bearing Survey No. 46 vide Order dated 31.3.1999 passed in *inter alia* Case bearing No. LRF (B)DS 65/76-77 by the Land Tribunal, Bangalore South Taluk, Bangalore;

(iii) After the demise of Mr. Chikkamuniyappa, the Tahsildar, Bangalore South Taluk issued the Certificate of Registration of a Tenant as an occupant in Form 10 dated 16.11.2010 in respect of the land bearing Survey No. 46 measuring 21 Guntas in the name of wife of Late Mr. Chikkamuniyappa i.e., Vendor No. 1;

(iv) Khata in respect of the land bearing Survey No. 46 measuring 21 Guntas was changed to the name of Vendor No. 1 vide Entry No. MR 14 of 2010-11 made in the Mutation Register.

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

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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 KMK Developers Private Limited Rep by Authorised Signatory Mr.Surya Chandra Rao , ಇವರು 177690.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	106650.00	DD No 951358 Rs.106650/- dated 23/Sep/2020 drawn on CITY UNION BANK LIMITED,INDIRA NAGAR.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	71040.00	DD No 951359 Rs.71040/- dated 23/Sep/2020 drawn on CITY UNION BANK LIMITED,INDIRA NAGAR.
ಒಟ್ಟು :	177690.00	

ಸ್ಥಳ : ಇಂದಿರಾನಗರ

ದಿನಾಂಕ : 23/09/2020

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುಖ್ಯ ಮುದ್ರಾಂಕಾಧಿಕಾರಿಗಳು
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC Pune.

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(v) The larger extent of land bearing Survey No. 46 measuring 4 Acres 35 Guntas was sub-divided and an extent of 21 Guntas in the land bearing Survey No. 46 held by Vendor No. 1 was assigned Survey No. 46/3 (i.e., the Schedule Property);

(vi) Vendor No. 2, Vendor No. 3, Vendor No. 4, Vendor No. 5, Vendor No. 6, Vendor No. 7, Vendor No. 8, Vendor No. 9 and Vendor No. 10 are the only children of Late Mr. Chikkamuniyappa and Vendor No. 1, and the Vendors being the only legal heirs and family members of Late Mr. Chikkamuniyappa acquired title to the Schedule Property and since then the Vendors herein are in peaceful possession and enjoyment of the Schedule Property. Except the Vendors, no one else has any rights, title or interest in the Schedule Property or any portion thereof;

(vii) The Vendors being desirous of selling the Schedule Property in order to meet their family necessities offered to sell the Schedule Property to the Purchaser;

(viii) The Vendors agreed to convey the Schedule Property to the Purchaser, and Vendor No. 1 to Vendor No. 2(c) and Vendor No. 3 to Vendor No. 10(c) entered into an Agreement to Sell dated 21.12.2017, registered as Document No. MDP-1-09253-2017-18 (stored in CD No. MDPD 222) in the office of the Additional Sub-Registrar, Shivajinagar (Mahadevapura), Bengaluru with the Purchaser agreeing to convey the Schedule Property to the Purchaser and/or its nominees (**"Agreement to Sell"**);

(ix) Pursuant to the Agreement to Sell and having received the entire consideration by Vendor No. 1 to Vendor No. 2(c) and Vendor No. 3 to Vendor No. 10(c), the said Vendors also executed the General Power of Attorney dated 21.12.2017, registered as Document No. MDP-4-00390-17-18 (stored in CD No. MDPD 222), in the office of the Additional Sub-Registrar, Shivaji Nagar, (Mahadevapura), Bengaluru appointing the Purchaser as their Power of Attorney Holder (**"PoA"**). Under the

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

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3	Manjunath Reddy . ಬಿನ್ Late Narayan (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			

SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

I Hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs 62500/- has been paid thereon.No 9253/17-18 CD No 222 dt 21-12-2017 SRO Mahadevapura Bangalore

SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

ಈ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ INR-1-06733-2020-21 ಆಗಿ
ಪಿ.ಡಿ. ನಂಬರ INRD710 ನೇ ಥ್ಯರಲ್ಲಿ
ದಿನಾಂಕ 04-12-2020 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)

SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

Designed and Developed by C-DAC, ACTS, Pune

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PoA, the Purchaser has been authorised to *inter alia* convey the Schedule Property to the Purchaser or any person in the manner as the Purchaser deems fit at its sole discretion;

(x) The Schedule Property has been converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. ALN (EBK) SR/58/2017-18 dated 1.3.2019 issued by the Deputy Commissioner, Bengaluru District;

(xi) The Vendors have agreed to sell the Schedule Property with an undertaking that they will fulfill all legal requirements leaving behind no impediments in law for conveying the Schedule Property in favour of the Purchaser and the Purchaser has agreed to acquire ownership of the Schedule Property for a total sale consideration of a sum of Rs. 1,21,75,000/- (Rupees One Crore Twenty One Lakhs Seventy Five Thousand Only). The Vendors being satisfied on the sale consideration have come forward to execute this Deed.

(xii) The Vendors have jointly and severally assured the Purchaser that the Vendors (a) are in peaceful possession and enjoyment of the Schedule Property without any interruption by any one in any manner whatsoever, (b) have paid all taxes in respect of the Schedule Property till date, and (c) the Schedule Property is free from all encumbrances; and

(xiii) The Vendors have jointly and severally assured the Purchaser that the Vendors are the absolute owners of the Schedule Property and are vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

B. Relying on the representations, undertakings and assurances of the Vendors specified in the Agreement to Sell and herein, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs. 1,21,75,000/- (Rupees One Crore Twenty One Lakhs Seventy Five Thousand Only).**

For KMK DEVELOPERS PVT. LTD
K Sreeraj Chowdhary
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
K Sreeraj Chowdhary
AUTHORISED SIGNATORY

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NOW THEREFORE FOR CONSIDERATION HEREIN MENTIONED THIS DEED OF SALE WITNESSTH AS FOLLOWS:

1. CONVEYANCE

1.1 In consideration of a sum of **Rs.1,21,75,000/- (Rupees One Crore Twenty One Lakhs Seventy Five Thousand Only)** paid by the Purchaser to the Vendors, the Vendors hereby grant, convey, transfer and assign **BY WAY OF ABSOLUTE SALE** to the Purchaser the Schedule Property together with all common ways, easements and appurtenances, estate, right, title and interest, property, claims and demands whatsoever thereto belonging to the Schedule Property free from all encumbrances, attachments charges and any other claims whatsoever and to have and to hold the same as the absolute owner thereof.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and every part thereof to and for its own use and benefit without any claim and demand whatsoever or any obstruction / interference from or by the Vendors or by any person lawfully or equitably claiming by, from, under or in trust for them.

2. SALE CONSIDERATION

2.1 The Purchaser has agreed to pay an amount of **Rs.1,21,75,000/- (Rupees One Crore Twenty One Lakhs Seventy Five Thousand Only)** to the Vendors for conveyance of ownership of the Schedule Property to the Purchaser in terms hereof ("**Sale Consideration**").

2.2 The Purchaser has paid the entire amount of the Sale Consideration to the Vendors in the manner stated below:

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

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(i) An amount of Rs. 1,14,75,000/- (Rupees One Crore Fourteen Lakhs Seventy Five Thousand Only) under the Agreement to Sell; and

(ii) An amount of Rs. 7,00,000 (Rupees Seven Lakhs only) to Vendor No. 2(d) in the following manner: a) a sum of Rs.5,00,000/- (Rupees Five Lakhs Only) vide Cheque bearing No.000679 dated 23.09.2020 drawn on City Union Bank, Indiranagar Branch, Bangalore and (b) a sum of Rs.2,00,000/- (Rupees Two Lakhs Only) vide Cheque bearing No.000669 dated 26.08.2020 drawn on City Union Bank, Indiranagar Branch, Bangalore.

A sum of **Rs.91,313 (Rupees Ninety One Thousand Three Hundred and Thirteen Only)** has been deducted by the Purchaser and paid towards Tax Deduction at Source as required under Section 194I(A) of the Income Tax Act.

The Vendors hereby acknowledge receipt of the full amount of Sale Consideration and the Vendors do hereby acquit and discharge the Purchaser of all liabilities in respect of the same. The Vendors further jointly and severally acknowledge and confirm that the Sale Consideration is the only amount payable by the Purchaser to the Vendors for conveyance of the Schedule Property and no other amounts or monies is due or payable by the Purchaser to the Vendors or any other person in relation to the Schedule Property on any account whatsoever.

3. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

3.1 The Vendors hereby jointly and severally represent, affirm and declare to the Purchaser as follows:

(i) The Vendors are the joint and absolute owners of the Schedule Property;

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(ii) Ever since acquiring title to the Schedule Property, the Vendors are in peaceful possession of the Schedule Property;

(iii) Except the Vendors, there is no one else who has any rights, title or interest in the Schedule Property or any portion thereof;

(iv) Vendor No. 2, Vendor No. 3, Vendor No. 4, Vendor No. 5, Vendor No. 6, Vendor No. 7, Vendor No. 8, Vendor No. 9 and Vendor No. 10 are the only children of Late Mr. Chikkamuniyappa and Vendor No. 1. The Vendors are the only legal heirs and family members of Late Mr. Chikkamuniyappa and there is no one else in the family of Late Mr. Chikkamuniyappa having rights and interest in the Schedule Property / any portion thereof;

(v) The Vendors have good right, full power and absolute authority to sell, convey, grant, assign, assure and transfer their entire share, right, title and interest in the Schedule Property to the Purchaser in the manner stated herein, and there are no impediments or restraints or injunctions against the Vendors from being able to do so and no prior permissions or approval of any person or party is required for the sale, conveyance, and transfer of the Schedule Property by the Vendors to the Purchaser;

(vi) The Vendors hereby confirm that on and from the date of this Deed, neither the Vendors nor their family members have any claims over and/or any right, title or interest in / in relation to the Schedule Property conveyed hereunder on any grounds whatsoever;

(vii) The Vendors or their predecessors in title have not mortgaged the Schedule Property or any portion thereof or done any act, deed or thing, which is likely to curtail, restrict or prejudice their right to convey or prevent the Vendors from conveying the Schedule Property to the Purchaser under this Deed;

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(viii) The Vendors are fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendors;

(ix) The Vendors or their predecessors in title are not parties to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(x) The Vendors have not executed any Power/s of Attorney in favor of any third party/ies granting power to alienate or deal with the Schedule Property in any manner;

(xi) There are no impediments, legal or otherwise for the Vendors to convey full and absolute title to the Schedule Property in favour of the Purchaser;

(xii) There are no tenancy claims in respect of the Schedule Property under the Karnataka Land Reforms Act, 1961. There are no proceedings in respect of any portion of the Schedule Property under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;

(xiii) There are no minors interested in the Schedule Property;

(xiv) The Vendors do not hold land in excess of the ceiling limit under the Karnataka Land Reforms Act, 1961;

(xv) The Schedule Property is not a land granted to a member of the Scheduled Castes and Scheduled Tribes community and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone under any applicable law;

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(xvi) The Vendors and/or their predecessors in title/representatives to the Schedule Property have not created nor are there any easementary rights created or existing on the Schedule Property in favour of the owners of the lands adjoining or in the vicinity of the Schedule Property or any other person;

(xvii) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(xviii) The Schedule Property is not the subject matter of any legal proceedings in any Court of law or before any other government, statutory, local and/ or other authority;

(xix) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening, attachments in respect of arrears of tax or such other claims of the Income Tax authorities, Sales Tax authorities, Wealth Tax authorities and any other statutory / non-statutory authorities and any other charges of any nature whatsoever and howsoever and there is no defect in the title of the Vendor to the Schedule Property;

(xx) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendors has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendors hereby covenant to defend the right, title and interest of the Purchaser and any of its successors in title and possession to the Schedule Property against all claims that may arise on / in relation to the Schedule Property, and that all expenses in that regard shall be borne and paid by the Vendors, and the Vendors also agree and undertake to fully indemnify and keep indemnified the Purchaser against all such claims;

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(xxi) The Vendors declare that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein;

(xxii) All the representations and warranties of the Vendors contained herein and in the Agreement to Sell shall survive the date of execution of this Deed and run in favour of, and for the benefit of the Purchaser, its successors in interest, nominees and assigns; and

3.2 The Vendors are aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendors.

4. POSSESSION

Simultaneous with execution of this Deed for conveyance of the Schedule Property, the Vendors have handed over vacant peaceful possession of the Schedule Property to the Purchaser free from any interference.

5. PROPERTY TAXES

The Vendors hereby declare and confirm that all taxes, cesses and public dues in respect of the Schedule Property have been paid up to the date first herein above mentioned. The Vendors further agree and undertake that if any taxes, cesses and public dues are found to have remained unpaid till the date of this Deed, the Vendors shall pay and discharge the same.

6. DELIVERY OF ORIGINAL DOCUMENTS

The Vendors have this day delivered to the Purchaser all the original documents of title pertaining to the Schedule Property, and the

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Purchaser acknowledges receipt of the same. The Vendors affirm that they do not have and there are no other documents existing other than the documents handed over to the Purchaser. The Vendors further covenant that if they come to possess any other documents in relation to the Schedule Property, the same will be immediately handed over to the Purchaser.

7. FURTHER ASSURANCES

7.1 The Vendors hereby unconditionally express their no objection and consent for change of Khata in respect of the Schedule Property to the name of the Purchaser pursuant to this Deed. The Vendors hereby further agree and undertake to sign all necessary documents with regard to the transfer of Khata and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser and extend their full co-operation in this regard.

7.2 The Vendors further agree and undertake to execute such other document/s as may be required by the Purchaser to more fully assure the Purchaser that the Vendors are the absolute owners of the Schedule Property with uninhibited rights of alienation over the same.

7.3 The Vendors hereby declare and undertake to do or cause to be done at all times all acts, deeds and things as may be reasonably and legally required to be done at the instance of the Purchaser for more fully and perfectly assuring the title of the Purchaser to the Schedule Property.

8. INDEMNITY

8.1 The Vendors hereby jointly and severally indemnify and agree to keep indemnified and hold harmless at all times the Purchaser, its representatives, assigns, agents and subsequent purchasers, successor/s in interest from and against any and all losses, demands, penalties, action or proceedings of any kind (including, attorneys' fees and expenses on a full indemnity basis), whether suffered or incurred by the Purchaser or successor/s in interest, or which the Purchaser or

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successor/s in interest may otherwise become subject to, or which the Purchaser or its successors in title may sustain on account of the Purchaser's or its successors' right to remain in peaceful possession and enjoyment of the Schedule Property as the absolute owner/s thereof being disturbed in any manner whatsoever, on account of, or result from or are connected with:

(i) Any breach by the Vendors of any of the representations and warranties contained in this Deed or any misrepresentations of the Vendors herein; or

(ii) Any breach by the Vendors of the covenants, agreements or obligations under and / or in relation to this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

(iv) Any defect or want of title of the Vendors or their predecessors in title to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened with respect to the Schedule Property / any portion thereof and/or in relation to this Deed against the Vendors and/or the Purchaser, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title to the Schedule Property and the development thereon and/or on peaceful possession of the Schedule Property with the Purchaser or successor-in-interest.

8.2 The Vendors hereby agree to defend the right, title and interest of the Purchaser and any of its successors in title and possession to the

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Schedule Property against all claims that may arise on / in relation to the Schedule Property, and that all expenses in that regard shall be borne and paid by the Vendors, and the Vendors also agree to indemnify and hold harmless the Purchaser and its successor in title against any other expenses incurred in connection with any claim made by any person claiming through or in trust for the Vendors on / in relation to the Schedule Property.

9. CONSENTING WITNESS

Mr. Manjunath Reddy is an agreement holder under an unregistered agreement executed by the Vendors, who in turn had an arrangement with Clean Foods Limited for acquisition of the Schedule Property along with other lands in Dommasandra and Kumbena Agrahara Villages. Mr. Manjunath Reddy and Clean Foods Limited have signed this Deed as Consenting Witness 1 and Consenting Witness 2 in acknowledgment of sale of the Schedule Property to the Purchaser under this Deed and further confirming they do not have any rights, title, interest or any claim in/in relation to the Schedule Property / any portion thereof.

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SCHEDULE

SCHEDULE PROPERTY

All that piece and parcel of the immovable property being the non-agricultural land bearing Survey No. 46/3 measuring 21 Guntas (converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. ALN (EBK) SR/58/2017-18 dated 1.3.2019 issued by the Deputy Commissioner, Bengaluru District) situated at Dommasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru District and bounded on its:

East by	:	The land bearing Survey No. 47;
West by:	:	The land bearing Survey No. 45;
North by	:	The land bearing Survey No. 46/2; and
South by	:	The land bearing Survey No. 46/4.

The Schedule Property is earmarked in the Sketch which is attached hereto as an ***Annexure.***

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IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE SIGNED AND EXECUTED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

VENDORS
1. CHINNATHAYAMMA @ CHIKKATHAYAMMA, **2(a). YELLAPPA,** **2(b). VISHWANATHA. Y,** **2(c). MR. SANTHOSH KUMAR. Y,** **3. YALLAMMA,** **4. MUNIYALLAMMA,** **5(a). ABBAYYAPPA,** **5(b). ASHWINI B. A,** **5(c). ARUN KUMAR B. A,** **6. MUNIYAMMA,** **7(a). MUNIRAJU. M,** **7(b). VASANTH KUMAR. M,** **7(c). RAVI KUMAR. M,** **8. MUNIRATHNAMMA @ RATHINAMMAL RAJENDIRAN,** **9(a). RAMA. C,** **9(b). GANGADHAR,** **9(c). GAYATHRI,** **10(a). B. C. LAKSHMANA,** **10(b). L. PAVAN**, and **10(c) L. PAVITRA** (L.Pavan and L.Pavithra are minors being represented by their father and natural guardian Mr. B. C. Lakshmana) Vendor No. 1, Vendor No. 2(a), Vendor No. 2(b), Vendor No. 2(c), Vendor No. 3, Vendor No. 4, Vendor No. 5(a), Vendor No. 5(b), Vendor No. 5(c), Vendor No. 6, Vendor No. 7(a), Vendor No. 7(b), Vendor No. 7(c), Vendor No. 8, Vendor No. 9(a), Vendor No. 9(b), Vendor No. 9(c), Vendor No. 10(a), Vendor No. 10(b) and Vendor No. 10(c) are represented by their Power of Attorney Holder KMK Developers Private Limited KMK Developers Private Limited is represented by its Authorised signatory Mr. Surya Chandra Rao. For KMK DEVELOPERS PVT. LTD Signature: AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
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2(d).

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Signature:
Name: **Gowramma@Priya**

PURCHASER

For KMK Developers Private Limited
represented by its authorized signatory Mr.SuryaChandra Rao

For KMK DEVELOPERS PVT. LTD.
K Surya Chandra Rao
AUTHORISED SIGNATORY

Signature:

CONSENTING WITNESSES

1.

Signature:
Name: **Manjunath Reddy**
Address:

2. For **Clean Foods Limited**

CLEAN FOODS LTD.

K Surya Chandra Rao

Signature:
Name of the Authorised Signatory: Mr.Surya Chandra Rao
Address:

WITNESSES

1.

Signature:
Name: Narayana Swamy
Address: No. 296, B.B. Road
Byatarayanapura
Bangalore. 92

2. M.2 [illegible]
[illegible]
[illegible]

Signature:
Name:
Address:

Drafted by :-

N.S.Kavitha,
Advocate
Roll No.2418/2001

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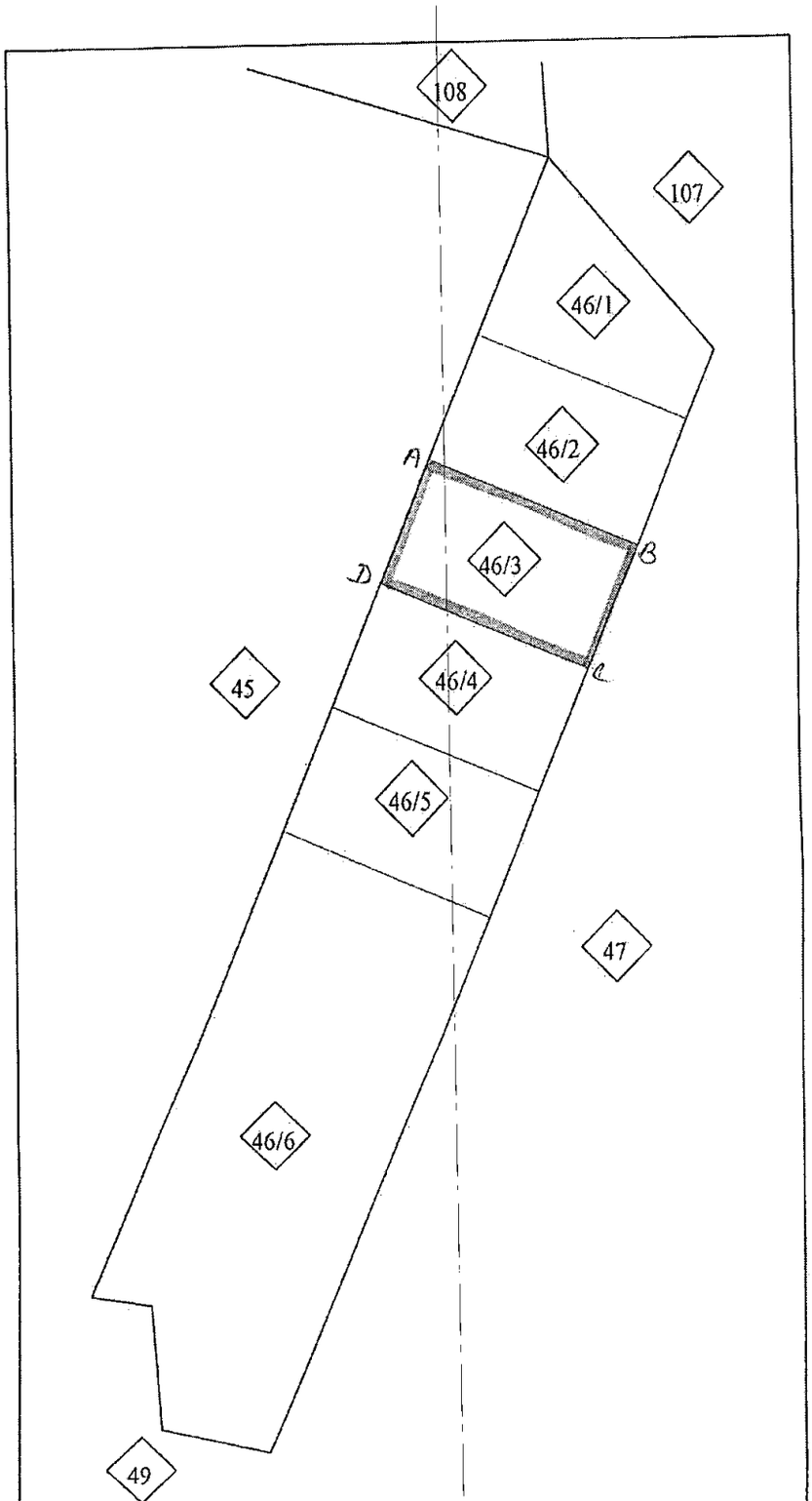
ANNEXURE
Sketch of Schedule Property

The Schedule Property conveyed is eamarked in sketch as ABCD marked in Blue.



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ಈ ದಸ್ತಾವೇಜು 18 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತೆ.
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BKL 4705/2016-2017

2016-2017

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SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the Seventh day of September, Two Thousand Sixteen (**07/09/2016**);

By

1. **SRI.RAJAPPA.S,**
   Aged about 54 years,
   Son of Late Shamaiah,

1a) **SMT. CHANDRAKALA,**
Aged about 31 years
Daughter of Sri.Rajappa

1b) **SRI.SOMASHEKAR,**
Aged about 29 years,
Son of Sri.Rajappa

1c) **SRI.R.MANJUNATH**
Aged about 26 years
Son of Sri.Rajappa

2. **SRI.S.SRINIVASA,**
   Aged about 46 years,
   S/o. Late Shamaiah,

2a) **SRI.S.DEEPAK,**
Aged about 20 years,
S/o. Srinivasa,

2b) **KUM.S.NAVYA,**
Aged about 19 years,
D/o. Srinivasa,

3. **Sri. S.NAGARAJ**
   S/o. Late Shamaiah,
   Aged about 39 years,

3a) **KUM.CHAITHRA,**
D/o. Nagaraj,
Aged about 17 years,

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

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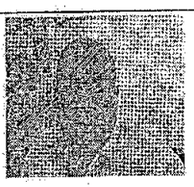
1	ನೋಂದಣಿ ಶುಲ್ಕ	540000.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	665.00
3	ಇತರೆ	40.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	540740.00

ಶ್ರೀ M/s Iconica Projects rep by its partner M/s Garden City Realty Pvt Ltd rep by its Partner Mr.Kottu L Santosh ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Iconica Projects rep by its partner M/s Garden City Realty Pvt Ltd rep by its Partner Mr.Kottu L Santosh			For ICONICA PROJECTS K. Authorised Signatory

H.B. HARINI ಸೆಬ್ ರಜಿಸ್ಟ್ರರ
Senior Sub-Registrar
K.R. Pura, Bangalore

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

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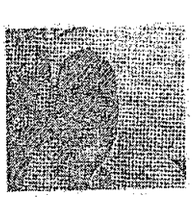
1	M/s Iconica Projects rep by its partner M/s Garden City Realty Pvt Ltd rep by its Partner Mr.Kottu L Santosh . (ಬರೆಸಿಕೊಂಡವರು)			For ICONICA PROJECTS K. Authorised Signatory
2	S.Rajappa, Chandrakala, Somashekar, R.Manjunath, S.Srinivasa, S.Deepak, S.Navya, S.Nagaraj, Chaithra, Hemanth, being Minor Rep by their Natural Guardian, S.Nagaraj , S.Satish rep by GPA Holder M/s. Iconica Projects Rep by its Partner M/s. Garden City Reality Pvt Ltd, Rep by its Authorised signatory Manjunatha Reddy (ಬರೆದುಕೊಡುವವರು)			For ICONICA PROJECTS Manjunatha Reddy Authorised Signatory

H.B. HARINI
Senior Sub-Registrar
K.R. Pura, Bangalore

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2016-2017

3b) MASTER. HEMANTH,
S/o. S.Nagaraj,
Aged about 15 years,

Sl. No. 3a & 3b being minors are represented by their father Mr.Nagaraj as natural Guardian.

4. SRI. SATISH. S,
Aged about 38 years,
S/o. Late Shamaiah,

4a) KUM.MONISHA,
D/o. Sri. Satish
Aged about 9 years,

4b) KUM.YASHASWINI,
D/o. Sri. Satish,
Aged about 6 years,

Sl. No. 4a & 4b being minors are represented by their father Mr.Satish.S as Natural Guardian

5. SMT. SUSHELAMMA,
D/o. Late Shamaiah,
Aged about 60 years,

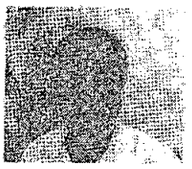
All residing at Kumbena Agrahara Village, Kadugodi Post, Bidarahalli Hobli, Bangalore-67

All represented by their Power Of Attorney Holder **M/s. ICONICA PROJECTS,** a Partnership Firm represented by its Partner M/s Gardencity Realty Pvt Ltd represented by its authorized signatory Mr. Manjunath Reddy (Vide GPA dated 04.03.2016 registered as Document No.MDP-4-00314-2015-16 Stored in C.D.No.MDPD178 at the office of the Sub-Registrar Mahadevpura.

hereinafter referred to as the **"Vendors",** (which expression shall wherever the context so admits mean and include their legal heirs, legal representatives, executors, administrators and successors) of the ONE PART;

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Monisha, Yashaswini ,being Minor Rep by their Father and Natural Guardian Satish, Sushelamma, rep by GPA Holder M/s. Iconica Projects Rep by its Partner M/s. Garden City Reality Pvt Ltd Rep by its Authorised signatory Manjunatha Reddy (ಬರೆಯಿಸಿಕೊಡುವವರು)			For ICONICA PROJECTS Authorised Signatory

H.B. HARINI ಸಹ ದಸ್ತಾವೇಜು ನೋಂದಣಾಧಿಕಾರಿ
Senior Sub-Registrar
K.R. Pura, Bangalore

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2016-20

IN FAVOUR OF

M/s. ICONICA PROJECTS,
by its Partner M/s Gardencity Realty Pvt Ltd
Having its Registered Office at:
No. No. 5AC-510, HRBR Layout 2nd Block,
Kalyan Nagar, Outer Ring Road, Banglore-560 043.
Represented by its Partner Mr.Kottu L Santosh

hereinafter referred to as the "Purchaser" (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its partners, , successors in Office, Legal Representatives, Administrators, executors and Assigns) of the OTHER PART;

The Vendors and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

WHEREAS:

A. The Vendors are the absolute owners of the converted land bearing Survey No.46/6 measuring 2 Acres 10 Guntas, converted from agricultural use to non-agricultural residential purposes vide the Official Memorandum bearing No. ALN(EBK)SR/08/16-17, dated 19/08/2016 passed by the Deputy Commissioner, Bangalore District, Bangalore, situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Schedule Property".**

B. The Schedule Property was acquired by the Vendor Nos. 1 to 4 by way of Occupancy Rights granted in Case bearing No.LRF (B)DR 65, 1007/76-77 issued by Tahsildar, Bangalore South Taluk and their names have been mutated in the Mutation Register extract vide MR No.3/2000-01.

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

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2016-2017

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Devaraj Patil Varthur Bangalore	
2	Ravikiran Yelahanaka Bangalore	

ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ
H.B. HARINI
Senior Sub-Registrar
K.R. Pura, Bangalore

I hereby certify that on production of the original document. Document No MDP-4-00314-2015-16 Dt 4/3/2016, I have satisfied myself that the stamp duty of Rs. 2700000/- has been paid thereon.

H.B. HARINI
Senior Sub-Registrar
K.R. Pura, Bangalore

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ KRI-1-04705-2016-17 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ KRID584 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 12-09-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

12/9/16

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಕೃಷ್ಣರಾಜಪುರಂ)

H.B. HARINI
Senior Sub-Registrar
K.R. Pura, Bangalore

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಕೆ.ಆರ್. ಪುರಂ) ಇವರ ನೋಂದಣಿಯ ಮುದ್ರೆ
The Seal of the Sub-Registrar of Shivajinagara (K.R. Puram)

Designed and Developed by C-DAC, ACTS, Pune

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2016-2017

The other Vendors being their legal heirs have joined for the execution of this Sale Deed in order to convey better title in favour of the Purchaser. Ever since the date of grant the Vendors are in peaceful possession and enjoyment of the Schedule Property.

C. The Vendors have executed a Sale Agreement dated 04/03/2016 registered as Document No.MDP-1-08927-2015-16 & stored in CD No.MDPD178 in the office of the Sub-Registrar at Mahadevpura, Bangalore in favour of the Purchaser for sale of the Schedule Property and have already received the entire sale consideration and have also acknowledged the same.

D. The Vendors also have executed a General Power of Attorney dated 04/03/2016 registered as document No.314/15-16, Book-IV, stored in CD No.MDPD178, in the office of the Sub-Registrar Mahadevapura, Bangalore) in favour of the Purchaser to sell and do all necessary acts and deeds in respect of the Schedule Property.

E. The Schedule Property measuring 2 Acres 10 Guntas came to be converted from agricultural to non-agricultural residential purposes vide the Order dated 19/08/2016 in Official Memorandum bearing No. ALN(EBK)SR/08/16-17 passed by the Deputy Commissioner, Bangalore District, Bangalore.

F. The Vendors have agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendors.

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

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2016-2017

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 Iconica Projects rep by its partner M/s Garden City Realty Pvt Ltd rep by its Partner Mr.Kottu L Santosh , ಇವರು 357000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	357000.00	DD Number 272306 Dt 8/9/2016 Drawn on City Union Bank of Ltd Bangalore
ಒಟ್ಟು :	357000.00	

ಸ್ಥಳ : ಕೃಷ್ಣರಾಜಪುರಂ

ದಿನಾಂಕ : 12/09/2016

H.B. HARINI
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
Senior Sub-Registrar
K.R. Puram (ಕೃಷ್ಣರಾಜಪುರಂ)

Designed and Developed by C- DAC ,ACTS Pune.

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G. The Vendors have assured the Purchaser that they are in peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and have paid all taxes till date and that the Schedule Property is free from all or any encumbrances.

H. The Vendors have assured the Purchaser that they are the absolute owners of the Schedule Property and are vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

I. In terms of the Sale Agreement dated 04/03/2016 and based on the assurances and representations made by the Vendors, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.5,40,00,000/- (Rupees Five Crores Forty Lakhs Only).**

J. The Purchaser has paid the entire sale consideration of **Rs.5,40,00,000/- (Rupees Five Crores Forty Lakhs Only)** in the manner set out in the Sale Agreement dated 04/03/2016 and the Vendors have duly acknowledged the receipt of the same and the Vendors have agreed to execute this Deed of Sale in favour of the Purchaser.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. **CONVEYANCE**

1.1 The Vendors hereby agrees to grant, convey, assign, transfer and sell over all their right, title and interest in the Schedule Property to and in favour of the Purchaser together with all the easements, advantages, liberties thereto be held and enjoyed, and on the basis of the

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Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

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representations, covenants and assurances mentioned hereunder, to have and to hold the same unto and for the use of the Purchaser absolutely and forever together with title deeds, writings, documents and all other evidences of title.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendors or by any person lawfully or equitably claiming by, from, under or in trust for them.

2. **CONSIDERATION**

2.1 The Purchaser has already paid the entire sale consideration of **Rs.5,40,00,000/- (Rupees Five Crores Forty Lakhs Only)** to the Vendors for the sale of the Schedule Property, in the following manner:

a) A sum of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand only) vide Demand Draft bearing No.913283 dated 26/02/2016 drawn on Karur Vysya Bank, Jayanagar Branch, Bangalore in favour of Smt.Sushelamma, the Vendor No. 5 herein;

b) A sum of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand only) vide Cheque bearing No. 000741 dated 10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Smt. Sushelamma the Vendor No. 5 herein;

c) A sum of Rs.76,25,000/- (Rupees Seventy Six Lakhs Twenty Five Thousand only) vide Demand Draft bearing No.913281 dated

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26/02/2016 drawn on Karur Vysya Bank, Jayanagar Branch, Bangalore in favour of Sri. Rajappa, the Vendor No. 1 herein;

d) A sum of Rs.1,00,000/- (Rupees One Lakh Only) vide cheque bearing No.No.971561 drawn on YES Bank, Thippasandra Branch, Bangalore in favour of Sri. Rajappa, the Vendor No. 1 herein

e) A sum of Rs.17,16,666/- (Rupees Seventeen Lakhs Sixteen Thousand Six Hundred and Sixty Six Only) vide cheque bearing No.000742 dated 10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Chandrakala, the Vendor No. 1a) herein;

f) A sum of Rs.17,16,666/- (Rupees Seventeen Lakhs Sixteen Thousand Six Hundred and Sixty Six Only) vide cheque bearing No.000763 dated 10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Somashekar.R, the Vendor No. 1b) herein;

g) A sum of Rs.17,16,666/- (Rupees Seventeen Lakhs Sixteen Thousand Six Hundred and Sixty Six Only) vide cheque bearing No.000764 dated 10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Manjunath R, the Vendor No. 1c) herein;

h) A sum of Rs.76,25,000/- (Rupees Seventy Six Lakhs Twenty Five Thousand only) vide Demand Draft bearing No.913278 dated 26/02/2016 drawn on Karur Vysya Bank, Jayanagar Branch, Bangalore in favour of Sri. S.Srinivasa, the Vendor No.2 herein;

i) A sum of Rs.17,16,666/- (Rupees Seventeen Lakhs Sixteen Thousand Six Hundred and Sixty Six Only) vide cheque bearing No.000765 dated 10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of S.Srinivasa, the Vendor No. 2 herein;

j) A sum of Rs.17,16,666/- (Rupees Seventeen Lakhs Sixteen Thousand Six Hundred and Sixty Six Only) vide cheque bearing No.000766 dated

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10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Sri. Depak.S, the Vendor No. 2a) herein;

k) A sum of Rs.17,16,666/- (Rupees Seventeen Lakhs Sixteen Thousand Six Hundred and Sixty Six Only) vide cheque bearing No.000768 dated 10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of S.Navya, the Vendor No. 2b) herein;

l) A sum of Rs.76,25,000/- (Rupees Seventy Six Lakhs Twenty Five Thousand only) vide Demand Draft bearing No.913279 dated 26/02/2016 drawn on Karur Vysya Bank, Jayanagar Branch, Bangalore in favour of Sri. S.Nagaraja, the Vendor No.3 herein;

m) A sum of Rs.51,50,000/- (Rupees Fifty One Lakhs Fifty Thousand Only) vide cheque bearing No.000769 dated 10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Nagaraj S, the Vendor No. 3 herein;

n) A sum of Rs.1,00,000/- (Rupees One Lakh Only) vide cheque bearing No.No.971561 drawn on YES Bank, Thippasandra Branch, Bangalore in favour of Nagaraj S, the Vendor No.3 herein

o) A sum of Rs.76,25,000/- (Rupees Seventy Six Lakhs Twenty Five Thousand only) vide Demand Draft bearing No.913282 dated 26/02/2016 drawn on Karur Vysya Bank, Jayanagar Branch, Bangalore in favour of Sri. S.Satish, the Vendor No.4 herein

p) A sum of Rs.45,50,000/- (Rupees Forty Five Lakhs Fifty Thousand Only) vide cheque bearing No.000770 dated 10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Satish S, the Vendor No. 4 herein;

q) A sum of Rs.1,00,000/- (Rupees One Lakh Only) vide cheque bearing No.No.971564 drawn on YES Bank, Thippasandra Branch, Bangalore in favour of Satish S, the Vendor No.4 herein

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Authorised Signatory

For ICONICA PROJECTS
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2016/2017

r) A sum of Rs.6,00,000/- (Rupees Six Lakhs Only) vide cheque bearing No.No.971579 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Satish S, the Vendor No.4 herein

s) A sum of Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand only) has been deducted towards tax deduction at source (being 1% of the total sale consideration) and has been deposited with the Income Tax Department as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendors.

2.2 The Vendors hereby acknowledges receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

3. POSSESSION

The Vendors hereby have handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

4.1 The Vendors hereby represents, warrants, and undertakes unto the Purchaser, as follows:

(i) The Vendors are the absolute owners of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendors for lawful purposes;

(ii) The Schedule Property is the self-acquired property of the Vendors;

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

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(iii) The Vendors or their predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice their right to convey or prevent the Vendors from conveying the Schedule Property to the Purchaser in terms of this Deed;

(iv) The Vendors are fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendors;

(v) The Vendors or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

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Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

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(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendors has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendors hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendors declares that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendors will continue to hold such a position until the completion of the transaction contemplated herein;

(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendors until this day;

(xii) All the representations and warranties of the Vendors contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

4.2 The Vendors are aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendors.

5. FURTHER ASSURANCES

5.1 The Vendors undertakes that they shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

For ICONICA PROJECTS

Authorised Signatory

For ICONICA PROJECTS

Authorised Signatory

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5.2 The Vendors undertakes that they shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendors, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendors undertakes to do all other acts, deeds and things as may be necessary at the cost of the Vendors, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

6. INDEMNITY

6.1 The Vendors agrees to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

(i) Any breach by the Vendors of any of the representations and warranties contained in this Deed; or

(ii) Any breach by the Vendors of the covenants, agreements or obligations contained in this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

(iv) Any defect or want of title of the Vendors or their predecessors in title, to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or

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Authorised Signatory

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Authorised Signatory

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2016-2017

threatened in relation to this Deed, against the Vendors, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title of the Schedule Property and the development thereon.

7. DELIVERY OF ORIGINAL DOCUMENTS

The Vendors on this day have delivered the original title deeds and revenue documents to the Purchaser.

SCHEDULE PROPERTY undeveloped converted.

All that piece and parcel of the land bearing Survey No.46/6 measuring 2 Acres 10 Guntas, converted from agricultural to non-agricultural residential purposes vide the Order dated 19/08/2016 in Official Memorandum bearing No. ALN(EBK)SR/08/16-17 passed by the Deputy Commissioner, Bangalore District, Bangalore situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and bounded on:

East by: Land in Survey No.47
West by: Land in Survey No.45
North by: Land in Survey No.46/5
South by: Land in Sy.No.48 and 49.

(The boundaries mentioned herein are based on the survey conducted by the parties).

For ICONICA PROJECTS
Authorised Signatory

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Authorised Signatory

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Authorised Signatory

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2016-2017

IN WITNESS WHEREOF THE PARTIES hereto execute this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

Witnessed by:

1. M. Srinivas
(M. SRINIVASAPPA)
#427, Vinayaka Layout
Varthur, Block-62

For ICONICA PROJECTS
Authorised Signatory

Vendors
represented by their
GPA holder
(M/s. ICONICA PROJECTS,)

2. Ravi Kiran
S/O Devarajappa C
Indian
Banyan 62

For ICONICA PROJECTS
Authorised Signatory

Purchaser
(M/s ICONICA PROJECTS,) by its partner M/s Gardencity Realty Ov.t Ltd represented by its Partner Mr.K.L.Santosh)

DRAFTED BY:
KAR/2418/01

ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ

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

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.

ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

1608 ನ 1496/18-19

SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the 3rd day of May, Two Thousand Eighteen **(03/05/2018) at Bengaluru;**

By

1. **SRI.RAMANNA@ RAMAIAH,** **PAN: BHUPR2614D**
   Aged about 77 years,
   Son of Late DoddaAbbayya @ Abbayyappa,

2. **LAKSHMAMMA,**
   Aged about 59 years,
   Wife of Ramanna @ Ramaiah

   Both residing at No. 71, Belathuru, Kadugodi Post,
   Begaluru- 560067.

Both represented by their General Power of Attorney Holder**M/s. ICONICA PROJECTS,** a Partnership Firm, represented by itsPartner M/s. Gardencity Realty Pvt. Ltd, represented by its authorised Representative Sri.K.R.Ravishankar(Vide GPA dated 06.10.2016 registered as Document No.MDP-4-00160-2016-17 Stored in C.D.No.MDPD189in the office of the Sub-Registrar at Mahadevpura, Bangalore.

hereinafter referred to as the **"Vendors",** (which expression shall wherever the context so admits mean and include their legal heirs, legal representatives, executors, administrators and successors) of the ONE PART;

IN FAVOUR OF

M/s. ICONICA PROJECTS, **PAN:AAFFI3043N**
A Partnership Firm, having its Office at:
No. 510-5AC, HRBR Layout 2nd Block,
Kalyan Nagar, Outer Ring Road, Banglore-560 043.
Represented by its Partner M/s. Gardencity Realty Pvt. Ltd,
Represented by its authorised Representative Sri.K.R.Ravishankar

For ICONICA PROJECTS
K.R. Ravi Shankar
Authorised Signatory

For ICONICA PROJECTS
K.R. Ravi Shankar
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1496 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 2

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10.ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Iconica Projects rep by its partner M/s Garden Realty Pvt Ltd, rep by its Authorised signatory K R Ravishankar , ಇವರು 466620.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	466620.00	DD No. 099759 Dt: 02/05/18, City Union Bank LTd, Bangalore
ಒಟ್ಟು :	466620.00	

ಸ್ಥಳ : ಮಹದೇವಪುರ
ದಿನಾಂಕ : 03/05/2018

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಜಿಲ್ಲೆಯ ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ,ACTS Pune.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1496 2018-19ರ ಪುಸ್ತಕ ಸಂಖ್ಯೆ 1

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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hereinafter referred to as the "Purchaser" (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its partners,successors in Office, Legal Representatives, Administrators, executors and Assigns) of the OTHER PART;

The Vendors and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

WHEREAS:

A. The Vendors are the absolute owners of the converted land bearing Survey No.46/4 measuring 21Guntas, duly converted from agricultural use to non-agricultural residential purposes vide the Official Memorandum bearing No. ALN(EBK)SR/50/16-17, dated 31/07/2017 passed by the Deputy Commissioner, Bangalore District, Bangalore, situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, (more fully described in the schedule hereunder and hereinafter referred to as the **"Schedule Property").**

B. The Schedule Property was acquired by Vendor No.1 by way of Occupancy Rights granted in Case bearing No.LRF (B)DS 65/76-77 issued by the Tahsildar, Bangalore South Taluk and subsequently his name was entered in the Mutation Register extract vide MR No.15/2010-11. The Vendor No. 2 being the wife of Vendor No.1 has joined for the execution of this Sale Deed in order to convey better title

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1496 2018-19ರ ಮೊದಲ ಸಂಪುಟ 4

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-1328

ಮಹದೇವಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 03-05-2018 ರಂದು 03:52:29 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	184800.00
2	ಸೇವಾ ಶುಲ್ಕ	630.00
3	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	185470.00

ಶ್ರೀ M/s Iconica Projects rep by its partner M/s Garden Realty Pvt Ltd, rep by its Authorised signatory K R Ravishankar ಇವರಿಂದ ಹಾಜರ ಮಾಡಿಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Iconica Projects rep by its partner M/s Garden Realty Pvt Ltd, rep by its Authorised signatory K R Ravishankar			For ICONICA PROJECTS Authorised Signatory

ಪೆಟ್ಟಿನರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s Iconica Projects rep by its partner M/s Garden Realty Pvt Ltd, rep by its Authorised signatory K R Ravishankar . (ಬರೆಸಿಕೊಂಡವರು)			For ICONICA PROJECTS Authorised Signatory
2	Ramanna @ Ramaiah, lakshmamma rep by thier GPA holder M/s Iconica Projects rep by its Partner M/s Gardencity Realty pvt Ltd rep by its Authorised person, K R Ravishankar (ಬರೆದುಕೊಡುವವರು)			For ICONICA PROJECTS Authorised Signatory

ಪೆಟ್ಟಿನರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

1496

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2018-19ನೇ ಸಾಲಿನ ಪುಟ ಸಂಖ್ಯೆ 5

ಈ ದಸ್ತಾವೇಜು ಪಾಲಿಯನ್ನು ಸಾಕ್ಷರ ಉಪಯೋಗ ಕಲಂ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಸ್ತಾವೇಜು ಪಾಲಿ
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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.

ಈ ಪಾಲಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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(GST EXTRA)

in favour of the Purchaser. Ever since the date of grant the Vendors are in peaceful possession and enjoyment of the Schedule Property.

C. The Vendors have executed an Agreement to Sell dated 06/10/2016 registered as Document No.MDP-1-04383-2016-17 & stored in CD No.MDPD189 in the office of the Sub-Registrar at Mahadevpura, Bangalore in favour of the Purchaser agreeing to sell the Schedule Property for a valuable consideration.

D. The Vendors also have executed a General Power of Attorney dated 06/10/2016 registered as document No.MDP-4-00160/16-17, Book-IV, stored in CD No.MDPD189, in the office of the Sub-Registrar Mahadevapura, Bangalore in favour of the Purchaserauthorising & empowering them to deal with the Schedule Property including the power to sell to any persons of their choice or to purchase by themselves.

E. The Schedule Property came to be converted from agricultural to non-agricultural residential purposes vide Order dated 31/07/2017 in Official Memorandum bearing No. ALN(EBK)SR/50/16-17 passed by the Deputy Commissioner, Bangalore District, Bangalore.

F. Thus, the Vendors have agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendors.

For ICONICA PROJECTS

K. A. Nanchanna

Authorised Signatory

For ICONICA PROJECTS

K. A. Nanchanna

Authorised Signatory

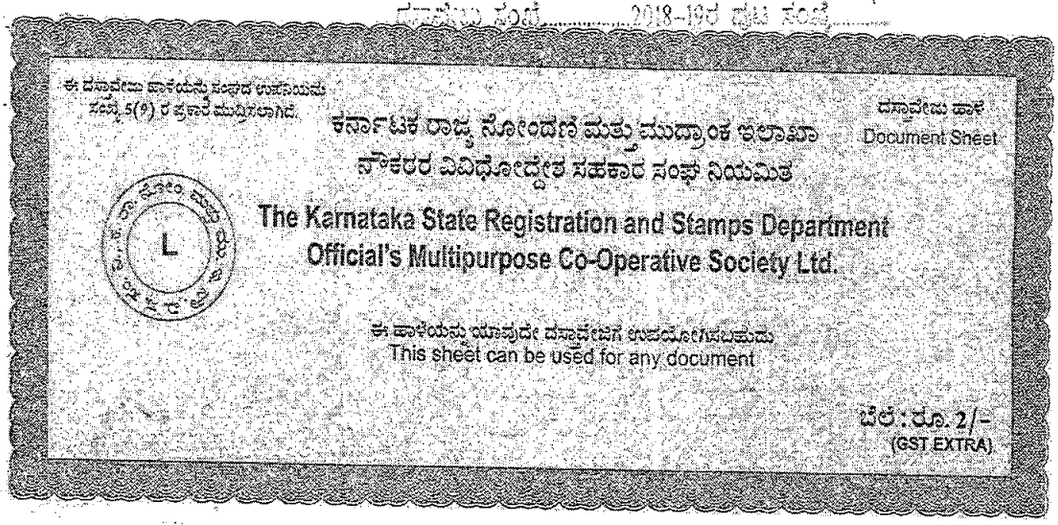
ಅನುಬಂಧ ಸಂಖ್ಯೆ 1496 2018-19ನೇ ಸಾಲು ಸಂಖ್ಯೆ 6

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Manjunath Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			
4	Clean Foods Ltd, rep by its Director Suryachandra Rao, . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಹೆಚ್ಚುವರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

1496

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ ..... 2018-19ನೆ ಸಾಲಿನ ಸಂಖ್ಯೆ 7



G. The Vendors have assured the Purchaser that they are in peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and have paid all taxes till date and that the Schedule Property is free from all or any encumbrances.

H. The Vendors have assured the Purchaser that they are the absolute owners of the Schedule Property and are vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

I. In terms of the Sale Agreement dated 06/10/2016 and based on the assurances and representations made by the Vendors, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.1,15,50,000/- (Rupees One Crore Fifteen Lakhs Fifty Thousand Only).**

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. **CONVEYANCE**

1.1 The Vendors hereby agrees to grant, convey, assign, transfer and sell over all their right, title and interest in the Schedule Property to and in favour of the Purchaser together with all the easements, advantages, liberties thereto be held and enjoyed, and on the basis of the representations, covenants and assurances mentioned hereunder, to have

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1496 2018-19 ಪುಟ ಸಂಖ್ಯೆ 8

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Lakshman Dommasandra, Bidarahalli Hobli, BETQ	
2	Manikyam Dommasandra, Bidarahalli Hobli, BETQ	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ

I hereby certify that on production of the original document GPA No. MDp-4-00160 Dt: 06-10-2016, at Sub Registrar, Mahadevapura, Bangalore I have satisfied myself that the stamp duty of Rs. 577500/- has been paid thereon.

Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ MDP-1-01496-2018-19 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ MDPD235 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 14-05-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಮಹದೇವಪುರ)

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1496 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 9

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ನಂಜದ ಉಪಯೋಗ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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.

ದಸ್ತಾವೇಜು ಹಾಳೆ
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and to hold the same unto and for the use of the Purchaser absolutely and forever together with title deeds, writings, documents and all other evidences of title.

1.2. On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendors or by any person lawfully or equitably claiming by, from, under or in trust for them.

2. **CONSIDERATION**

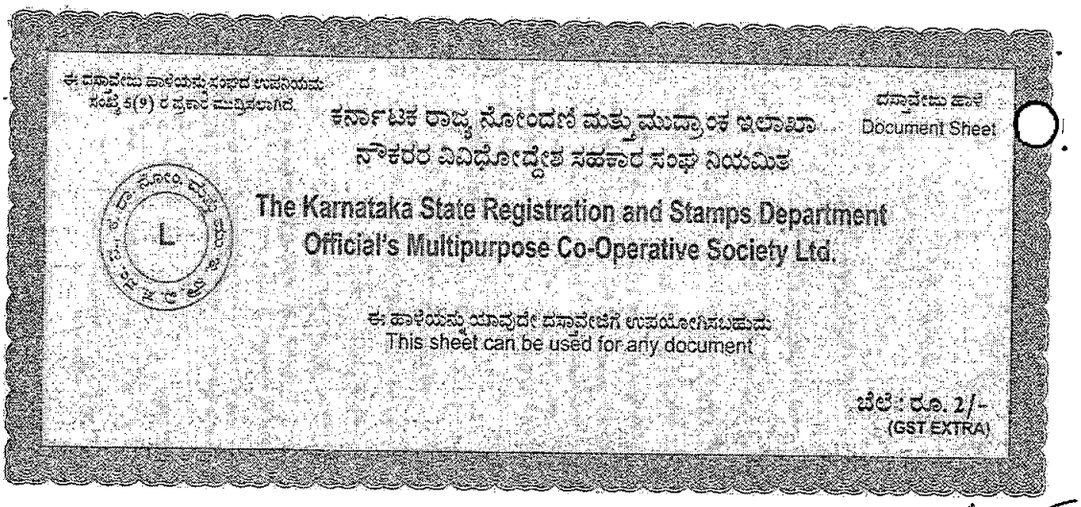
2.1 The Purchaser has paid the entire sale consideration of **Rs.1,15,50,000/- (Rupees One Crore Fifteen Lakhs Fifty Thousand Only)**to the Vendors for the sale of the Schedule Property in the following manner:

a) A sum of Rs.30,00,000/- (Rupees Thirty Lakhs only) vide Cheque bearing No.307371 dated 06/10/2016 drawn on Yes Bank, Indiranagar Branch,Bangalore in favour of Ramanna, the Vendor No. 1 herein;

b) A sum of Rs.65,50,000/- (Rupees Sixty Five Lakhs Fifty Thousand only) vide Cheque bearing No.307376 dated 15/05/2017 drawn on Yes Bank, Indiranagar Branch,Bangalore in favour of Ramanna, the Vendor No.1 herein;

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory



c) A sum of Rs.20,00,000/- (Rupees Twenty Lakhs only) vide Cheque bearing No.307375 dated 06/10/2016 drawn on Yes Bank, Indiranagar Branch, Bangalore in favour of Lakshmamma, Vendor No. 2 herein.

d) A sum of Rs.1,15,500/- (Rupees One Lakh Fifteen Thousand Five Hundred Only)has been deducted towards tax deduction at source (being 1% of the total sale consideration) and has been deposited with the Income Tax Department as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendors.

2.2 The Vendors hereby acknowledge receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

3. POSSESSION

The Vendors hereby have handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

4.1 The Vendors hereby represent, warrant, and undertake unto the Purchaser, as follows:

(i) The Vendors are the absolute owners of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendors for lawful purposes;

(ii) The Schedule Property is the self-acquired property of the Vendors;

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1496 2018-19ನೆ ಮತ್ತು ಸಂಖ್ಯೆ 11

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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(iii) The Vendors or their predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice their right to convey or prevent the Vendors from conveying the Schedule Property to the Purchaser in terms of this Deed;

(iv) The Vendors are fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendors;

(v) The Vendors or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lispendens, easement,

For ICONICA PROJECTS
A.A. Nanda Shankar
Authorised Signatory

For ICONICA PROJECTS
A.A. Nanda Shankar
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1496 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 12

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

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

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license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendors has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendors hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendors declares that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendors will continue to hold such a position until the completion of the transaction contemplated herein;

(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendors until this day;

(xii) All the representations and warranties of the Vendors contained herein shall survive the date of execution of this Deed and run in favour

For ICONICA PROJECTS
M.A. Nair Khanbar
Authorised Signatory

For ICONICA PROJECTS
M.A. Nair Khanbar
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1496 2018-19ನೆ ಪುಟ ಸಂಖ್ಯೆ 17

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

4.2 The Vendors are aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendors.

5. FURTHER ASSURANCES

5.1 The Vendors undertakes that they shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

5.2 The Vendors undertake that they shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendors, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendors undertake to do all other acts, deeds and things as may be necessary at the cost of the Vendors, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

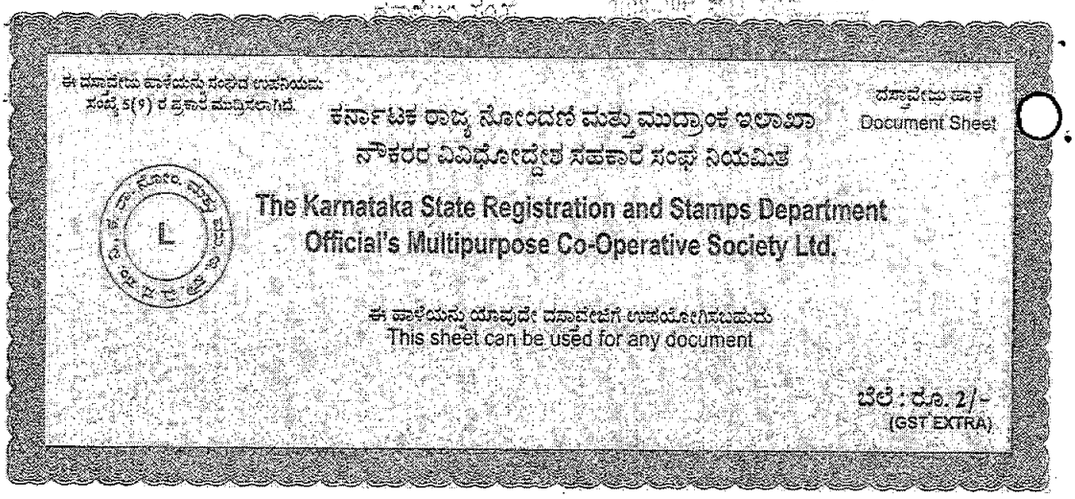
6. INDEMNITY

6.1 The Vendors agree to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or

For ICONICA PROJECTS
M.A. Nari Shankar
Authorised Signatory

For ICONICA PROJECTS
M.A. Nari Shankar
Authorised Signatory

1496 14



incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

(i) Any breach by the Vendors of any of the representations and warranties contained in this Deed; or

(ii) Any breach by the Vendors of the covenants, agreements or obligations contained in this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

(iv) Any defect or want of title of the Vendors or their predecessors in title, to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendors, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title of the Schedule Property and the development thereon.

7. DELIVERY OF ORIGINAL DOCUMENTS

The Vendors on this day have delivered the original title deeds and revenue documents to the Purchaser.

For ICONICA PROJECTS
Authorised Signatory

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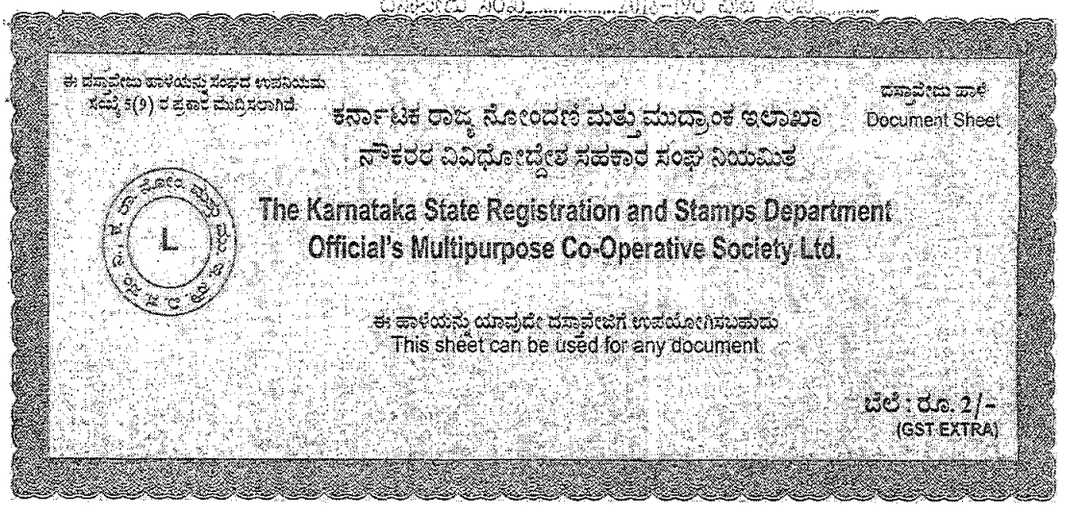


8. CONSENTING WITNESS COVENANT

Sri.Manjunath Reddy is an unregistered agreement holder executed by the Vendors who in turn has an arrangement with M/s. Clean Foods Limited for acquisition of the Schedule Property along with other lands in Dommasandra&KumbenaAgrahara Villages. Hence they are arrayed as Consenting Witness No.1 and 2 to this Deed.

SCHEDULE PROPERTY

All that Property available within the four boundaries detailed below and measuring 21 Guntasin Survey No.46/4,duly converted from agricultural to non-agricultural residential purposes vide the Order dated 31/07/2017 in Official Memorandum bearing No. ALN(EBK)SR/50/16-17 passed by the Deputy Commissioner, Bangalore District, Bangalore situated at Dommasandra Village, BidarahalliHobli, Bangalore East Taluk, Bangalore District and bounded on:

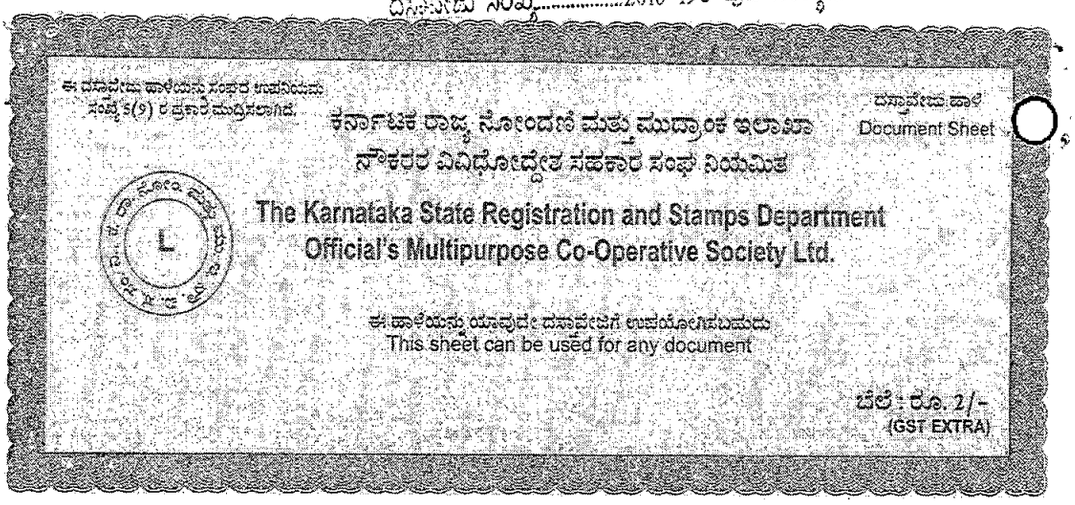
East by: Land bearing Sy No.47 & connecting road;
West by: Land bearing Sy No.45;
North by: Land bearingSy No.46/3;
South by: Land bearing Sy.No.46/5.

(The boundaries mentioned herein are based on the survey conducted by the parties).

For ICONICA PROJECTS
M.A.Nair Khankary
Authorised Signatory

M.A.Nair Khankary

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1496 2018-19ನೆ ಸಾಲು ಸಂಖ್ಯೆ 16



IN WITNESS WHEREOF THE PARTIES hereto executed this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

Consenting Witness:

1. Sri.Manjunatha Reddy

For ICONICA PROJECTS

Authorised Signatory

Vendors
Being Represented by their GPA holder(M/s. ICONICA PROJECTS,)

For CLEAN FOODS Ltd

DIRECTOR

Surya Chandra Rao

2.M/s Clean Foods Limited

Witnessed by:

1.

2.

Authorised Signatory

Purchaser
(M/s ICONICA PROJECTS,)
by its Partner M/s Gardencity Realty Pvt. Ltd repd. by its authorised Representative Sri.K.R.Ravishankar

Drafted by:-

Drafted by (advocate)
Sathish M.N

No.132, outer Circle , Whitefield, Bangalore-66.

BKP6712
2020-21

This Document Consist of 21 Pages
First Page of Doct. No 6712 of Book 1
2020 - 21

SALE DEED

THIS SALE DEED ("**Deed**") is made and executed on this the 2nd day of December, Two Thousand Twenty (**02.12.2020**) at Bengaluru.

By

1. **MR. RAMAKRISHNAPPA**, aged about 84 years, son of Late Mr. Ramaiah, hereinafter referred to as "**Vendor No. 1**";

2. **MRS. MUNIYELLAMMA @ LAKSHMAMMA**, aged about 45 years, daughter of Mr. Ramakrishnappa, hereinafter referred to as "**Vendor No. 2**";

3. **(a) MR. VENKATESH. R** aged about 44 years, son of Mr. Ramakrishnappa, (for himself and as natural guardian of his minor children Vendor No. 3(b) and Vendor No. 3(c) herein), hereinafter referred to as "**Vendor No. 3(a)**";

   (b) MASTER JEEVAN, aged about 9 years, son of Mr. Venkatesh. R, hereinafter referred to as "**Vendor No. 3(b)**";

   (c) MISSS PRARTHANA, aged about 14 years, daughter of Mr. Venkatesh. R, hereinafter referred to as "**Vendor No. 3(c)**";

4. **MRS. LAKSHMAMMA**, aged about 39 years, daughter of Mr. Ramakrishnappa, hereinafter referred to as "**Vendor No. 4**";

5. **(a) MR. DEVARAJ. R,** aged about 37 years, son of Mr. Ramakrishnappa, (for himself and as natural guardian of his minor daughters Vendor No. 5(b) and Vendor No. 5(c) herein), hereinafter referred to as "**Vendor No. 5(a)**";

   (b) MISS PRAGATHI, aged about 9 years, daughter of Mr. Devaraj. R, hereinafter referred to as "**Vendor No. 5(b)**"; and

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

Print Date & Time : 02-12-2020 06:25:22 PM

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2 Page of Docl. No. 6712 of Book 1

2020 - 21

ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 02-12-2020 ರಂದು 04:38:41 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

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1	ನೋಂದಣಿ ಶುಲ್ಕ	142070.00
2	ಸೇವಾ ಶುಲ್ಕ	810.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	142920.00

ಶ್ರೀ KMK Developers Private Limited Rep by its Authorised Signatory Mr.Narayanaswamy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ KMK Developers Private Limited Rep by its Authorised Signatory Mr.Narayanaswamy			For KMK DEVELOPERS PVT. LTD. AUTHORISED SIGNATORY

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	KMK Developers Private Limited Rep by its Authorised Signatory Mr.Narayanaswamy . ಬಿನ್ Nadipanna (ಬರೆಸಿಕೊಂಡವರು)			For KMK DEVELOPERS PVT. LTD. AUTHORISED SIGNATORY
2	Mr.Ramakrishnappa,Mrs.Muniyellamma @ Lakshmamma, Mr.Venkatesn Master Jeevan,Mrs.Prarthana,Mrs.Lakshmamma, Mr.Devaraj R ,Miss,Pragathi and Miss Chaya all area Rep by GPA Holder KMK Developers Private Limited Rep by its Authorised Signatory Mr.Narayanaswamy (ಬರೆದುಕೊಡುವವರು)			For KMK DEVELOPERS PVT. LTD. AUTHORISED SIGNATORY

SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

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2020 - 21

(c) MISS CHAYA, aged about 6 years, daughter of Mr. Devaraj. R, hereinafter referred to as "**Vendor No. 5(c)**".

Vendor No. 1, Vendor No. 2, Vendor No. 3(a), Vendor No. 3(b), Vendor No. 3(c), Vendor No. 4, Vendor No. 5(a), Vendor No. 5(b) and Vendor No. 5(c) are residing at Belathur Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru – 560067 and are being represented by their Power of Attorney Holder **KMK Developers Private Limited,** a Company, incorporated under the provisions of the Companies Act, 2013, (vide General Power of Attorney dated 13.8.2018 registered as Document No. MDP-4-00203-2018-19 (stored in CD No. MDPD 243) in the office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bengaluru), represented by its Authorised signatory Mr.Narayanaswamy.

Vendor No. 1, Vendor No. 2, Vendor No. 3(a), Vendor No. 3(b), Vendor No. 3(c), Vendor No. 4, Vendor No. 5(a), Vendor No. 5(b) and Vendor No. 5(c) mentioned above are individually referred to as a "**Vendor**", and collectively referred to as the "**Vendors**" (which expressions shall whenever the context so requires or admits be deemed to mean and include their legal heirs, representatives, executors, and permitted assigns) of the **FIRST PART**:

IN FAVOUR OF

KMK DEVELOPERS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 2013 with CIN U45201KA2007PTC044092 and having its registered office at No. 510-5AC, HRBR Layout, Kalyan Nagar, Outer Ring Road, Bengaluru – 560 043 with PAN: AAECK5049A, represented by its Authorised signatory Mr.Narayanaswamy, hereinafter referred to as the "**Purchaser**" (which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors-in-title, representatives, administrators, executors and assigns) of the **SECOND PART**:

Whenever the context so requires or admits, the Vendors and the Purchaser are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Manjunatha Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			
4	Clean Foods Limited Rep by its Authorised Signatory Mr.Narayanaswamy S/o Nadipanna . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			

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2020 - 21

ಸಹ ದಸ್ತಾವೇಜು ಕ
SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

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2020 - 21

WHEREAS:

A. The Vendors have jointly and severally represented to the Purchaser as follows:

(i) The Vendors are the joint and absolute owners of the converted land bearing Survey No. 46/5 measuring 21 Guntas situated at Dommasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru District which is more fully described in the **Schedule** hereto and hereinafter referred to as the **"Schedule Property"**. The sketch of the Schedule Property is attached hereto as an **Annexure**;

(ii) Mr. Ramakrishnappa i.e., Vendor No. 1 was granted an extent of 21 Guntas in the land bearing Survey No. 46 under Section 48(A) of the Karnataka Land Reforms Act, 1961 vide Order dated 31.3.1999 passed in *inter alia* Case No. LRF (B) D.S.65/76-77 by the Land Tribunal, Bangalore South Taluk, Bangalore;

(iii) Pursuant to the aforementioned Order dated 31.3.1999, the Tahsildar, Bangalore South Taluk issued Certificate of Registration of a Tenant as an occupant in Form 10 dated 16.11.2010 in respect of the land bearing Survey No. 46 measuring 21 Guntas in the name of Vendor No. 1;

(iv) Khata in respect of the land bearing survey No. 46 measuring 21 Guntas was changed to the name of Vendor No. 1 vide Entry No. MR 14 of 2010-11 made in the Mutation Register;

(v) The larger extent of land bearing Survey No. 46 measuring 4 Acres 35 Guntas was sub-divided and an extent of 21 Guntas in the land bearing Survey No. 46 held by Vendor No. 1 was assigned Survey No. 46/5 (i.e., the Schedule Property);

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

ಗುರುತಿಸುವವರು

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2020 - 21

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Hemanth Kumar Bytarayanapura Bangalore	
2	Ramesh Domlur Bangalore	

ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ
SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

I hereby certify that on production of the original document. I have satisfied myself that the stamp duty of Rs. 682500/- has been paid thereon.No-203-18-19 dt 13-8-18 SRO Mahadevapura Bangalore

SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ INR-1-06712-2020-21 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ INRD709 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 02-12-2020 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

Designed and Developed by C-DAC, ACTS, Pune

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(vi) Vendor No. 2, Vendor No. 3(a), Vendor No. 4, Vendor No. 5 are the only children of Vendor No. 1. Vendor No. 2, Vendor No. 3(a), Vendor No. 3(b), Vendor No. 3(c), Vendor No. 4, Vendor No. 5(a), Vendor No. 5(b) and Vendor No. 5(c) being the only family members of Vendor No. 1 acquired title to the Schedule Property and since then the Vendors herein are in peaceful possession and enjoyment of the Schedule Property. Except the Vendors, no one else has any rights, title or interest in the Schedule Property or any portion thereof;

(vii) The Vendors being desirous of selling the Schedule Property in order to meet their family necessities offered to sell the Schedule Property to the Purchaser;

(viii) The Vendors entered into an Agreement to Sell dated 13.8.2018, registered as Document No. MDP-1-04449-2018-19 (stored in CD No. MDPD 243) in the office of the Additional Sub-Registrar, Shivajinagar (Mahadevapura), Bengaluru with the Purchaser agreeing to convey the Schedule Property to the Purchaser and/or its nominees ("**Agreement to Sell**");

(ix) Pursuant to the Agreement to Sell and having received the entire consideration by the Vendors, the Vendors also executed the General Power of Attorney dated 13.8.2018, registered as Document No. MDP-4-00203-2018-19 (stored in CD No. MDPD 243) in the office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bengaluru appointing the Purchaser as their Power of Attorney Holder ("**PoA**"). Under the PoA, the Purchaser has been authorised to *inter alia* convey the Schedule Property to the Purchaser or any person in the manner as the Purchaser deems fit at its sole discretion;

(x) The Schedule Property has been converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. LAND10011209 dated 19.3.2019 issued by the Deputy Commissioner, Bengaluru District;

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ KMK Developers Private Limited Rep by its Authorised Signatory Mr.Narayanaswamy , ಇವರು 120190.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಓ.ಬಿ	49150.00	DD No 951363 Rs.49150/- dated 23/Sep/2020 drawn on CITY UNION BANK LIMITED,INDIRA NAGAR.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	71040.00	DD No 951356 Rs.71040/- dated 23/Sep/2020 drawn on CITY UNION BANK LIMITED,INDIRA NAGAR.
ಒಟ್ಟು :	120190.00	

ಸ್ಥಳ ಬೆಂಗಳೂರು
ದಿನಾಂಕ 07/12/2020

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ ನಗರ ಭೂದಾಖಲೆಗಳು
SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAG...)
BENGALURU

Designed and Developed by C DAC Pune.

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(xi) The Vendors have agreed to sell the Schedule Property with an undertaking that they will fulfill all legal requirements leaving behind no impediments in law for conveying the Schedule Property in favour of the Purchaser and the Purchaser has agreed to acquire ownership of the Schedule Property for a total sale consideration of a sum of Rs. 1,31,40,000/- (Rupees One Crore Thirty One Lakhs Forty Thousand Only). The Vendors being satisfied on the sale consideration have come forward to execute this Deed;

(xii) The Vendors have jointly and severally assured the Purchaser that the Vendors (a) are in peaceful possession and enjoyment of the Schedule Property without any interruption by any one in any manner whatsoever, (b) have paid all taxes in respect of the Schedule Property till date, and (c) the Schedule Property is free from all encumbrances; and

(xiii) The Vendors have jointly and severally assured the Purchaser that the Vendors are the absolute owners of the Schedule Property and are vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

B. Relying on the representations, undertakings and assurances of the Vendors specified in the Agreement to Sell and herein, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs. 1,31,40,000/- (Rupees One Crore Thirty One Lakhs Forty Thousand Only)**.

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

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NOW THEREFOR FOR CONSIDERATION HEREIN MENTIONED THIS DEED OF SALE WITNESSTH AS FOLLOWS:

1. **CONVEYANCE**

1.1 In consideration of a sum of **Rs. 1,31,40,000/- (Rupees One Crore Thirty One Lakhs Forty Thousand Only)** paid by the Purchaser to the Vendors, the Vendors hereby grant, convey, transfer and assign **BY WAY OF ABSOLUTE SALE** to the Purchaser the Schedule Property together with all common ways, easements and appurtenances, estate, right, title and interest, property, claims and demands whatsoever thereto belonging to the Schedule Property free from all encumbrances, attachments charges and any other claims whatsoever and to have and to hold the same as the absolute owner thereof.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and every part thereof to and for its own use and benefit without any claim and demand whatsoever or any obstruction / interference from or by the Vendors or by any person lawfully or equitably claiming by, from, under or in trust for them.

2. **SALE CONSIDERATION**

2.1 The Purchaser has agreed to pay an amount of **Rs. 1,31,40,000/- (Rupees One Crore Thirty One Lakhs Forty Thousand Only)** to the Vendors for conveyance of ownership of the Schedule Property to the Purchaser in terms hereof (**"Sale Consideration"**).

2.2 The Purchaser has paid the entire Sale Consideration of **Rs.1,31,40,000/- (Rupees One Crore Thirty One Lakhs Forty Thousand Only)** to the Vendors under the Agreement to Sell.

For KMK DEVELOPERS PVT. LTD.
AUTHORISED SIGNATORY

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A sum of Rs.98,550/- (Rupees Ninety Eight Thousand Five Hundred Fifty Only) has been deducted by the Purchaser and paid towards Tax Deduction at Source as required under Section 194I(A) of the Income Tax Act.

2.3 The Vendors hereby acknowledge receipt of the full amount of Sale Consideration and the Vendors do hereby acquit and discharge the Purchaser of all liabilities in respect of the same. The Vendors further jointly and severally acknowledge and confirm that the Sale Consideration is the only amount payable by the Purchaser to the Vendors for conveyance of the Schedule Property and no other amounts or monies is due or payable by the Purchaser to the Vendors or any other person in relation to the Schedule Property on any account whatsoever.

3. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

3.1 The Vendors hereby jointly and severally represent, affirm, and declare to the Purchaser as follows:

(i) The Vendors are the joint and absolute owners of the Schedule Property;

(ii) Ever since acquiring title to the Schedule Property, the Vendors are in peaceful possession of the Schedule Property;

(iii) Except the Vendors, there is no one else who has any rights, title or interest in the Schedule Property or any portion thereof;

(iv) Vendor No. 2, Vendor No. 3(a), Vendor No. 4, Vendor No. 5 are the only children of Vendor No. 1. Vendor No. 2, Vendor No. 3(a), Vendor No. 3(b), Vendor No. 3(c), Vendor No. 4, Vendor No. 5(a), Vendor No. 5(b) and Vendor No. 5(c) are the only legal heirs and family members of Vendor No. 1 and there is no one else in the family of Vendor No. 1 having rights and interest in the Schedule Property / any portion thereof;

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(v) The Vendors have good right, full power and absolute authority to sell, convey, grant, assign, assure and transfer their entire share, right, title and interest in the Schedule Property to the Purchaser in the manner stated herein, and there are no impediments or restraints or injunctions against the Vendors from being able to do so and no prior permissions or approval of any person or party is required for the sale, conveyance, and transfer of the Schedule Property by the Vendors to the Purchaser;

(vi) The Vendors hereby confirm that on and from the date of this Deed, neither the Vendors nor their family members have any claims over and/or any right, title or interest in / in relation to the Schedule Property conveyed hereunder on any grounds whatsoever;

(vii) The Vendors or their predecessors in title have not mortgaged the Schedule Property or any portion thereof or done any act, deed or thing, which is likely to curtail, restrict or prejudice their right to convey or prevent the Vendors from conveying the Schedule Property to the Purchaser under this Deed;

(viii) The Vendors are fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendors;

(ix) The Vendors or their predecessors in title are not parties to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(x) The Vendors have not executed any Power/s of Attorney in favor of any third party/ies granting power to alienate or deal with the Schedule Property in any manner;

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(xi) There are no impediments, legal or otherwise for the Vendors to convey full and absolute title to the Schedule Property in favour of the Purchaser;

(xii) There are no tenancy claims in respect of the Schedule Property under the Karnataka Land Reforms Act, 1961. There are no proceedings in respect of any portion of the Schedule Property under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;

(xiii) There are no minors interested in the Schedule Property;

(xiv) The Vendors do not hold land in excess of the ceiling limit under the Karnataka Land Reforms Act, 1961;

(xv) The Schedule Property is not a land granted to a member of the Scheduled Castes and Scheduled Tribes community and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone under any applicable law;

(xvi) The Vendors and/or their predecessors in title/representatives to the Schedule Property have not created nor are there any easementary rights created or existing on the Schedule Property in favour of the owners of the lands adjoining or in the vicinity of the Schedule Property or any other person;

(xvii) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(xviii) The Schedule Property is not the subject matter of any legal proceedings in any Court of law or before any other government, statutory, local and/ or other authority;

(xix) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary,

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prior agreements, pre-emption, options, reservation, road-widening, attachments in respect of arrears of tax or such other claims of the Income Tax authorities, Sales Tax authorities, Wealth Tax authorities and any other statutory / non-statutory authorities and any other charges of any nature whatsoever and howsoever and there is no defect in the title of the Vendor to the Schedule Property;

(xx) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendors has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendors hereby covenant to defend the right, title and interest of the Purchaser and any of its successors in title and possession to the Schedule Property against all claims that may arise on / in relation to the Schedule Property, and that all expenses in that regard shall be borne and paid by the Vendors, and the Vendors also agree and undertake to fully indemnify and keep indemnified the Purchaser against all such claims;

(xxi) The Vendors declare that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein;

(xxii) All the representations and warranties of the Vendors contained herein and in the Agreement to Sell shall survive the date of execution of this Deed and run in favour of, and for the benefit of the Purchaser, its successors in interest, nominees and assigns; and

3.2 The Vendors are aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendors.

For KMK DEVELOPERS PVT. LTD
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For KMK DEVELOPERS PVT. LTD
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4. **POSSESSION**

Simultaneous with execution of this Deed for conveyance of the Schedule Property, the Vendors have handed over vacant peaceful possession of the Schedule Property to the Purchaser free from any interference.

5. **PROPERTY TAXES**

The Vendors hereby declare and confirm that all taxes, cesses and public dues in respect of the Schedule Property have been paid up to the date first herein above mentioned. The Vendors further agree and undertake that if any taxes, cesses and public dues are found to have remained unpaid till the date of this Deed, the Vendors shall pay and discharge the same.

6. **DELIVERY OF ORIGINAL DOCUMENTS**

The Vendors have this day delivered to the Purchaser all the original documents of title pertaining to the Schedule Property, and the Purchaser acknowledges receipt of the same. The Vendors affirm that they do not have and there are no other documents existing other than the documents handed over to the Purchaser. The Vendors further covenant that if they come to possess any other documents in relation to the Schedule Property, the same will be immediately handed over to the Purchaser.

7. **FURTHER ASSURANCES**

7.1 The Vendors hereby unconditionally express their no objection and consent for change of Khata in respect of the Schedule Property to the name of the Purchaser pursuant to this Deed. The Vendors hereby further agree and undertake to sign all necessary documents with regard to the transfer of Khata and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser and extend their full co-operation in this regard.

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7.2 The Vendors further agree and undertake to execute such other document/s as may be required by the Purchaser to more fully assure the Purchaser that the Vendors are the absolute owners of the Schedule Property with uninhibited rights of alienation over the same.

7.3 The Vendors hereby declare and undertake to do or cause to be done at all times all acts, deeds and things as may be reasonably and legally required to be done at the instance of the Purchaser for more fully and perfectly assuring the title of the Purchaser to the Schedule Property.

8. **INDEMNITY**

8.1 The Vendors hereby jointly and severally indemnify and agree to keep indemnified and hold harmless at all times the Purchaser, its representatives, assigns, agents and subsequent purchasers, successor/s in interest from and against any and all losses, demands, penalties, action or proceedings of any kind (including, attorneys' fees and expenses on a full indemnity basis), whether suffered or incurred by the Purchaser or successor/s in interest, or which the Purchaser or successor/s in interest may otherwise become subject to, or which the Purchaser or its successors in title may sustain on account of the Purchaser's or its successors' right to remain in peaceful possession and enjoyment of the Schedule Property as the absolute owner/s thereof being disturbed in any manner whatsoever, on account of, or result from or are connected with:

(i) Any breach by the Vendors of any of the representations and warranties contained in this Deed or any misrepresentations of the Vendors herein; or

(ii) Any breach by the Vendors of the covenants, agreements or obligations under and / or in relation to this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

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(iv) Any defect or want of title of the Vendors or their predecessors in title to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(i) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened with respect to the Schedule Property / any portion thereof and/ or in relation to this Deed against the Vendors and/or the Purchaser, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title to the Schedule Property and the development thereon and/or on peaceful possession of the Schedule Property with the Purchaser or successor-in-interest.

8.2 The Vendors hereby agree to defend the right, title and interest of the Purchaser and any of its successors in title and possession to the Schedule Property against all claims that may arise on / in relation to the Schedule Property, and that all expenses in that regard shall be borne and paid by the Vendors, and the Vendors also agree to indemnify and hold harmless the Purchaser and its successor in title against any other expenses incurred in connection with any claim made by any person claiming through or in trust for the Vendors on / in relation to the Schedule Property.

9. **CONSENTING WITNESS**

Mr. Manjunath Reddy is an agreement holder under an unregistered agreement executed by the Vendors, who in turn had an arrangement with Clean Foods Limited for acquisition of the Schedule Property along with other lands in Dommasandra and Kumbena Agrahara Villages. Mr. Manjunath Reddy and Clean Foods Limited have signed this Deed as Consenting Witness 1 and Consenting Witness 2 in acknowledgment of sale of the Schedule Property to the Purchaser under this Deed and further confirming they do not have any rights, title, interest or any claim in/in relation to the Schedule Property / any portion thereof.

For KMK DEVELOPERS PVT. LTD
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SCHEDULE

SCHEDULE PROPERTY

All that piece and parcel of the immovable property being the non-agricultural land bearing Survey No. 46/5 measuring 21 Guntas (converted from agricultural to non-agricultural ~~residential personal purposes vide~~ Official Memorandum bearing No. LAND10011209 dated 19.3.2019 issued by the Deputy Commissioner, Bengaluru District) situated at Dommasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru District and bounded on its:

East by	:	The land bearing Survey No. 47;
West by:	:	The land bearing Survey No. 45;
North by	:	The land bearing Survey No. 46/4; and
South by	:	The land bearing Survey No. 46/6.

*The Schedule Property is earmarked in the Sketch which is attached hereto as an **Annexure.***

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For KMK DEVELOPERS PVT. LTD
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For KMK DEVELOPERS PVT. LTD
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IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE SIGNED AND EXECUTED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

VENDORS

1. RAMAKRISHNAPPA
2. MUNIYELLAMMA @ LAKSHMAMMA
3(a). VENKATESH. R
3(b). JEEVAN
3(c). PRARTHANA
(Vendors No. 3(b) and 3(c) are minors being represented by their father and natural guardian Mr. Venkatesh. R)

4. LAKSHMAMMA
5(a). DEVARAJ. R
5(b). PRAGATHI
5(c). CHAYA
(Vendors No. 5(b) and 5(c) are minors being represented by their father and natural guardian Mr. Devaraj. R)

Vendor No. 1, Vendor No. 2, Vendor No. 3(a), Vendor No. 3(b), Vendor No. 3(c), Vendor No. 4, Vendor No. 5(a), Vendor No. 5(b) and Vendor No. 5(C) are represented by their Power of Attorney Holder KMK Developers Private Limited who is inturn represented by its Authorised signatory Mr.Narayanaswamy

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

Signature:

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PURCHASER	
KMK DEVELOPERS PRIVATE LIMITED represented by its Authorised signatory Mr.Narayanaswamy For KMK DEVELOPERS PVT. LTD AUTHORISED SIGNATORY Signature:	
CONSENTING WITNESSES	
1. Signature: Name: **Manjunath Reddy** Address:	2. For **Clean Foods Limited** Signature: Name of the Authorised Signatory: Mr.Narayanaswamy Address:
WITNESSES	
1. Signature: Name: Kenchaiah Kumar Address: BYPL B'lore-92	2. Signature: Name: Ramesh Address: Domlur,

DRAFTED BY:

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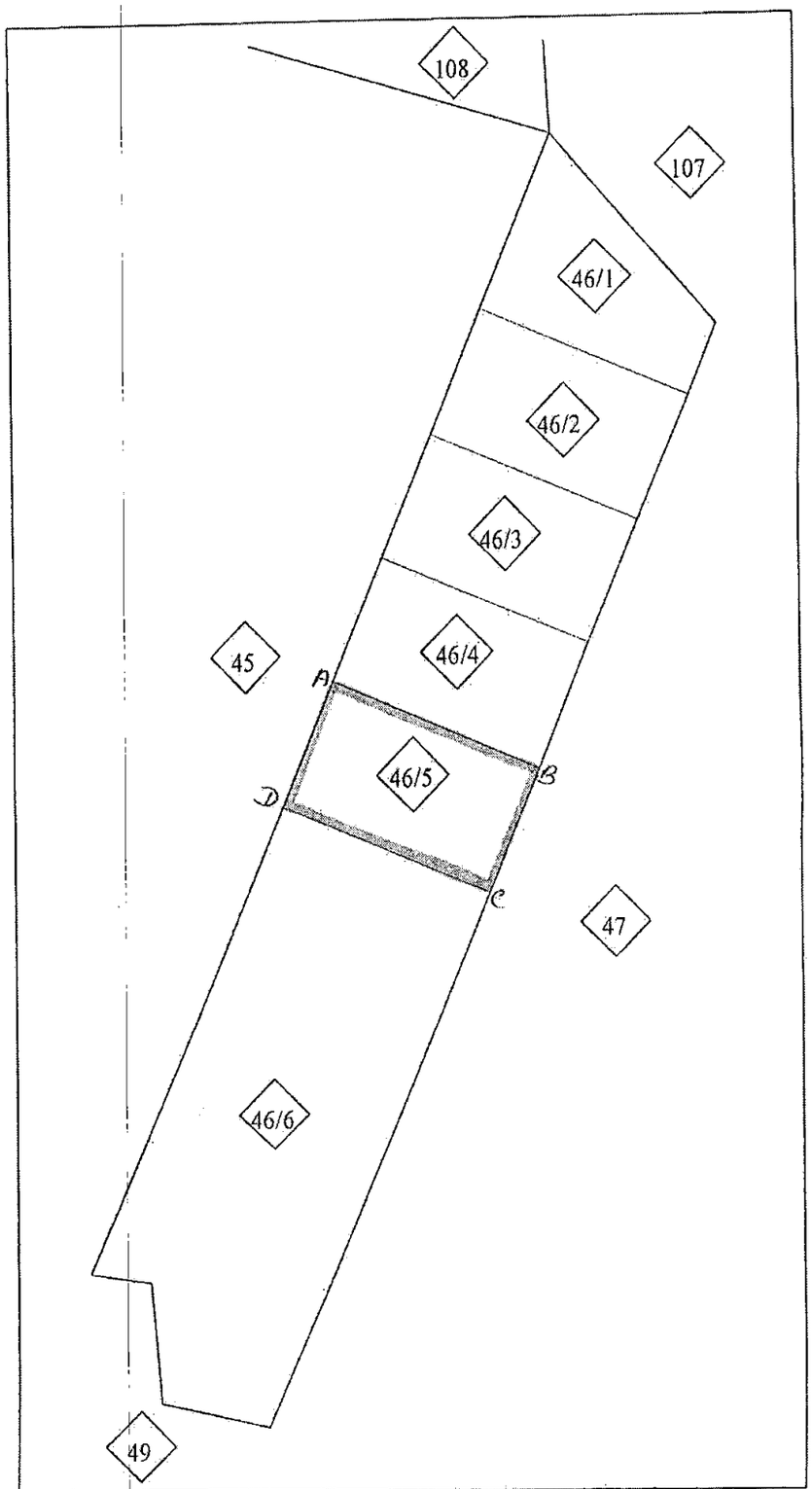
ANNEXURE

Sketch of Schedule Property

The Schedule Property conveyed is eamarked in sketch as ABCD marked in Blue.



ಈ ದಸ್ತಾವೇಜು 16 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತೆ
ಒಂದನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 4700
2016-2017

BKL 4700/2016-2017

Sy no 47
3A-28

SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the Seventh day of September, Two Thousand Sixteen **(07/09/2016)**;

By

1. **SMT. P.NAGARATHNAMMA**
   W/o. Late. Sri. Thimmaiah,
   Aged about 64 years.

2. **SRI. T. ANAND KUMAR**
   S/o. Late. Sri.Thimmaiah,
   Aged about 45 years.

2a). SMT. A.KALAVATHI
W/o. Sri. T. Anand Kumar,
Aged about 38 years.

2b). BABY. AKSHAYA,
D/o. T. Anand Kumar,
Aged about 12 years.

2c). MASTER. YASHWANTH THIMMAIAH,
S/o. T.Anand Kumar,
Aged about 9 years.

Sl. No. 2b) and 2c) are minors represented by their father Sri. T.Anand Kumar as their Natural Guardian..

3. **SRI. T. SURESH**
   S/o. Late. Sri.Thimmaiah
   Aged about 38 years.

3a). MASTER. TARUN. S
S/o. Sri. T.Suresh,
Aged about 8 years.

3b). MASTER. YASHAS. S
S/o. Sri. T.Suresh,
Aged about 5 years.

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

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2016-2017

Print Date & Time : 12-09-2016 01:21:16 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4700

ಕೃಷ್ಣರಾಜಪುರಂ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 12-09-2016 ರಂದು 11:06:28 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	888000.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	595.00
3	ಇತರೆ	40.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	888670.00

ಶ್ರೀ M/S ICONICA PROJECTS REP BY ITS PARTNER M/S GARDENCITY REALTY PVT LTD REP BY ITS PARTNER MR.KOTTU L SANTOSH ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S ICONICA PROJECTS REP BY ITS PARTNER M/S GARDENCITY REALTY PVT LTD REP BY ITS PARTNER MR.KOTTU L SANTOSH			For ICONICA PROJECTS Authorised Signatory

H.B. HARINI
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
Senior Sub-Registrar
K.R. Pura, Bangalore

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/S ICONICA PROJECTS REP BY ITS PARTNER M/S GARDENCITY REALTY PVT LTD REP BY ITS PARTNER MR.KOTTU L SANTOSH . (ಬರೆಸಿಕೊಂಡವರು)			For ICONICA PROJECTS Authorised Signatory
2	P.NAGARATHNAMMA, T.ANAND KUMAR, A.KALAVATHI, (AKSHAYA & YASHWANTH THIMMAIAH REP BY THIER FATHER T.ANAND KUMAR) T.SURESH, (TARUN.S & YASHAS.S REP BY THEIR FATHER T.SURESH), JAYASUDHA ALL ARE REP BY THEIR GPA HOLDER M/S ICONICA PROJECTS REP BY ITS PARTNER M/S GARDENCITY REALTY PVT LTD REP BY ITS AUTHORISED SIGNATORY MANJUNTHA REDDY			For ICONICA PROJECTS Authorised Signatory

H.B. HARINI
Senior Sub-Registrar
K.R. Pura, Bangalore

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2016-2017

Sl. No. 3a) and 3b) being minors are represented by their father Sri.T.Suresh as their Natural Guardian.

4. **SMT. JAYASUDHA**
Aged about 36 years
W/o. Late. Sri. Thimmaiah,

All are residing at Bangalore East Taluk, Kumbena Agrahara, Bidarahalli Hobli. Bangalore.

All are represented by their Power Of Attorney Holder **M/s. ICONICA Projects,** by its Partner M/s. Gardencity Realty Pvt. Ltd., represented by its authorized signatory Mr. Manjunatha Reddy (Vide GPA dated 27.05.2016 registered as Document No.MDP-4-00054-2016-17 Stored in C.D.No.MDPD183 at the office of the Sub-Registrar Mahadevpura).

hereinafter referred to as the **"Vendors",** (which expression shall wherever the context so admits mean and include their legal heirs, legal representatives, executors, administrators and successors) of the ONE PART;

IN FAVOUR OF

M/s. ICONICA PROJECTS,
by its Partner M/s. Gardencity Realty Pvt. Ltd
Having its Registered Office at:
No. No. 5AC-510, HRBR Layout 2nd Block,
Kalyan Nagar, Outer Ring Road, Banglore-560 043,
represented by its Partner Mr.Kottu L Santosh

hereinafter referred to as the "Purchaser" (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its partners, successors in Office, Legal Representatives, Administrators, executors and Assigns) of the OTHER PART;

The Vendors and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

For ICONICA PROJECTS

Authorised Signatory

For ICONICA PROJECTS

Authorised Signatory

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2016-2017

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Ravikiran Yelahanaka Bangalore	
2	Devaraj Patil Varthur Bangalore	

H.B. HARINI ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ
Senior Sub-Registrar
K.R. Pura, Bangalore

I hereby certify that on production of the original document, Document No MDP-1-1063-2016-17 dT 27/5/2016, I have satisfied myself that the stamp duty of Rs. 3700100/- has been paid thereon.

H.B. HARINI
Senior Sub-Registrar
K.R. Pura, Bangalore

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ KRI-1-04700-2016-17 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ KRID584 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 12-09-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ (ಕೃಷ್ಣರಾಜಪುರಂ)

H.B. HARINI
Senior Sub-Registrar
K.R. Pura, Bangalore

ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ ಶಿವಾಜಿನಗರ (ಕೆ.ಆರ್. ಪುರಂ)
Sub-Registrar of the Sub-Registrar of Shivajinagara (K.R. Puram)

Designed and Developed by C-DAC, ACTS, Pune

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2016-2017

WHEREAS:

A. The Vendors are the absolute owners of portion of the land measuring 3 Acres 28 Guntas in Survey No.47 duly converted from agricultural purpose to non-agricultural residential purposes vide the Official Memorandum bearing No.ALN(E.B.K)/SR/10/16-17, dated 19/08/2016 passed by the Deputy Commissioner, Bangalore District, Bangalore, situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Schedule Property".**

B. The Schedule Property was acquired by one Sri. Thimmaiah, the husband of Vendor No.1 and father of Vendor No. 2 to 4 by way of Occupancy Rights granted by the Order in Case bearing LRF (B)DR 65, 1007/76-77 issued by Tahsildar, Bangalore South Taluk and his name was mutated in the Mutation Register extract vide MR.No.4/2000-01. Subsequently, the said Thimmaiah died intestate leaving behind the Vendors as his legal heirs to succeed to the Schedule Property which was inherited by them and their names were mutated in the mutation register extract vide MR.No.H47/2011-12. The other Vendors being their legal heirs have joined for the execution of this Sale Deed in order to convey the better title in favour of the Purchaser. Ever since, the Vendors are in possession and enjoyment the said portion of the Schedule Property.

C. The Vendors have executed a Sale Agreement dated 27/05/2016 registered as Document No.MDP-1-01063-2016-17 of Book-I & stored in CD No.MDPD183 in the office of the Sub-Registrar at Mahadevpura, Bangalore in favour of the Purchaser for sale of the Schedule Property

For ICONICA PROJECTS

Authorised Signatory

For ICONICA PROJECTS

Authorised Signatory

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2016-2017

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 ICONICA PROJECTS REP BY ITS PARTNER M/S GARDENCITY REALTY PVT LTD REP BY ITS PARTNER MR.KOTTU L SANTOSH , ಇವರು 1025600.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1025600.00	DD Number 272298 Dt 8/9/2016 Drawn on City Union Bank Ltd Bangalore
ಒಟ್ಟು :	1025600.00	

ಸ್ಥಳ : ಕೃಷ್ಣರಾಜಪುರಂ
ದಿನಾಂಕ : 12/09/2016

H.B. HARINI
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕಾಧಿಕಾರಿ
Senior Sub-Registrar
K.R.(ಕೃಷ್ಣರಾಜಪುರಂ) Bangalore

Designed and Developed by C- DAC ,ACTS Pune.

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2016-2017

and have already received the entire sale consideration and have also acknowledged the receipt of the same.

D. The Vendors have also executed a General Power of Attorney dated 27/05/2016 registered as document No.54/16-17, Book-IV, stored in CD No.MDPD183, in the office of the Sub-Registrar Mahadevapura, Bangalore in favour of the Purchaser to sell and do all necessary acts and deeds in respect of the Schedule Property.

E. The Schedule Property came be to be converted from agricultural to non-agricultural residential purposes vide the Order dated 19/08/2016 in Official Memorandum bearing No.ALN(EBK)SR/10/16-17 passed by the Deputy Commissioner, Bangalore District, Bangalore.

F. The Vendors have agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendors.

G. The Vendors have assured the Purchaser that they are in peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and have paid all taxes till date and that the Schedule Property is free from all or any encumbrances.

H. The Vendors have assured the Purchaser that they are the absolute owners of the Schedule Property and are vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

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I. In terms of the Sale Agreements dated 27/05/2016 and based on the assurances and representations made by the Vendors, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.7,40,00,000/- (Rupees Seven Crores Forty Lakhs Only).**

J. The Purchaser has paid the entire sale consideration of **Rs.7,40,00,000/- (Rupees Seven Crores Forty Lakhs Only)** in the manner set out in the Sale Agreement dated 27/05/2016. The Vendors have duly acknowledged the receipt of the same and the Vendors have agreed to execute this Deed of Sale in favour of the Purchaser.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. **CONVEYANCE**

1.1 The Vendors hereby agrees to grant, convey, assign, transfer and sell over all their right, title and interest in the Schedule Property to and in favour of the Purchaser together with all the easements, advantages, liberties thereto be held and enjoyed, and on the basis of the representations, covenants and assurances mentioned hereunder, to have and to hold the same unto and for the use of the Purchaser absolutely and forever together with title deeds, writings, documents and all other evidences of title.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted,

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conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profit thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendors or by any person lawfully or equitably claiming by, from, under or in trust for him.

2. **CONSIDERATION**

2.1 The Purchaser has already paid the entire sale consideration of **Rs.7,40,00,000/- (Rupees Seven Crores Forty Lakhs Only)** to the Vendors for the sale of the Schedule Property, in the following manner:

a) A sum of Rs.1,00,00,000/- has been paid in favour of Sri. T. Anand Kumar dated 25.05.2016 vide D.D No.175077 drawn on City Union Bank, Indiranagar Branch, Bangalore.

b) A sum of Rs.1,00,00,000/- has been paid in favour of Sri. T. Anand Kumar dated 23.05.2016 vide D.D No.175056 drawn on City Union Bank Bank, Indiranagar Branch, Bangalore.

c) A sum of Rs. 1,23,00,000/- has been paid in favour of Smt. A. Kalavathi dated 16.08.2016 vide cheque bearing No.001191 drawn on HDFC Bank, Domlur Branch, Bangalore.

d) A sum of Rs.76,00,000/- has been paid in favour of Sri. T. Suresh dated 25.05.2016 vide DD No. 175080 drawn on City Union Bank Bank, pIndiranagar Branch, Bangalore.

e) A sum of Rs.2,50,000/- has been paid in favour of Sri. T. Suresh dated 27.05.2016 vide Cheque No.001192 drawn on HDFC Bank, Domlur Branch, Bangalore

f) A sum of Rs.1,27,00,000/-has been paid in favour of Smt.P.Nagarathnamma dated 16.08.2016 vide cheque bearing No.001177 drawn on HDFC Bank, Domlur Branch, Bangalore

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2016-2017

g) A sum of Rs.1,00,00,000/- has been paid in favour of Smt. T. Jayasudha dated 25.05.2016 DD No.175081 drawn on City Union Bank , Indiranagar Branch, Bangalore.

h) A sum of Rs.20,00,000/- has been paid in favour of Smt. T. Jayasudha dated 16.08.2016 vide cheque bearing No. 001193 drawn on HDFC Bank, Domlur Branch, Bangalore.

i) A sum of Rs.8,00,000/- has been paid in favour of Smt.Lakshamamma dated 25.05.2016 DD No.175085 drawn on City Union Bank Bank, Indiranagar Branch, Bangalore.

j) A sum of Rs. 4,00,000/- has been paid in favour of Smt. Lakshamamma dated 30.08.2016 vide cheque bearing No.001179, drawn on HDFC Bank, Domlur Branch, Bangalore

k) A sum of Rs.8,00,000/-has been paid in favour of Smt. Ratnamma dated 25.05.2016 DD No.175083 drawn on City Union Bank Bank, Indiranagar Branch, Bangalore.

l) A sum of Rs.4,00,000/- has been paid in favour of Smt. Ratnamma dated 30.08.2016 vide cheque bearing No. 001182 drawn on HDFC Bank, Domlur Branch, Bangalore.

m) A sum of Rs.11,00,000/- has been paid in favour of Sri.K.V. Gopal dated 25.05.2016 DD No.175084 drawn on City Union Bank, Indiranagar Branch, Bangalore.

n) A sum of Rs.7,00,000/- has been paid in favour of Sri. K.V.Gopal dated 30.08.2016 vide cheque bearing No.001184 drawn on HDFC Bank, Domlur Branch, Bangalore.

o) A sum of Rs.11,00,000/- has been paid in favour of Sri.V.Durgapathi dated 25.05.2016 DD No.175082 drawn City Union Bank, Indiranagar Branch, Bangalore.

p) A sum of Rs.5,50,000/- has been paid in favour of Sri. V.Durgapathi dated 30.08.2016 vide cheque bearing No. 001186 drawn HDFC Bank, Domlur Branch, Bangalore.

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2016-2017

q) A sum of Rs.11,00,000/- has been paid in favour of Sri. V. Jayaram dated 25.05.2016 DD No.175079 drawn on City Union Bank, Indiranagar Branch, Bangalore.

r) A sum of Rs.5,50,000/- has been paid in favour of Sri. V. Jayaram dated 30.08.2016 vide cheque bearing No.001187 drawn on HDFC Bank, Domlur Branch, Bangalore.

s) A sum of Rs.11,00,000/- has been paid in favour of Sri.V. Udaya Kumar dated 25.05.2016 DD No.175078 drawn on City Union Bank, Indiranagar Branch, Bangalore.

t) A sum of Rs.5,50,000/- has been paid in favour of Sri.V.Udaya Kumar Dated 30.08.2016 vide cheque bearing No.001190 drawn on HDFC Bank, Domlur Branch, Bangalore

u) A sum of Rs.7,40,000/- (Rupees Seven Lakhs Forty Thousand only) has been deducted towards tax deduction at source (being 1% of the total sale consideration) and has been deposited with the Income Tax Department as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendors.

2.2 The Vendors hereby acknowledge receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

3. POSSESSION

The Vendors have hereby handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

4.1 The Vendors hereby represents, warrants, and undertakes unto the Purchaser, as follows:

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
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2016-2017

(i) The Vendors are the absolute owners of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendors for lawful purposes;

(iii) The Vendors or their predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice their right to convey or prevent the Vendors from conveying the Schedule Property to the Purchaser in terms of this Deed;

(iv) The Vendors are fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendors;

(v) The Vendors or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

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2016-2017

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendor has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendor hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendors declare that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendors will continue to hold such a position until the completion of the transaction contemplated herein;

(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendors until this day;

(xii) All the representations and warranties of the Vendors contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

For ICONICA PROJECTS
Authorised Signatory

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Authorised Signatory

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4.2 The Vendors are aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendors.

5. FURTHER ASSURANCES

5.1 The Vendors undertakes that they shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

5.2 The Vendors undertakes that they shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendors, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendors undertakes to do all other acts, deeds and things as may be necessary at the cost of the Vendors, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

6. INDEMNITY

6.1 The Vendors agrees to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

(i) Any breach by the Vendors of any of the representations and warranties contained in this Deed; or

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Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

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2016-2017

(ii) Any breach by the Vendors of the covenants, agreements or obligations contained in this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

(iv) Any defect or want of title of the Vendors or their predecessors in title, to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendors, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title of the Schedule Property and the development thereon.

7. DELIVERY OF ORIGINAL DOCUMENTS

The Vendors on this day have delivered the original title deeds and revenue documents to the Purchaser.

SCHEDULE PROPERTY

undeveloped converted

All that piece and parcel of the land bearing Survey No.47 measuring 3 Acres 28 Guntas, converted from agricultural to non-agricultural residential purposes vide the Order dated 19/08/2016, in Official Memorandum bearing No. ALN(EBK)SR/10/16-17, passed by the Deputy Commissioner, Bangalore District, Bangalore situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and bounded on:

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East by: Remaining portion of the land in Sy. No. 47
West by: Land in Sy. No. 46
North by: Kumbena Agrahara Village Gadi
South by: Land in Sy.No.48 and 49.
(The boundaries mentioned herein are based on the survey conducted by the parties).

IN WITNESS WHEREOF THE PARTIES hereto execute this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

For ICONICA PROJECTS

Authorised Signatory

Vendors
Represented by their
GPA holder
(M/s. ICONICA PROJECTS,)

Witnessed by:

1. Ravi K M
S/o Devarajamurthy
Bangalore

2. M. Srinivasulu
[M. JEVA RAJA PARTY]
#422, Vinayaka Layout
Varthur, Bangalore-87

For ICONICA PROJECTS

Authorised Signatory

Purchaser
(M/s. ICONICA PROJECTS,) by its Partner M/s. Gardencity Realty Pvt. Ltd represented by its Partner Mr.K.L.Santosh)

DRAFTED BY:
EAR: 24/8/01

BKL 4679 | 2016-2017

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2016-2017

Sy no 47
3-28

SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the Seventh day of September Two Thousand Sixteen **(07/09/2016)**;

By

1. **SRI.RAJAPPA.S,**
   Aged about 54 years,
   Son of Late Shamaiah,

1a) **SMT. CHANDRAKALA,**
   Aged about 31 years
   Daughter of Sri.Rajappa

1b) **SRI.SOMASHEKAR,**
   Aged about 29 years,
   Son of Sri.Rajappa

1c) **SRI.R.MANJUNATH**
   Aged about 26 years
   Son of Sri.Rajappa

2. **SRI.S.SRINIVASA,**
   Aged about 46 years,
   S/o. Late Shamaiah,

2a) **SRI.S.DEEPAK,**
   Aged about 20 years,
   S/o. Srinivasa,

2b) **KUM.S.NAVYA,**
   Aged about 19 years,
   D/o. Srinivasa,

3. **Sri. S.NAGARAJ**
   S/o. Late Shamaiah,
   Aged about 39 years,

3a) **KUM.CHAITHRA,**
   D/o. Nagaraj,
   Aged about 17 years,

3b) **MASTER. HEMANTH,**
   S/o. S.Nagaraj,
   Aged about 15 years,

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

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Print Date & Time : 08-09-2016 05:23:57 PM

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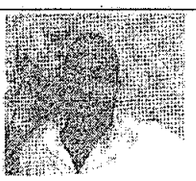
ಕೃಷ್ಣರಾಜಪುರಂ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-09-2016 ರಂದು 05:02:40 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1025000.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	630.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	1025670.00

ಶ್ರೀ M/S ICONICA PROJECTS REP BY ITS PARTNER GARDEN CITY REALTY PVT LTD REP BY ITS PARTNER MR.KOTTU L SANTOSH ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S ICONICA PROJECTS REP BY ITS PARTNER GARDEN CITY REALTY PVT LTD REP BY ITS PARTNER MR.KOTTU L SANTOSH			For ICONICA PROJECTS K. Authorised Signatory

ಸಬ್-ರಜಿಸ್ಟ್ರಾರ
H.B. HARINI
Senior Sub-Registrar
K.R. Pura, Bangalore

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/S ICONICA PROJECTS REP BY ITS PARTNER GARDEN CITY REALTY PVT LTD REP BY ITS PARTNER MR.KOTTU L SANTOSH . (ಬರೆಸಿಕೊಂಡವರು)			For ICONICA PROJECTS K. Authorised Signatory
2	S.Rajappa, Chandrakala, R.Somashekar, R.Manjunath, S.Srinivasa, S.Deepak, S.Navya, S.Nagaraj , Chaithra, Hemanth, being Minor Rep by their Father Natural Guardian, S.Nagaraj . S.Satish rep by GPA Holder M/s. Iconica Projects Rep by its Partner M/s. Garden City Reality Pvt Ltd, Rep by Its Authorised signatory Manjunatha Reddy (ಬರೆಸಿಕೊಂಡವರು)			For ICONICA PROJECTS Manjunatha R.M Authorised Signatory

H.B. HARINI
Senior Sub-Registrar
K.R. Pura, Bangalore

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Sl. No. 3a & 3b are minors in age, are represented by their father Mr.Nagaraj as natural Guardian.

4. **SRI. SATISH. S,**
Aged about 38 years,
S/o. Late Shamaiah,

4a) KUM.MONISHA,
D/o. Sri. Satish
Aged about 9 years,

4b) KUM.YASHASWINI,
D/o. Sri. Satish,
Aged about 6 years,

Sl. No. 4a & 4b being minors are represented by their father Mr.Satish.S as Natural Guardian

5. **SMT. SUSHELAMMA,**
D/o. Late Shamaiah,
Aged about 60 years,

All residing at Kumbena Agrahara Village, Kadugodi Post, Bidarahalli Hobli, Bangalore-67

The Vendors are represented by their Power Of Attorney Holder **M/s.ICONICA Projects,** by its Partner Garden City Realty Pvt. Ltd represented by its Authorised Signatory Mr.Manjunath Reddy (Vide GPA dated 04.03.2016 registered as Document No.MDP-4-00314-2015-16 Stored in C.D.No.MDPD178 at the office of the Sub-Registrar Mahadevpura).

hereinafter referred to as the **"Vendors",** (which expression shall wherever the context so admits mean and include their legal heirs, legal representatives, executors, administrators and successors) of the ONE PART;

IN FAVOUR OF

M/s. ICONICA PROJECTS, by its Partner, M/s.Garden City Realty Pvt. Ltd, having its Registered Office at: No. No. 5AC-510, HRBR Layout 2nd Block, Kalyan Nagar, Outer Ring Road, Banglore-560 043, represented by its Partner Mr.Kottu L Santosh hereinafter referred to as the "Purchaser" (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its partners, successors in Office, Legal Representatives, Administrators, executors and Assigns) of the OTHER PART;

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Monisha, Yashaswini ,being Minor Rep by their Father and Natural Guardian Satish, Sushelamma. rep by GPA Holder M/s. Iconica Projects Rep by its Partner M/s. Garden City Reality Pvt Ltd Rep by its Authorised signatory Manjunatha Reddy (ಬರೆದುಕೊಡುವವರು)			For ICONICA PROJECTS Manjunatha Reddy Authorised Signatory

H. HARINI
Senior Sub-Registrar
ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ
K.R. Pura, Bangalore

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2016-2017

ಮೇ ಜೂನ್ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 4679
2016-2017

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 ICONICA PROJECTS REP BY ITS PARTNER GARDEN CITY REALTY PVT LTD REP BY ITS PARTNER MR.KOTTU L SANTOSH , ಇವರು 577200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	244000.00	DD Number 272277 Dt 7/9/2016 Drawn on City Union Bank Ltd Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	244000.00	DD Number 272278 Dt 7/9/2016 Drawn on City Union Bank Ltd Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	42700.00	DD Number 272281 Dt 7/9/2016 Drawn on City Union Bank Ltd Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	42700.00	DD Number 272280 Dt 7/9/2016 Drawn on City Union Bank Ltd Bangalore
ನಗದು ರೂಪ	3800.00	PAID IN CASH
ಒಟ್ಟು :	577200.00	

ಸ್ಥಳ : ಕೃಷ್ಣರಾಜಪುರಂ
ದಿನಾಂಕ : 08/09/2016

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
H.B. HARINI
Senior Sub-Registrar
(ಕೃಷ್ಣರಾಜಪುರಂ)
K.R. Pura, Bangalore

Designed and Developed by C- DAC ,ACTS Pune.

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D. The Vendors have also executed a General Power of Attorney dated 04/03/2016 registered as document No.315/15-16, Book-IV, stored in CD No.MDPD178, in the office of the Sub-Registrar Mahadevapura, Bangalore) in favour of the Purchaser to sell and do all necessary acts and deeds in respect of the Schedule Property.

E. The Schedule Property came be to be converted from agricultural to non-agricultural residential purposes vide the Order dated 19/08/2016 in Official Memorandum bearing No.ALN(EBK)SR/10/16-17 passed by the Deputy Commissioner, Bangalore District, Bangalore.

F. The Vendors have agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendors.

G. The Vendors have assured the Purchaser that they are in peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and have paid all taxes till date and that the Schedule Property is free from all or any encumbrances.

H. The Vendors have assured the Purchaser that they are the absolute owners of the Schedule Property and are vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

I. In terms of the Sale Agreements dated 04/03/2016 and based on the assurances and representations made by the Vendors, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.8,88,00,000/- (Rupees Eight Crores Eighty Eight Lakhs Only).**

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The Vendors and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

WHEREAS:

A. The Vendors are the absolute owners of the portion of the converted land bearing Survey No.47 measuring 3 Acres 28 Guntas, duly converted from agricultural use to non-agricultural residential purposes vide the Official Memorandum bearing No.ALN(E.B.K)/SR/10/16-17, dated 19/08/2016 passed by the Deputy Commissioner, Bangalore District, Bangalore, situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Schedule Property".**

B. WHEREAS the Schedule Property measuring 3 Acres 28 Guntas was acquired by the Vendors by way of Occupancy rights granted by the Order in Case bearing LRF (B)DR 65, 1007/76-77 issued by Tahsildar, Bangalore South Taluk and their names were mutated in the Mutation Register extract vide MR No.3/2000-01. Ever since the date of grant the Vendors No. 1 to 5 are in possession and enjoyment the said portion of the Schedule Property.

C. The Vendors have executed a Sale Agreement dated 04/03/2016 registered as Document No.MDP-1-08926-2015-16 & stored in CD No.MDPD178 in the office of the Sub-Registrar at Shivajinagar (Mahadevpura), Bangalore in favour of the Purchaser for sale of the Schedule Property and have already received the entire sale consideration and have also acknowledged the receipt of the same.

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

-6 ನೇ ಪುಟ ಸೇರಿಸಿದೆ ದಿನಾಂಕ 4679 2016-2017

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Devaraj Patil Varthur Bangalore	
2	Ravi Kiran Yelahanaka Bangalore	

H.B. HARIPRIYA ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
Senior Sub-Registrar
K.R. Pura, Bangalore

I hereby certify that on production of the original document.Document No 215/2015-16 Dt 4/3/2016 Book-IV, SRO Mahadevapura Bangalore, I have satisfied myself that the stamp duty of Rs. 4440000/- has been paid thereon.

H.B. HARIPRIYA
Senior Sub-Registrar
K.R. Pura, Bangalore

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ KRI-1-04679-2016-17 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ KRID584 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 08-09-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

8/9/16

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಕೆ.ಪುರಾಜಪುರಂ)

H.B. HARIPRIYA
Senior Sub-Registrar
K.R. Pura, Bangalore

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J. The Purchaser has paid the entire sale consideration of **Rs.8,88,00,000/- (Rupees Eight Crores Eighty Eight Lakhs Only)** in the manner set out in the Sale Agreement dated 04/03/2016. The Vendors have duly acknowledged the receipt of the same and the Vendors have agreed to execute this Deed of Sale in favour of the Purchaser.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. **CONVEYANCE**

1.1 The Vendors hereby agrees to grant, convey, assign, transfer and sell over all their right, title and interest in the Schedule Property to and in favour of the Purchaser together with all the easements, advantages, liberties thereto be held and enjoyed, and on the basis of the representations, covenants and assurances mentioned hereunder, to have and to hold the same unto and for the use of the Purchaser absolutely and forever together with title deeds, writings, documents and all other evidences of title.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profit thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendors or by any person lawfully or equitably claiming by, from, under or in trust for him.

2. **CONSIDERATION**

2.1 The Purchaser has already paid the entire sale consideration of **Rs.8,88,00,000/- (Rupees Eight Crores Eighty Eight Lakhs Only)** to the Vendors for the sale of the Schedule Property, in the following manner:

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a) A sum of Rs.15,00,000/- (Rupees Fifteen Lakhs Only) vide Demand Draft bearing No.004261 dated 11/02/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Smt. Sushelamma the Vendor No. 5;

b) A sum of Rs.6,50,000/- (Rupees Six Lakhs Fifty Thousand Only) vide cheque bearing No.000773 dated 10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Smt. Sushelamma, the Vendor No.5;

c) A sum of Rs.87,78,000/- (Rupees Eighty Seven Lakhs Seventy Eight Thousand Only) vide Demand Draft bearing No.No.002652 dated 04.03.2016 drawn on ICICI Bank, Domlur Branch, Bangalore in favour of Sri. S Rajappa, the Vendor No. 1;

d) A sum of Rs.2,22,000/- has been paid vide Cheque bearing No. 008515, dated 05.03.2016, drawn on ICICI Bank, Domlur Branch, Bangalore in favour of Sri.S.Rajappa, the Vendor No. 1 herein.

e) A sum of Rs.2,50,000/- has been paid vide Cheque No.971558, drawn on YES Bank, Thippasandra Branch, Bangalore to Sri.Rajappa, the Vendor No. 1 herein.

f) A sum of Rs.18,50,000/- (Rupees Eighteen Lakhs Fifty Thousand Only) vide cheque bearing No.008511 dated 10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Sri. S.Rajappa, the Vendor No.1 herein;

g) A sum of Rs.21,85,417/- (Rupees Twenty One Lakhs Eighty Five Thousand Four Hundred and Seventeen Only) vide cheque bearing No.000775 dated 10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Smt. R.Chandrakala, the Vendor No.1a) herein;

h) A sum of Rs.26,47,917/- (Rupees Twenty Six Lakhs Forty Seven Thousand Nine Hundred and Seventeen Only) vide cheque bearing No.000976 dated 10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Sri. R.Somashekar, the Vendor No.1b);

i) A sum of Rs.26,47,917/- (Rupees Twenty Six Lakhs Forty Seven Thousand Nine Hundred and Seventeen Only) vide cheque bearing No.000977 dated 10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Sri. R.manjunatha, the Vendor No.1c);

j) A sum of Rs.87,78,000/- (Rupees Eighty Seven Lakhs Seventy Eight Thousand Only) vide Demand Draft bearing No.No.002389 dated

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11.02.2016 drawn on ICICI Bank, Domlur Branch, Bangalore in favour of Sri. S Srinivasa, the Vendor No.2 herein;

k) A sum of Rs.2,22,000/- (Rupees Two Lakhs Twenty Two Thousand Only) in favour of Srinivas.S. vide Cheque No.001078 dated 05.03.2016, drawn on HDFC Bank, Domlur Branch, Bangalore;

l) A sum of Rs.2,50,000/- has been paid to Sri. S.Srinivasa, the Vendor No. 2 herein vide Cheque No.971560, drawn on YES Bank, Thippasandra Branch, Bangalore.

m) A sum of Rs.21,85,417/- (Rupees Twenty One Lakhs Eighty Five Thousand Four Hundred and Seventeen Only) vide cheque bearing No.000979 dated 10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Sri. S.Srinivasa, the Vendor No. 2 herein;

n) A sum of Rs.18,50,000/- (Rupees Eighteen Lakhs Fifty Thousand Only) vide cheque bearing No.008512 dated 10/06/2016 drawn on ICICI Bank, Domlur Branch, Bangalore in favour of Sri. S.Srinivas, the Vendor No.2 herein;

o) A sum of Rs.26,47,917/- (Rupees Twenty Six Lakhs Forty Seven Thousand Nine Hundred and Seventeen Only) vide cheque bearing No.000980 dated 10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Sri. S.Deepak, the Vendor No.2a);

p) A sum of Rs.26,47,917/- (Rupees Twenty Six Lakhs Forty Seven Thousand Nine Hundred and Seventeen Only) vide cheque bearing No.000981 dated 10/06/2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of S.Navya, the Vendor No.2b);

q) A sum of Rs.87,78,000/- (Rupees Eighty Seven Lakhs Seventy Eight Thousand Only) vide Demand Draft bearing No.No.004235 dated 11.02.2016 drawn on HDFC Bank, Domlur Branch, Bangalore in favour of Sri. S nagaraja, the Vendor No.3 herein;

r) A sum of Rs.2,22,000/- (Rupees Two Lakhs Twenty Two Thousand Only) in favour of Nagaraj.S. vide Cheque No.001077 dated 05.03.2016, drawn on HDFC Bank, Domlur Branch, Bangalore;

s) A sum of Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) has been paid to Sri. S.Nagaraj, the Vendor No.3 herein vide Cheque No.971562, drawn on YES Bank, Thippasandra Branch, Bangalore.

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t) A sum of Rs.93,31,251/- (Rupees Ninety Three Lakhs Thirty One Thousand Two Hundred and Fifty One Only) has been paid in favour of Sri. S. Nagaraj, the Vendor No. 3 herein, dated10.06.2016 vide cheque bearing No. 008513 drawn on ICICI Bank, Domlur Branch, Bangalore.

u) A sum of Rs.87,78,000/- (Rupees Eighty Seven Lakhs Seventy Eight Thousand Only) has been paid in favour of Sri. S. Sathish, dated 01.02.2016 DD. No.004234 drawn on HDFC Bank, Domlur Branch, Bangalore.

v) A sum of Rs.2,22,000/- (Rupees Two Lakhs Twenty Two Thousand Only) in favour of Sri. Satish, the Vendor No. 4 vide Cheque No. 001076 dated 05.03.2016, drawn on HDFC Bank, Amarjyothi Nagar, Domlur Branch, Bangalore-560 071

w) A sum of Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand only) has been paid to Sri. S. Sathish, the Vendor No. 4 herein vide Cheque No.971563, drawn on YES Bank, Thippasandra Branch, Bangalore.

x) A sum of Rs.90,00,000/- (Rupees Ninety Lakhs Only) has been paid in favour of Sri. Satish, the Vendor No. 4 herein, dated 10.06.2016 by way of RTGS, from HDFC Bank, Domlur Branch, Bangalore.

y) A sum of Rs.3,31,251/- (Rupees Three Lakhs Thirty One Thousand Two Hundred and Fifty One Only) has been paid in favour of Sri. Satish, the Vendor No. 4 herein, by way of Cash.

z) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) has been paid in favour of Smt. Lakshamamma dated 11.02.2016 D.D. No.004260 drawn on HDFC Bank, Domlur Branch, Bangalore.

aa)A sum of Rs.6,62,500/- (Rupees Six Lakhs Sixty Two Thousand Five Hundred only) has been paid in favour of Smt. Lakshamamma dated 10.06.2016 vide cheque bearing No.000986 drawn on HDFC Bank, Domlur Branch, Bangalore.

bb) A sum of Rs.5,00,000/- has been paid in favour of Smt. Rathnamma, dated 11.02.2016 D.D No. 004259 drawn on HDFC Bank, Domlur Branch, Bangalore.

cc) A sum of Rs.6,62,500/-(Rupees Six Lakhs Sixty Two Thousand Five Hundred Only) has been paid in favour of Smt. Rathnamma, dated 10.06.2016 vide cheque bearing No.000987 drawn on HDFC Bank, Domlur Branch, Bangalore.

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dd) A sum of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) has been paid in favour of Sri. K.V.Gopal, dated 11.02.2016 D.D. No.913132 drawn on The Karur Vysya Bank Limited Bank, Jayanagar Branch, Bangalore.

ee) A sum of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only)has been paid in favour of Sri. K.V.Gopal, dated10.06.2016 vide cheque bearing No.000988 drawn on HDFC Bank, Domlur Branch, Bangalore.

ff) A sum of Rs.12,50,000/-(Rupees Twelve Lakhs Fifty Thousand Only) has been paid in favour of Sri. V.Durgapathi, dated 11.02.2016 D.D.No.913135 drawn on The Karur Vysya Bank Limited Bank, Jayanagar Branch, Bangalore.

gg) A sum of Rs.12,50,000/-(Rupees Twelve Lakhs Fifty Thousand Only) has been paid in favour of Sri. V.Durgapathi, dated 10.06.2016 vide cheque bearing No.000989 drawn on HDFC Bank, Domlur Branch, Bangalore.

hh) A sum of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) has been paid in favour of Sri. V.Jayaram, dated 11.02.2016 D.D. No.913133 drawn on The Karur Vysya Bank Ltd. Bank, Jayanagar Branch, Bangalore.

ii) A sum of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) has been paid in favour of Sri. V. Jayaram, dated10.06.2016 vide cheque bearing No.000990 drawn on HDFC Bank, Domlur Branch, Bangalore.

jj) A sum of Rs.12,50,000/- has been paid in favour of Sri. V. Udayakumar, dated 11,02.2016 D.D. No.913134 drawn on The Karur Vysya Bank Ltd Bank, Jayanagar Branch, Bangalore.

kk) A sum of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) has been paid in favour of Sri. V. Udayakumar, dated 10.06.2016 vide Cheque bearing No.000991 drawn on HDFC Bank, Domlur Branch, Bangalore,

ll) A sum of Rs.8,88,000/- (Rupees Eight Lakhs Eighty Eight Thousand only) has been deducted towards tax deduction at source (being 1% of the total sale consideration) and has been deposited with the Income Tax Department as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendors.

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2.2 The Vendors hereby acknowledges receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

3. POSSESSION

The Vendors hereby handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

4.1 The Vendors hereby represents, warrants, and undertakes unto the Purchaser, as follows:

(i) The Vendors are the absolute owner of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendors for lawful purposes;

(ii) The Schedule Property is the self-acquired property of the Vendors;

(iii) The Vendors or their predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice his right to convey or prevent the Vendors from conveying the Schedule Property to the Purchaser in terms of this Deed;

(iv) The Vendors are fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendors;

(v) The Vendors or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

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(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendor has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendor hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendors declares that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendors will continue to hold such a position until the completion of the transaction contemplated herein;

(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendors until this day;

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(xii) All the representations and warranties of the Vendors contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

4.2 The Vendors are aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendors.

5. FURTHER ASSURANCES

5.1 The Vendors undertakes that they shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

5.2 The Vendors undertakes that they shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendors, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendors undertakes to do all other acts, deeds and things as may be necessary at the cost of the Vendors, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

6. INDEMNITY

6.1 The Vendors agrees to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

(i) Any breach by the Vendors of any of the representations and warranties contained in this Deed; or

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Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

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2016-2017

(ii) Any breach by the Vendors of the covenants, agreements or obligations contained in this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

(iv) Any defect or want of title of the Vendors or their predecessors in title, to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendors, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title of the Schedule Property and the development thereon.

7. DELIVERY OF ORIGINAL DOCUMENTS

The Vendors on this day have delivered the original title deeds and revenue documents to the Purchaser.

SCHEDULE PROPERTY

undeveloped converted

All that piece and parcel of the portion of land bearing Survey No.47 measuring 3 Acres 28 Guntas, converted from agricultural to non-agricultural residential purposes vide the Order dated 19/08/2016, in Official Memorandum bearing No. ALN(EBK)SR/10/16-17, passed by the Deputy Commissioner, Bangalore District, Bangalore situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and bounded on:

East by: Kumbena Agrahara Village Gadi;
West by: Remaining land in Sy. No. 47;
North by: Kumbena Agrahara Village Gadi;
South by: Land in Sy.No.48 and 49.

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(The boundaries mentioned herein are based on the survey conducted by the parties).

IN WITNESS WHEREOF THE PARTIES hereto execute this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

For ICONICA PROJECTS
Authorised Signatory

Vendors
Represented by their GPA holder M/S. ICONICA Projects repd. by its Partner M/S. Garden City Realty Pvt. Ltd

For ICONICA PROJECTS
Authorised Signatory

Purchaser
(M/s. ICONICA PROJECTS,) represented by its Partner Mr.K.L.Santosh)

Witnessed by:

1. M. D Eswarappa
#427, Varthur
Bangalore 87

2. Ravi Kiran
S/o Devajanaik
Jakkur Layout
Bangalore - 64

Drafted by:
KAR: 2418/01

ಈ ದಸ್ತಾವೇಜು 17 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ

Sy no 49/3 224
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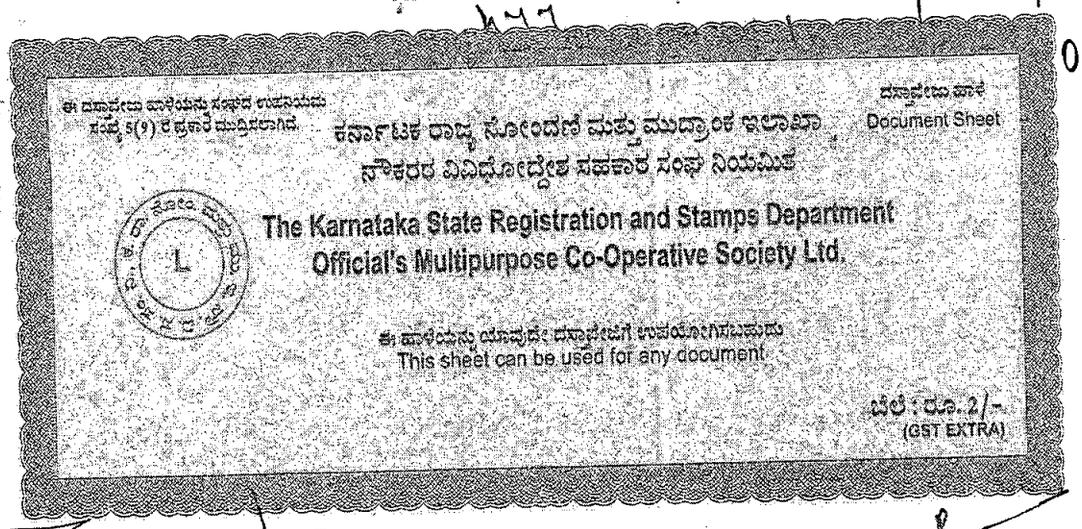

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SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the 12th day of April, Two Thousand Eighteen **(12/04/2018)**at Bengaluru;

By

SMT. DAKSHAYINI,
Aged about 76 years,
Wife of late Shivappa,
residing at No.321,
14th Cross, 2nd Block,
Jayanagar,Bangalore-560011.
PAN No.AKUPB5873G

(Represented by her General Power of Attorney Holder **SRI.A.BABU,** aged about 40 years, S/o.Late.Annayappa, residing at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk (Vide GPA dated 03/10/2013 registered as Document No.INR-4-00645-2013-14 Stored in C.D.No.INRD77 at the office of the Sub-Registrar Indiranagar, Bangalore).

Hereinafter referred to as the **"Vendor",** (which expression shall wherever the context so admits mean and include herlegal heirs, legal representatives, executors, administrators and successors etc.,) of the ONE PART;

IN FAVOUR OF

M/s. ICONICA PROJECTS,
A Partnership Firm having its Registered Office at:
No. 510-5AC,HRBR Layout 2nd Block, Kalyan Nagar,
Outer Ring Road,Banglore-560 043.
Represented by its Partner M/s. Gardencity Realty Pvt. Ltd
Represented by its authorised Representative Sri.K.Santhosh

hereinafter referred to as the "Purchaser" (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its Partners,successors in Office, Legal Representatives, Administrators, executors and Assigns etc.,) of the OTHER PART;

For ICONICA PROJECTS
K.
Authorised Signatory

Page 1

477

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....2018-19ರ ಪುಟ ಸಂಖ್ಯೆ.....

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Iconica Projects rep by its partner M/s Gardencity Realty pvt Ltd, rep by its Authorised Signatory K Santhosh , ಇವರು 959822.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	959822.00	DD No. 099514 Dt: 11/04/18, City Union Bank Ltd, Bangalore
ಒಟ್ಟು :	959822.00	

ಸ್ಥಳ : ಮಹದೇವಪುರ

ದಿನಾಂಕ : 12/04/2018

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹೆಚ್ಚುವರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು (ಮಹದೇವಪುರ)

Designed and Developed by C- DAC ,ACTS Pune.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 447 2018-19 ಪುಸ್ತಕ ಸಂಖ್ಯೆ 2

ಈ ದಸ್ತಾವೇಜು ಪಾಲಿಸುವುದು ಸಂಪೂರ್ಣ ಉಚಿತವಾಗಿರುವುದು ಸಬ್ಸೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಸ್ತಾವೇಜು ಶೀಟ್ 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.

ಈ ಶೀಟ್‌ಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/- (GST EXTRA)

The Vendor and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

WHEREAS:

A. TheVendoris the absolute owner of the land measuring 31Guntas in undeovaloped converted Survey No.49/3 (Old Sy. No.49/2) duly converted from agricultural purpose to non-agricultural residential purposes vide the Official Memorandum bearing No.ALN(E.B.K)SR/31/17-18, dated 16/03/2018passed by the Deputy Commissioner, Bangalore District, Bangalore,situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, (more fullydescribed in the schedule hereunder and hereinafter referred to as the **"Schedule Property").**

B. WHEREAS the Vendor represents that the Schedule Property is carved out of land bearing Sy. No.49 measuring 1 Acre 36 guntas (hereinafter referred to as the "Larger Property") which was originally anInam land re-granted to Sri.Yele Nirvanappa(Jodidar)vide Order passed by the Special Deputy Commissioner for Inams Abolition dated 03/01/1964 in Case No. 4043/1963-64.

C. WHEREAS the said Larger Property was sub-divided into2 hissas viz., 49/1 measuring 35 Guntas and Sy.No.49/2 measuring 1 acre 1 Gunta (hereinafter referred to as the "Said Property").

D. WHEREAS the said re-grantee Sri.Yele Nirvanappa died leaving behind his legal heirs. Subsequently the said legal heirs partitioned the Larger Property along with other propertiesvide a Partition Deed dated 29/03/1971, registered as Document No.4319/1970-71 of Book-I, Volume-1297 at pages 96-109 in the Office of the Sub-Registrar, Hoskote and the Said Property fell into the share of Sri.Shivappa S/o.Yele Nirvanappa.

For ICONICA PROJECTS

Authorised Signatory

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....2018-19ರ ಪ್ರಮುಖ ಸಂಖ್ಯೆ 4

Print Date & Time : 12-04-2018 01:16:30 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 477

ಮಹದೇವಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 12-04-2018 ರಂದು 11:49:36 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	169880.00
2	ಸೇವಾ ಶುಲ್ಕ	770.00
3	ಕನ್ಸೇತಿಂಗ್ ಲೈಫ್	100.00
4	ಹೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	170790.00

ಶ್ರೀ M/s Iconica Projects rep by its partner M/s Gardencity Realty pvt Ltd, rep by its Authorised Signatory K Santhosh ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Iconica Projects rep by its partner M/s Gardencity Realty pvt Ltd, rep by its Authorised Signatory K Santhosh			For ICONICA PROJECTS K. Authorised Signatory

ಹೆಚ್ಚುವರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s Iconica Projects rep by its partner M/s Gardencity Realty pvt Ltd, rep by its Authorised Signatory K Santhosh . (ಬರೆಸಿಕೊಂಡವರು)			For ICONICA PROJECTS K. Authorised Signatory
2	Dakshayini W/o late Shivappa rep by GPA holder A Babu . (ಬರೆದುಕೊಡುವವರು)			

ಹೆಚ್ಚುವರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 4477 2018-19ನೆ ಸಾಲಿನ ಪುಟ ಸಂಖ್ಯೆ 5

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

E. WHEREAS out of the Said Property, a portionof land measuring 10 Guntas was granted in favour of one Sri.Muniyappa S/o.Sonnappa by way of occupancy rights in case bearing No.LRF(B)KA9/1224/74-75 and the remaining extent of land measuring 31 Guntas vested with Sri.Shivappaand was further phoded and re-numbered as Sy.No.49/3 which is being referred to as the "Schedule Property".

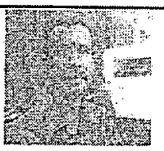
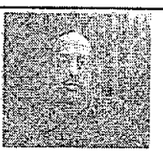
F. WHEREAS, subsequently the said Sri.Shivappa died on 05/04/2003.The VendorSmt.Dakshayini's(Wife of Late Shivappa)name got mutated in the mutation register extract vide MR No.H38/2016-17 pursuant to the Order of the Special Tahasildar, Bangalore East Taluk, in case bearing No. RRT(D)/77/2017-18 dated 21/06/2017. Ever since the date of acquisition, the Vendor is in possession and enjoyment the Schedule Property.

G. WHEREAS the Vendor hasentered intoan Agreement to Sell dated 03/10/2013 in favour of Sri.Muniraju, Sri.Babu.A and Sri. Govindaraju agreeing to sell the Schedule Property, registered as Document No. INR-1-05091/2013-14, stored in CD No. INRD77, in the Office of the Sub-Registrar, Indiranagar. Hence the said Agreement Holders are arrayed as consenting Witnesses to this Deed. On the same day she also executed a general power of attorney registered as Document No.INR-4-00645-2013-14 Stored in C.D.No. INRD77in the office of the Sub-Registrar atIndiranagar,Bangalorein favour of Mr.A.Babu authorising & empowering him to deal with the Schedule Property including the power to sell to any persons of his choice.

For ICONICA PROJECTS

Authorised Signatory

ನೋಂದಣಿ ಸಂಖ್ಯೆ 447 2018-19ನೆ ಸಾಲಿನ ಸಂಪುಟ b

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Muniraju A . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			A. Muniraju
4	Govindaraju A . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			A. Govindaraju
5	A Babu . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			A. Babu
6	Manjunath Reddy , (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			Manjunath R.N
7	M/s Clean Foods Ltd K Surya Chandra Rao . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			For CLEAN FOODS LTD. K Suryachandra Rao DIRECTOR

ಹೆಚ್ಚುವರಿ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 477 2018-19ನೆ ಮೂಲ ಸಂಖ್ಯೆ 7

ಈ ದಸ್ತಾವೇಜು ಶುಲ್ಕವನ್ನು ಸಂಸ್ಥೆಯ ಉಪಯೋಗಕ್ಕಾಗಿ ಕಲಂ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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.

ದಸ್ತಾವೇಜು ಶುಲ್ಕ Document Sheet

ಈ ಶುಲ್ಕವನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/- (GST EXTRA)

H. WHEREAS the Vendor represented by her Attorney hasentered into anAgreement to Sellon30/11/2016with the Purchaser for sale of the Schedule Property which is registered as Document No. MDP-1-05871/2016-17, of Book-1, stored in CD No. MDPD192 in the Office of the Sub-Registrar, Mahadevpura, Bangalore.

I. The Schedule Property came be to be converted from agricultural to non-agricultural residential purposes vide the Order dated 16/03/2018 in Official Memorandum bearing No. ALN(E.B.K)SR/31/17-18 passed by the Deputy Commissioner, Bangalore District, Bangalore.

J. The Vendor has agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendor.

K. The Vendor hasassured the Purchaser that she isin peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and havepaid all taxes till date and that the Schedule Property is free from all or any encumbrances.

L. The Vendor hasassured the Purchaser that she isthe absolute owner of the Schedule Property and isvested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

M. In terms of the Sale Agreement dated 30/11/2016 and based on the assurances and representations made by the Vendor, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of Rs.1,55,00,000/- (Rupees One Crore FiftyFive Lakhs only).

For ICONICA PROJECTS

Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 477 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 8

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Devaraj patil S/o M S patil 427, Varthur, Bangalore	
2	Narasimha Murthy S/o Seenappa No. 26, Allalasandra, Near Shanimahathma Temple, Yelahanka ,Bangalore	

ಜೆಟ್ಟಿಪಳ್ಳಿ.

ಜೆಟ್ಟಿಪಳ್ಳಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

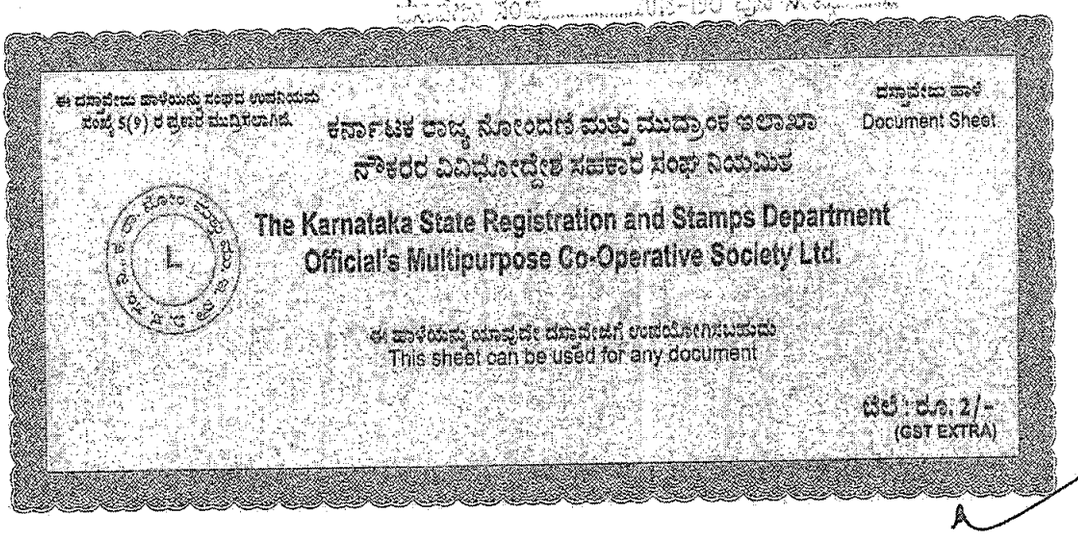
1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ MDP-1-00477-2018-19 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ MDPD232 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 12-04-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಜೆಟ್ಟಿಪಳ್ಳಿ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಮಹದೇವಪುರ)

ಚಿಕ್ಕವೆದ್ದಣ್ಣ. ಕೆ.ಬಿ.
ಜೆಟ್ಟಿಪಳ್ಳಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

Designed and Developed by C-DAC, ACTS, Pune



NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. **CONVEYANCE**

1.1 The Vendor hereby agrees to grant, convey, assign, transfer and sell over all her right, title and interest in the Schedule Property to and in favour of the Purchaser together with all the easements, advantages, liberties theretobe held and enjoyed, and on the basis of the representations, covenants and assurances mentioned hereunder, to have and to hold the same unto and for the use of the Purchaser absolutely and forever together with title deeds, writings, documents and all other evidences of title.

1.2. On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profit thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendor or by any person lawfully or equitably claiming by, from, under or in trust for him.

2. **CONSIDERATION**

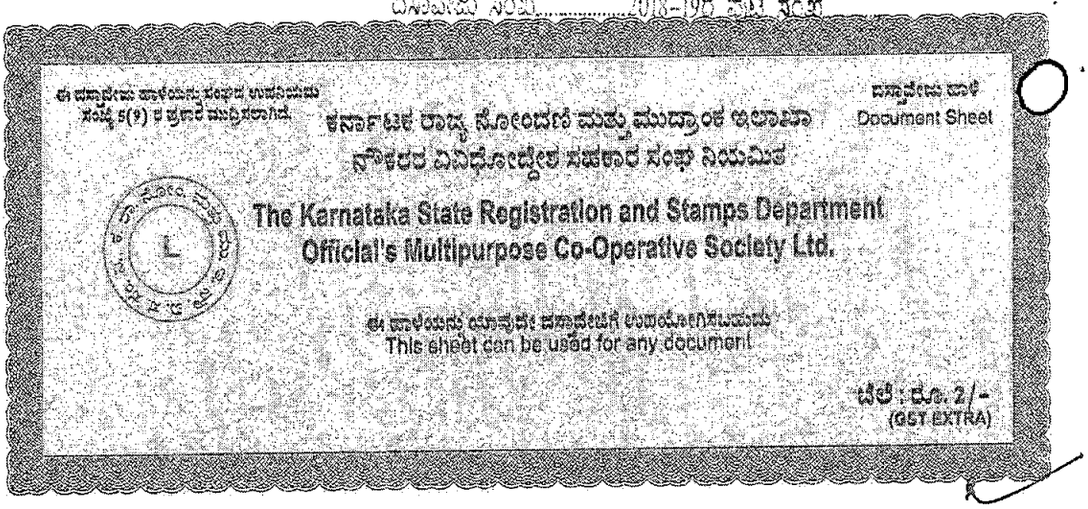
2.1 The Purchaser has paid the entire sale consideration of **Rs.1,30,45,501/- (Rupees One Crore thirty Lakhs fourty five thousand five not one Only)** for the sale of the Schedule Property, in the following manner:

a) A sum of Rs.**15,00,000/- (Rupees Fifteen Lakhs Only**) by way of Cheque bearing No.914746, drawn on Yes Bank, New Thippasandra Branch, Bangalore dated 30/11/2016 in favour of Sri. Babu- the attorney of the Vendor No. 1 herein.

For KONIKA PROJECTS

Authorised Signatory

ಮಾವೇಮು ಸಂಖ್ಯೆ 477 2018-19ನೆ ಸಾಲಿನ 10



b) A sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** by way of RTGS No.CIUBH181019424, dated:11-04-2018. City union Bank Indiranagar Branch, Bangalore-139 in favour A.Babu

c) A sum of **Rs.5,00,000/- (Rupees Five Lakhs Only)** by way of Cheque drawn on Yes Bank, New Thippasandra Branch, Bangalore in favour of Sri. A.Babu - the Consenting witness No. 1 herein.

d) A sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** by way of DD No.099521, dated:11-04-2018, City union Branch, Bangalore in favour of Sri. A.Babu –

e) A sum of **Rs.10,00,000/- (Rupees TenLakhs Only)** by way of Cheque bearing No.914745, drawn on Yes Bank, New Thippasandra Branch, Bangalore dated 30/06/2017 in favour of Sri. Muniraju- the Consenting witness No. 1 herein.

f) A sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** by way of Cheque bearing No. 914747, drawn on Yes Bank, New Thippasandra Branch, Bangalore dated 30/06/2017 in favour of Sri. Govindaraju- the Consenting witness No. 2 herein.

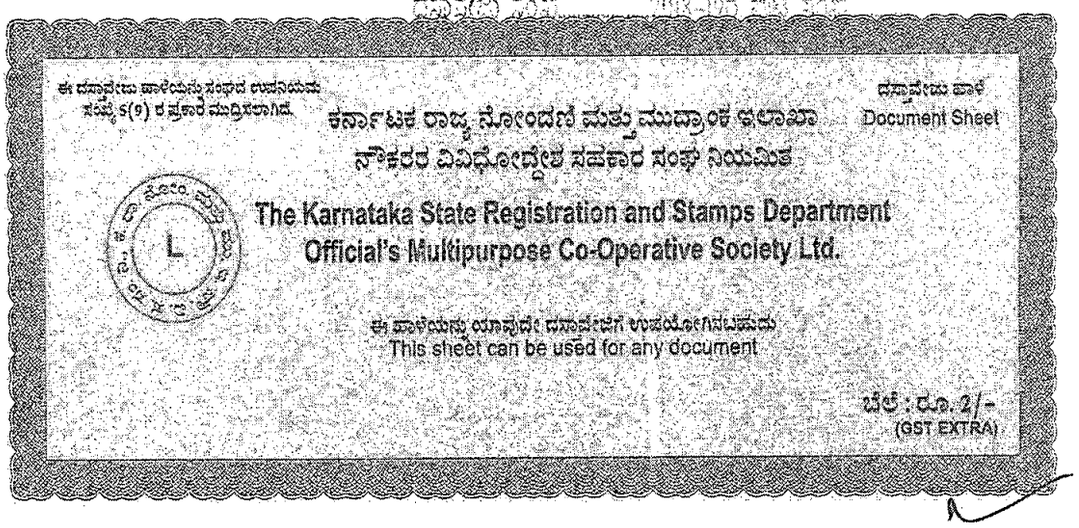
g) A sum of **Rs.23,00,167/- (Rupees Twanty three Lakhs one hundred sixty seven Only)** by way of Cheque No.001288, Dommalur Branch, Bangalore-71 in favour of Sri. A.Babu –

h) A sum of **Rs.23,00,167/- (Rupees Twanty three Lakhs one hundred sixty seven Only)** by way of Cheque No.001289, Dommalur Branch, Bangalore-71 in favour of Sri. Muniraju – the Consenting witness No. 1 herein.

i) A sum of **Rs.23,00,167/- (Rupees Twanty three Lakhs one hundred sixty seven Only)** by way of Cheque No.001290, Dommalur Branch, Bangalore-71 in favour of Sri. Govindaraju – the Consenting witness No. 1 herein.

For ICONICA PROJECTS

Authorised Signatory



j) A sum of (TDS) **Rs.1,45,000/- (Rupees One Lakh Fourty Five Thousand only)** has been deducted towards tax deduction at source (being 1% of the total sale consideration) and has been deposited with the Income Tax Department as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendor.

2.2 The Vendor hereby acknowledges receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

3. POSSESSION

The Vendorhashereby handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

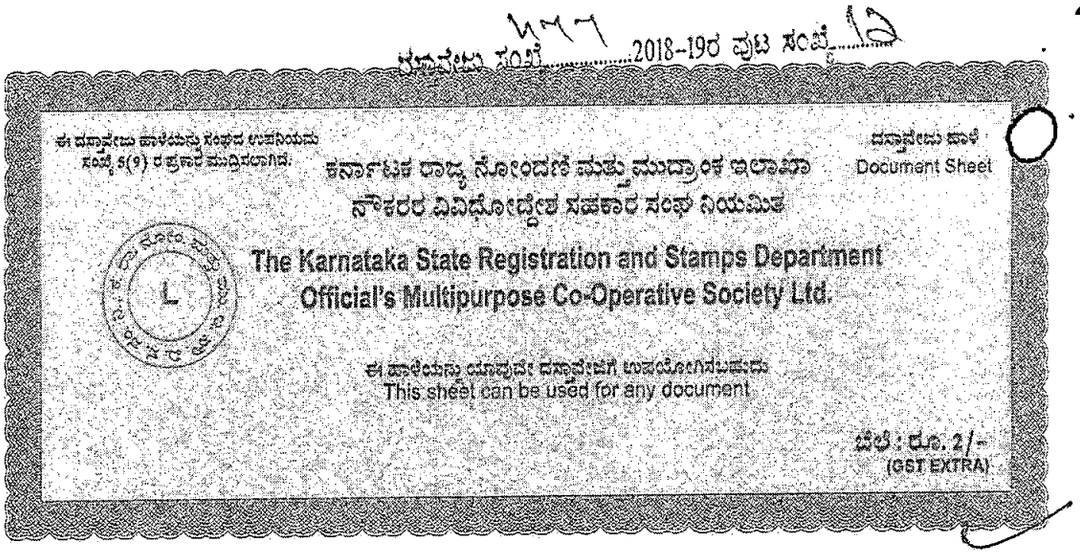
4.1 The Vendor hereby represents, warrants, and undertakes unto the Purchaser, as follows:

(i) The Vendoristhe absolute owner of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendor for lawful purposes;

(iii) The Vendor or her predecessors in title hasnot done any act, deed or thing, which is likely to curtail, restrict or prejudice her right to convey or prevent the Vendor from conveying the Schedule Property to the Purchaser in terms of this Deed;

For ICONICA PROJECTS

Authorised Signatory



(iv) The Vendorisfully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendor;

(v) The Vendor or her predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(vi)No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lispendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendor has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendor hereby covenant to fully indemnify and keep indemnified the Purchaser against all such claims;

For ICC [illegible] PROJECTS

Authorised Signatory

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.
ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document
ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

(x) The Vendor declare that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendor will continue to hold such a position until the completion of the transaction contemplated herein;

(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendor until this day;

(xii) All the representations and warranties of the Vendor contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

4.2 The Vendorisaware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendor.

5. FURTHER ASSURANCES

5.1 The Vendor undertakes that sheshall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

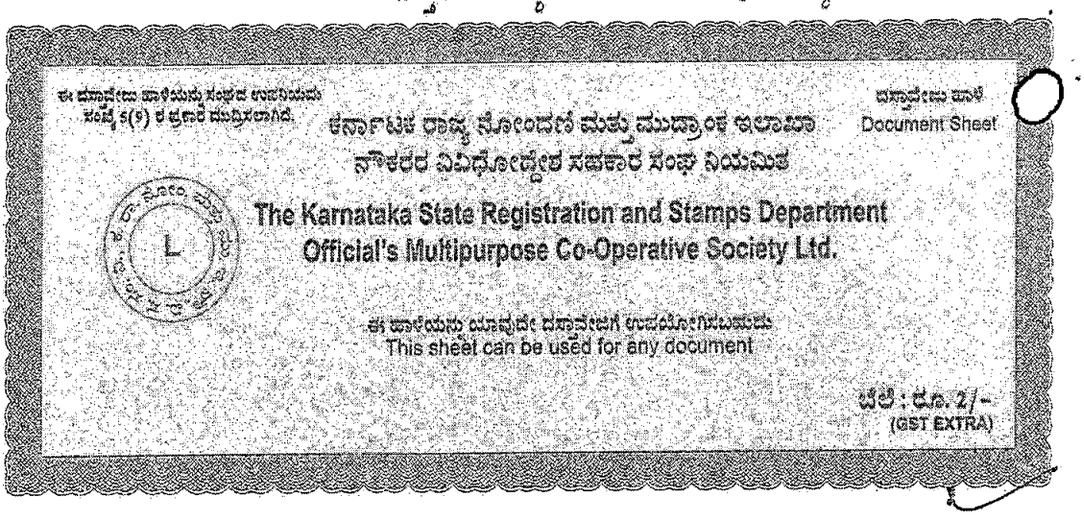
5.2 The Vendor undertakes that she shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendor, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendor undertakesto do all other acts, deeds and things as may be necessary at the cost of the Vendor, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

For ICONICA PROJECTS

Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 477 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 11



6. INDEMNITY

6.1 The Vendor agree to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

(i) Any breach by the Vendor of any of the representations and warrantiescovenants, agreements or obligations contained in this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

(iv) Any defect or want of title of the Vendor orherpredecessors in title, to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendor, or any event or circumstance which has or is reasonably likely to have a material adverseeffect on the title of the Schedule Property and the development thereon.

7. DELIVERY OF ORIGINAL DOCUMENTS

The Vendor on this day hasdelivered the original title deeds and revenue documents to the Purchaser.

For ICONIC PROJECTS

Authorised Signatory

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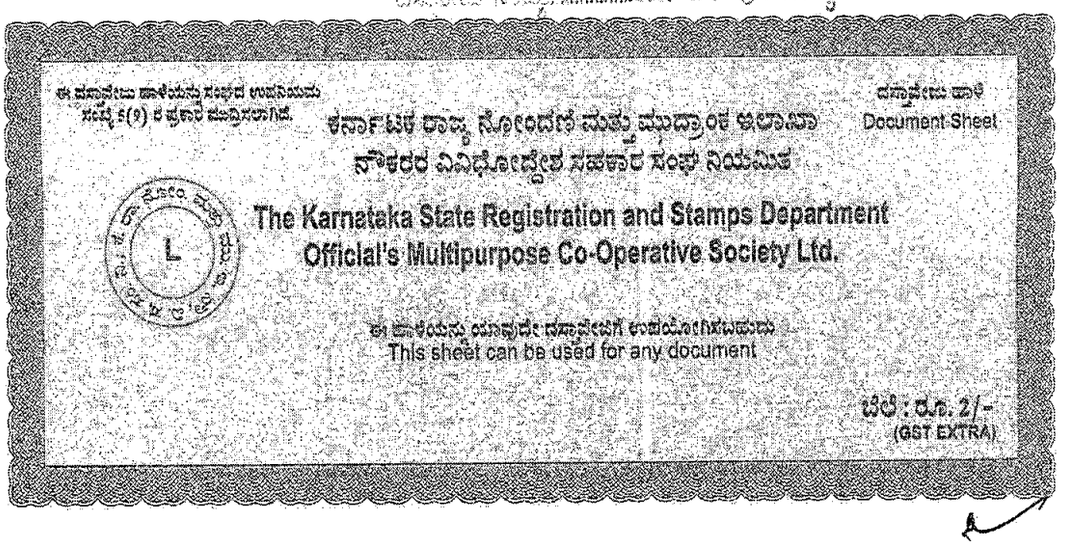

8. CONSENTING WITNESS COVENANT

Sri.Muniraju, Sri.Govindaraju& Sri.A.Babu are the agreement holders of the Schedule Property vide a Sale Agreement dated 03.10.2013 registered as Document No.INR-1-05019/2013-14 & stored in CD No.INRD77 in the office of the Sub-Registrar at Indiranagar, Bangalore executed by the Vendor.Hence they are arrayed as Consenting Witness No.1 to 3 to this Deed & their accounts have been settled.

Sri. Manjunath Reddy is also an unregistered agreement holder executed by the Vendor who in turn has an arrangement with Consenting Witness No.5 for acquisition of the Schedule property along with other lands in Dommasandra & Kumbena Agrahara Village. Hence they are arrayed as Consenting Witness No.4 and 5 to this Deed.

SCHEDULE PROPERTY

All that Property available within the four boundaries detailed below and measuring 31(Thirty one) Guntas in undeovaloped converted Sy.No.49 /3 (Old Sy.No.49/2) situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District duly converted into residential purposes vide the Order dated 16/03/2018 in Official Memorandum bearing No.ALN(E.B.K)SR/31/17-18 passed by the Deputy Commissioner, Bangalore District, Bangalore and bounded by:

East : Property of in Sy. No. 49/2
West : Property of in Sy. No 49/1;
North : Property bearing Sy. No. 45 & 46;
South: Property bearing Sy.No. 57;

For ICONICA PROJECTS

Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 477 2018-19ನೆ ಪುಟ ಸಂಖ್ಯೆ 16

ಈ ದಸ್ತಾವೇಜು ಪಾಳೆಯನ್ನು ನೋಂದಣಿ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಸ್ತಾವೇಜು ಪಾಳೆ
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.

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

IN WITNESS WHEREOF THE PARTIES hereto executed this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

Consenting Witness:

1)

(Muniraju A)

2)

(Govindaraju A)

(SMT. DAKSHAYINI)

(Repd by her GPAHolder **SRI.A.BABU)**
(Vendor)

SEAL OF THE SUB

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 477 2018-19ರ ಮೇಟ ಸಂಖ್ಯೆ 17

ಈ ದಸ್ತಾವೇಜು ಕಾಳಧನ ನಿಷೇಧ ಅಧಿನಿಯಮ ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

For ICONICA PROJECTS

Authorised Signatory

(M/s. ICONICA PROJECTS)

Repd by its Partner M/s. Gardencity Realty Pvt. Ltd
Repd its Director Kottu L. Santosh
(Purchaser)

~~(Seller)~~

Manjunath Reddy
23, Kirti Glory
Domlur P/o B'lr
(Manjunath Reddy)

For CLEAN FOODS LTD

DIRECTOR

(M/s. Clean Foods Ltd)

WITTNESSES:

1.

2.

Drafted by (advocate)

Devaraj M N

Devaraj M.N.

No.132, outer Circle, Whitefield,

Bangalore-66

Print date & time : 12/04/2018 01:15:41 PM

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 517

ಕಛೇರಿ : ಮಹದೇವಪುರ

Original

ದಿನಾಂಕ : 12/04/2018

ಶ್ರೀ M/s Iconica Projects rep by its partner M/s Gardencity Realty pvt Ltd, rep by its Authorised Signatory K Santhosh - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2018 - 19 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 477 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೊಂದಾವಣೆಗಾಗಿ

	ರೂ. ಪೈ.
ನೋಂದಣಿ ಶುಲ್ಕ	169880.00
ಸೇವಾ ಶುಲ್ಕ	770.00
ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀಸ್	100.00
ಹೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
ಒಟ್ಟು :	170790.00

Rs. 169880.00 ಡಿ.ಡಿ.ಮೂಲಕ DD No. 099512 Dt: 11/04/18. City Union Bank LTd, Bangalore910.00 ನಗದಾಗಿ Paid in Cash Rs.

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

ಒಟ್ಟು : 170790.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಒಂದು ಲಕ್ಷ ಎಪತ್ತು ಸಾವಿರದ ಏಳು ನೂರು ತೊಂಬತ್ತು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 12/04/2018 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಭುವ ನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು.
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಮಹದೇವಪುರ

Designed and Developed by C- DAC ,ACTS Pune.

Sy no 61/2

BK16703
2020-21

This Document Consist of 20 Pages
First Page of Doct. No. 6703 of Book 1
2020 - 21

SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the 1st day of December, Two Thousand Twenty (**01.12.2020**) at Bengaluru;

By

1) **MR. A. CHANDRASHEKAR,** aged about 66 years, son of Late Mr.Abbaiah and Late Mrs. Madamma, hereinafter referred to as "**Vendor No. 1**";

2) **MR. A. RAVINDRA,** aged about 60 years, son of Late Mr. Abbaiah and Late Mrs. Madamma, hereinafter referred to as "**Vendor No. 2**";

3) **MR. A. KRISHNAPPA,** aged about 58 years, son of Late Mr. Abbaiah and Late Mrs. Madamma, hereinafter referred to as "**Vendor No. 3**"; and

4) **MR. A. NAGENDRA,** aged about 53 years, son of Late Mr. Abbaiah and Late Mrs. Madamma, hereinafter referred to as "**Vendor No. 4**";

Vendor No. 1 to Vendor No. 4 are residing at No. 259, Belathuru Colony, Kadugodi Post, Bengaluru-560 067, and are being represented by their Power of Attorney Holder **Akosa Ventures Private Limited** vide General Power of Attorney dated 16.2.2017, registered as Document No. MDP-4-00292/2016-17, stored in C.D.No. MDPD 199 in the office of the Sub-Registrar, Shivajinagar (Mahadevpura), Bengaluru, hereinafter collectively referred to as the "**Vendors**", (which expression shall, wherever the context so requires or admits, be deemed to mean and include their respective legal representatives, heirs, executors, administrators and permitted assigns) of the **FIRST PART**:

For AKOSA VENTURES PRIVATE LIMITED
AUTHORISED SIGNATORY

For AKOSA VENTURES PRIVATE LIMITED
AUTHORISED SIGNATORY

2 ...Page of Doct. No. 6703 of Book 2 .....
2020 - 21

Print Date & Time : 01-12-2020 05:22:09 PM

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02.12.2020

ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 01-12-2020 ರಂದು 04:15:47 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

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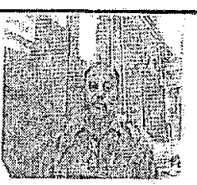
1	ನೋಂದಣಿ ಶುಲ್ಕ	192810.00
2	ಸೇವಾ ಶುಲ್ಕ	770.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	193620.00

ಶ್ರೀ Akosa Ventures Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Akosa Ventures Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana			FOR AKOSA VENTURES PRIVATE LIMITED K Suryachandra Rao AUTHORISED SIGNATORY

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Akosa Ventures Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao . ಬಿನ್ Adinarayana (ಬರೆಸಿಕೊಂಡವರು)			FOR AKOSA VENTURES PRIVATE LIMITED K Suryachandra Rao AUTHORISED SIGNATORY
2	Mr.A.Chandrashekar,Mr.A.Ravindra , Mr.A.Krishnappa and A Nagendra all rep by their GPA Holder . Akosa Ventures Private Limited Rep by its Authorised Signator Mr.Surya Chandra Rao (ಬರೆದುಕೊಡುವವರು)			FOR AKOSA VENTURES PRIVATE LIMITED K Suryachandra Rao AUTHORISED SIGNATORY

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

3 Page of Doct. No 6103 of Book 1
2020 - 21

IN FAVOUR OF

Akosa Ventures Private Limited, a company incorporated under the Companies Act, 2013 (with CIN: U45201KA2007PTC044092) and having its registered office at No. 510-5AC, HRBR Layout, 2nd Block, Kalyan Nagar, Outer Ring Road, Bengaluru, Karnataka – 560 043 being represented by its Authorised Signatory Mr.SuryaChandra Rao hereinafter referred to as the "**Purchaser**" (which expression shall, unless excluded by or repugnant to the context or meaning thereof, include its successors in interest, administrators, and permitted assigns) of the **SECOND PART**:

Wherever the context so required or admits, the Vendors and the Purchaser are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

A. The Vendors have jointly and severally represented to the Purchaser as follows:

(i) The land bearing Survey No. 61/2 (Old Sy. No. 61/A) measuring 28.5 Guntas situated at Dommasandra Village, Bidarahalli Hobli, Bengaluru East Taluk which is more fully described in the schedule hereto and hereinafter referred to as the "**Schedule Property**" was the sole and absolute property of Mrs. Madamma (wife of Late Mr. Abbaiah). Mrs. Madamma had acquired title to the Schedule Property from the family members of Late Mr. Bellappa under the Sale Deed dated 5.9.1977, registered on 5.10.1977 as Document No. 1729/1977-78 of book I, Volume No. 1521 at Pages 47 to 50 in the office of the Sub-Registrar, Hosakote. The sketch of the Schedule Property is attached hereto as an **Annexure**;

For AKOSA VENTURES PRIVATE LIMITED
AUTHORIZED SIGNATORY

For AKOSA VENTURES PRIVATE LIMITED
AUTHORIZED SIGNATORY

Page of Doct. No. 6703 of Book 1

2020 - 21

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Manjunath Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			Manjunath Reddy
4	Clean Foods Limited Rep by Its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			CLEAN FOODS LTD Bangalore

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

5 Page of Doct. No. 6703 of Book 1
2020 - 21

(ii) Subsequently, Mrs. Madamma along with her sons i.e., the Vendors entered into the Agreement to Sell dated 16.2.2017, registered as Document No. MDP-1-08083-2016-17 (stored in CD No. MDPD 199) in the office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bengaluru with the Purchaser agreeing to sell the Schedule Property in favour of the Purchaser and /its nominees/ assignees ("**Agreement to Sell**");

(iii) Pursuant to the Agreement to Sell and having received the entire consideration by Mrs. Madamma and the Vendors, Mrs. Madamma and the Vendors also executed the General Power of Attorney dated 16.2.2017, registered as Document No. MDP-4-00292-2016-17 (stored in CD No. MDPD 199) in the office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bengaluru appointing the Purchaser as their Power of Attorney Holder ("**PoA**"). Under the PoA, the Purchaser has been authorised to *inter alia* convey the Schedule Property to the Purchaser or any other person in the manner as the Purchaser deems fit at its sole discretion;

(iv) Mrs. Madamma demised on 27.10.2017, and the Vendors continued to hold absolute title to the Schedule Property. The Agreement to Sell, and the PoA being irrevocable also continued to be valid and binding on the Vendors. The Khata stands in the names of the Vendors vide Entry No. MR 11 of 2017-18 made in the Mutation Register;

(v) The family members of Late Mrs. Madamma namely (a) Mrs. Padmavathi @ Padma (daughter of Late Mrs. Madamma), (b) husband and children of Late Mrs. Vijayamma (daughter of Late Mr. Madamma) namely Mr. M. B. Mahadevayya, Mrs. Priyadarshini @ Parvathamma, Mr. Gurumallesh, Mr.

For ACCORA VENTURES PRIVATE LIMITED
K Sreeyaradha Reddy
AUTHORISED SIGNATORY

For ACCORA VENTURES PRIVATE LIMITED
K Sreeyaradha Reddy
AUTHORISED SIGNATORY

ಗುರುತಿಸುವವರು

...Page of Doct. No. 6703 ...of Book 1

2020 - 21

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Hemanth Kumar Bytarayanapura Bangalore	
2	Narayanaswamy Bytarayanapura Bangalore	

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳ್ಳಾರ
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

I hereby certify that on production of the original document. I have satisfied myself that the stamp duty of Rs. 812250/- has been paid thereon.Sr No 8083/16-17 dt 16-2-17 SRO Mahadevapura Bangalore

Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ INR-1-06703-2020-21 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ INRD709 ನೇ ಡ್ಡರಲ್ಲಿ
ದಿನಾಂಕ 02-12-2020 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)

ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ) ಇವರ ಪೀಠದ
Registrar of Shivajinagar (Indiranagar)

SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

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2020 - 21

Umashankar, Mrs. M. Indira and Mrs. M. Vijayalakshmi being the only other family members of Late Mrs. Madamma executed three (3) separate Confirmation Deeds one dated 18.11.2019 (registered as Document No. BNS-1-13932-2019-20 (stored in CD No. BNSD 905)), another dated 23.1.2020 (registered as Document No. BNS-1-18559-2019-20 (stored in CD No. BNSD 956)) and another dated 3.7.2020 (registered as Document No. BNS-1-03061-2020-21 (stored in CD No. BNSD 1053)), all registered in the office of Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru confirming that (a) the Vendors are the absolute owners of the Schedule Property and have executed the Agreement to Sell and PoA in favour of the Purchaser and (b) the executants therein do not have any right, title and interest in the Schedule Property in any manner whatsoever ("**Confirmation Deeds**");

(vi) The Schedule Property has been converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. LAND10011210 dated 27.2.2019 issued by the Deputy Commissioner, Bengaluru District.

(vii) The Vendors have agreed to sell the Schedule Property with an undertaking that they will fullfill all legal requirements leaving behind no impediments in law for conveying the Schedule Property in favour of the Purchaser and the Purchaser has agreed to acquire ownership of the Schedule Property for a total consideration of Rs.1,62,45,000/- (Rupees One Crore Sixty Two Lakhs Forty Five Thousand Only). The Vendors being satisfied on the sale consideration have come forward to execute this Deed;

(viii) The Vendors have jointly and severally assured the Purchaser that the Vendors (a) are in peaceful possession and enjoyment of the Schedule Property without any interruption by anyone in

For AKOSA VENTURES PRIVATE LIMITED
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2020 - 21

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 Akosa Ventures Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana , ಇವರು 277135.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಕ್ರಮಸಂ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	180730.00	DD No 964669 Rs.180730/- dated 01/Dec/2020 drawn on CITY UNION BANK LIMITED,INDIRA NAGAR.
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	96405.00	DD No 964670 Rs.96405/- dated 01/Dec/2020 drawn on CITY UNION BANK LIMITED,INDIRA NAGAR.
ಒಟ್ಟು :	277135.00	

ಸ್ಥಳ : ಇಂದಿರಾನಗರ
ದಿನಾಂಕ : 01/12/2020

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ (ಉಪ-ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C-DAC Pune.

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any manner whatsoever, (b) have paid all taxes till date, and (c) the Schedule Property is free from all or any encumbrances; and

(ix) The Vendors have further jointly and severally assured the Purchaser that the Vendors are the absolute owners of the Schedule Property and are vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

B. Relying on the representations, undertaking and assurances of the Vendors specified in the Agreement to Sell and herein, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.1,62,45,000/- (Rupees One Crore Sixty Two Lakhs Forty Five Thousand Only).**

NOW THEREFORE FOR CONSIDERATION HEREIN MENTIONED THIS DEED OF SALE WITNESSTH AS FOLLOWS:

1. CONVEYANCE

1.1 In consideration of a sum of **Rs.1,62,45,000/- (Rupees One Crore Sixty Two Lakhs Forty Five Thousand Only)** paid by the Purchaser to the Vendors, the Vendors hereby grant, convey, transfer and assign **BY WAY OF ABSOLUTE SALE** to the Purchaser the Schedule Property together with all common ways, easements and appurtenances, estate, right, title and interest, property, claims and demands and all the benefits and entitlements whatsoever thereto belonging to the Schedule Property free from all encumbrances, attachments charges and any other claims whatsoever and to have and to hold the same as absolute owner thereof.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property

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hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever or any obstruction / interference from or by the Vendors or by any person lawfully or equitably claiming by, from, under or in trust for them.

2. CONSIDERATION

2.1 The Purchaser has agreed to pay an amount of **Rs.1,62,45,000/- (Rupees One Crore Sixty Two Lakhs Forty Five Thousand Only)** to the Vendors for conveyance of ownership of the Schedule Property to the Purchaser in terms hereof ("**Sale Consideration**").

2.2 The Purchaser has paid the entire Sale Consideration of Rs.1,62,45,000/- (Rupees One Crore Sixty Two Lakhs Forty Five Thousand Only) to the Vendors under the Agreement to Sell.

A sum of **Rs.1,21,838/- (Rupees One Lakh Twenty One Thousand Eight Hundred and Thirty Eight Only)** has been deducted by the Purchaser and paid towards Tax Deduction at Source in relation to the payments made as required under Section 194(I) of the Income Tax Act.

2.3 The Vendors hereby acknowledge receipt of the full amount of Sale Consideration and the Vendors do hereby acquit and discharge the Purchaser of all liabilities in respect of the same. The Vendors further jointly and severally acknowledge and confirm that the Sale Consideration is the only amount payable by the Purchaser to the Vendors for conveyance of the Schedule Property and no other amounts or monies is due or payable by the Purchaser to the Vendors or any other person in relation to the Schedule Property on any account whatsoever.

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3. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

3.1 The Vendors hereby jointly and severally represent, affirm and declare to the Purchaser as follows:

(i) The Vendors are the joint and absolute owners of the Schedule Property;

(ii) Ever since acquiring title to the Schedule Property, the Vendors are in peaceful possession of the Schedule Property;

(iii) Except the Vendors, there is no one else who has any rights, title or interest in the Schedule Property or any portion thereof;

(iv) The Agreement to Sell, and the PoA being irrevocable are valid and subsisting. The other family members of Late Mrs. Madamma as referred to in Recital A(v) above have also confirmed under the Confirmation Deeds that the Vendors are the absolute owners of the Schedule Property and they do not have any rights, title or interest in the Schedule Property;

(v) The Vendors have good right, full power and absolute authority to sell, convey, grant, assign, assure and transfer their entire share, right, title and interest in the Schedule Property to the Purchaser in the manner stated herein, and there are no impediments or restraints or injunctions against the Vendors from being able to do so and no prior permissions or approval of any person or party is required for the sale, conveyance, and transfer of the Schedule Property by the Vendors to the Purchaser;

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(vi) The Vendors hereby confirm that on and from the date of this Deed, neither the Vendors nor their family members have any claims over and/or any right, title or interest in / in relation to the Schedule Property conveyed hereunder on any grounds whatsoever;

(vii) The Vendors or their predecessors in title have not mortgaged the Schedule Property or any portion thereof or done any act, deed or thing, which is likely to curtail, restrict or prejudice their right to convey or prevent the Vendors from conveying the Schedule Property to the Purchaser under this Deed;

(viii) The Vendors are fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendors;

(ix) The Vendors or their predecessors in title are not parties to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(x) The Vendors have not executed any Power/s of Attorney in favour of any third party/ies granting power to alienate or deal with the Schedule Property in any manner;

(xi) There are no impediments, legal or otherwise for the Vendors to convey full and absolute title to the Schedule Property in favour of the Purchaser;

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(xii) There are no tenancy claims in respect of the Schedule Property under the Karnataka Land Reforms Act, 1961. There are no proceedings in respect of any portion of the Schedule Property under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;

(xiii) There are no minors interested in the Schedule Property;

(xiv) The Vendors do not hold land in excess of the ceiling limit under the Karnataka Land Reforms Act, 1961;

(xv) The Schedule Property is not a land granted to a member of the Scheduled Castes and Scheduled Tribes community and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone under any applicable law;

(xvi) The Vendors and/or their predecessors in title/representatives to the Schedule Property have not created nor are there any easementary rights created or existing on the Schedule Property in favour of the owners of the lands adjoining or in the vicinity of the Schedule Property or any other person;

(xvii) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(xviii) The Schedule Property is not subject matter of any legal proceedings in any Court of law or before any other government, statutory, local and / or other authority;

(xix) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating

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to boundary, prior agreements, pre-emption, options, reservation, road-widening attachments in respect of arrears of tax or such other claims of the Income Tax authorities, Sales Tax authorities, Wealth Tax authorities and any other statutory / non-statutory authorities and any other charges of any nature whatsoever and howsoever there is no defect in the title of the Vendor to the Schedule Property;

(xx) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendors has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendors hereby covenant to defend the right, title and interest of the Purchaser and of its successors in title and possession to the Schedule Property against all claims that may arise on / in relation to the Schedule Property, and that all expenses in that regard shall be borne and paid by the Vendors, and the Vendors also agree and undertake to fully indemnify and keep indemnified the Purchaser against all such claims;

(xxi) The Vendors declare that there is no payment outstanding to any revenue department(s) including income-tax which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein;

(xxii) All the representations and warranties of the Vendors contained herein and in the Agreement to Sell shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns; and

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3.2 The Vendors are aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendors.

4. POSSESSION

Simultaneous with execution of this Deed for conveyance of the Schedule Property, the Vendors have handed over vacant peaceful possession of the Schedule Property to the Purchaser free from any interference.

5. PROPERTY TAXES

The Vendors hereby declare and confirm that all taxes, cesses and public dues in respect of the Schedule Property have been paid up to the date first herein above mentioned. The Vendors further agree and undertake that if any taxes, cesses and public dues are found to have remained unpaid till the date of this Deed, the Vendors shall pay and discharge the same.

6. DELIVERY OF ORIGINAL DOCUMENTS

The Vendors have this day have delivered to the Purchaser all the original documents of title pertaining to the Schedule Property, and the Purchaser acknowledges receipt of the same. The Vendors affirm that they do not have and there are no other documents existing other than the documents handed over to the Purchaser. The Vendors further covenant that if they come to possess any other documents in relation to the Schedule Property, the same will be immediately handed over to the Purchaser.

7. FURTHER ASSURANCES

For AKOSA VENTURES PRIVATE LIMITED
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For AKOSA VENTURES PRIVATE LIMITED
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7.1 The Vendors hereby unconditionally express their no objection and consent for change of Khatha in respect of the Schedule Property to the name of the Purchaser pursuant to this Deed. The Vendors hereby further agree and undertake to sign all necessary documents with regard to the transfer of Khata and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser and extend their full co-operation in this regard.

7.2 The Vendors further agree and undertake to execute such other document/s as may be required by the Purchaser to more fully assure the Purchaser that the Vendors are the absolute owners of the Schedule Property with uninhibited rights of alienation over the same.

7.3 The Vendors hereby declare and undertake to do or cause to be done at all times all acts, deeds and things as may be reasonably and legally required to be done at the instance of the Purchaser for more fully and perfectly assuring the title of the Purchaser to the Schedule Property.

8. INDEMNITY

8.1 The Vendors jointly and severally indemnify and agree to keep indemnified and hold harmless at all times the Purchaser, its representatives, assigns, agents and subsequent purchasers, successor/s in interest from and against any and all losses, demands, penalties, action or proceedings of any kind (including, attorneys' fees and expenses on a full indemnity basis), whether suffered or incurred by the Purchaser or successor/s in interest, or which the Purchaser or successor/s in interest may otherwise become subject to, or w which the Purchaser or its successors in title may sustain on account of the Purchaser's or its successors' right to remain in peaceful possession and enjoyment of the Schedule Property as the absolute owner/s thereof being disturbed in any manner whatsoever, on account of, or result from or are connected with:

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(i) Any breach by the Vendors of any of the representations and warranties contained in this Deed or any misrepresentations of the Vendors herein; or

(ii) Any breach by the Vendors of the covenants, agreements or obligations under and / or in relation to this Deed; or

(iii) Any breach by the Vendors of the covenants, agreements or obligations under and / or in relation to this Deed; or

(iv) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

(v) Any defect or want of title of the Vendors or their predecessors in title to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(vi) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to the Schedule Property / any portion thereof, or in to this Deed against the Vendors, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title of the Schedule Property and the development thereon and/or on peaceful possession of the Schedule Property with the Purchaser or successor-in-interest.

8.2 The Vendors hereby agree to defend the right, title and interest of the Purchaser and any of its successors in title and possession to the Schedule Property against all claims that may arise on / in relation to the Schedule Property, and that all expenses in that regard shall be borne and paid by the Vendors, and the Vendors also agree to indemnify and hold harmless the Purchaser and its successor in title

For AKOSA VENTURES PRIVATE LIMITED

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For AKOSA VENTURES PRIVATE LIMITED

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against any other expenses incurred in connection with any claim made by any person claiming through or in trust for the Vendors on / in relation to the Schedule Property.

9. CONSENTING WITNESS

Mr. Manjunath Reddy is an agreement holder under an unregistered agreement executed by the Vendors, who in turn had an arrangement with Clean Foods Limited for acquisition of the Schedule Property along with other lands in Dommasandra and Kumbena Agrahara Villages. Mr. Manjunath Reddy and Clean Foods Limited have signed this Deed as Consenting Witness 1 and Consenting Witness 2 in acknowledgment of sale of the Schedule Property to the Purchaser under this Deed.

SCHEDULE

SCHEDULE PROPERTY

All that piece and parcel of the immovable property being the non-agricultural land bearing Survey No. 61/2 (Old Survey No. 61/A) measuring 28.5 Guntas (converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. LAND 10011210 dated 27.02.2019 issued by the Deputy Commissioner, Bengaluru District) situated at Dommasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru District and bounded on its:

East by : The land bearing Survey No. 61/3;
West by : The land bearing Survey No. 61/1;
North by : The land bearing Survey No. 58;
South by : The land bearing Survey No. 62.

*The Schedule Property is earmarked in the Sketch which is attached hereto as an **Annexure.***

For AKOLA VENTURES PRIVATE LIMITED
AUTHORIZED SIGNATORY

For AKOLA VENTURES PRIVATE LIMITED
AUTHORIZED SIGNATORY

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IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE SIGNED AND EXECUTED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

VENDORS
1. **Mr. A. Chandrashekar** 2. **Mr. A. Ravindra** 3. **Mr. A. Krishnappa**; and 4. **Mr. A. Nagendra.** Vendor No. 1 to Vendor No. 4 are represented by their duly constituted attorney Akosa Ventures Private Limited For AKOSA VENTURES PRIVATE LIMITED Signature AUTHORISED SIGNATORY Name:- Designation
PURCHASER
For and on behalf of Akosa Ventures Private Limited For AKOSA VENTURES PRIVATE LIMITED **Mr.Suryachandra Rao** Signature AUTHORISED SIGNATORY (Authorized Signatory)

WITNESSES	
1. Signature: Name: Hemanth kum Address: BTM B'lore-92	2. Signature: Name: Narayanaswamy Address: No.296 BB Road BTM B'lore-92

CONSENTING WITNESSES

1. Manjunatha Reddy

2. K Suryachandra Rao

KESHAN FOODS PVT LTD Bangalore

Drafted by
Self
Kavitha

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ANNEXURE to Regd. Doct. No. 6703 of Book 1
2020-21

SKETCH OF SCHEDULE PROPERTY

The Schedule Property conveyed is earmarked in Sketch as ABCD marked in Blue.

For ABODA VENTURES PRIVATE LIMITED
AUTHORISED SIGNATORY

For ABODA VENTURES PRIVATE LIMITED
AUTHORISED SIGNATORY

ಈ ದಸ್ತಾವೇಜು ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ. 20 1498 Sy no 57, 58

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉದ್ದೇಶವು ಸಮ್ಮ 5(9) ರಷ್ಟಕಾರ 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.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

Book 1 = 1498/18-19

SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the 3rd day of May, Two Thousand Eighteen **(03/05/2018) at Bengaluru**;

By

1. **SRI.T.ANAND KUMAR,**
   Aged about 47 years,
   Son of Sri.Late Thimmaiah,

2. **BABY AKSHAYA**
   Aged about 14 years,
   Daughter of Sri.Anand Kumar,

3. **MASTER YASHWANTH THIMMAIAH,**
   Aged about 11 years,
   Son of Sri.T.Anand Kumar,

   Sl. No. 2 & 3 being minors are represented by their Natural Guardian father Sri. Anand Kumar

4. **SRI.T.SURESH,** **PAN: DILPS9573N**
   Aged about 40 years,
   Son of Late Sri.Thimmaiah,

5. **MASTER TARUN.S,**
   Aged about 9 years,
   Son of Sri. T. Suresh,

6. **MASTER YASHAS,**
   Aged about 7 years,
   Son of Sri. T. Suresh

   Sl. No. 5 & 6 being minors are represented by their Natural Guardian father Sri. T.Suresh

   All are residing at Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Rural District- 560067.

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....2018-19ರ ಪುಟ ಸಂಖ್ಯೆ.....

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 Akosa Ventures Private Limited rep by its Authroised Representiative K R Ravishankar , ಇವರು 68320.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

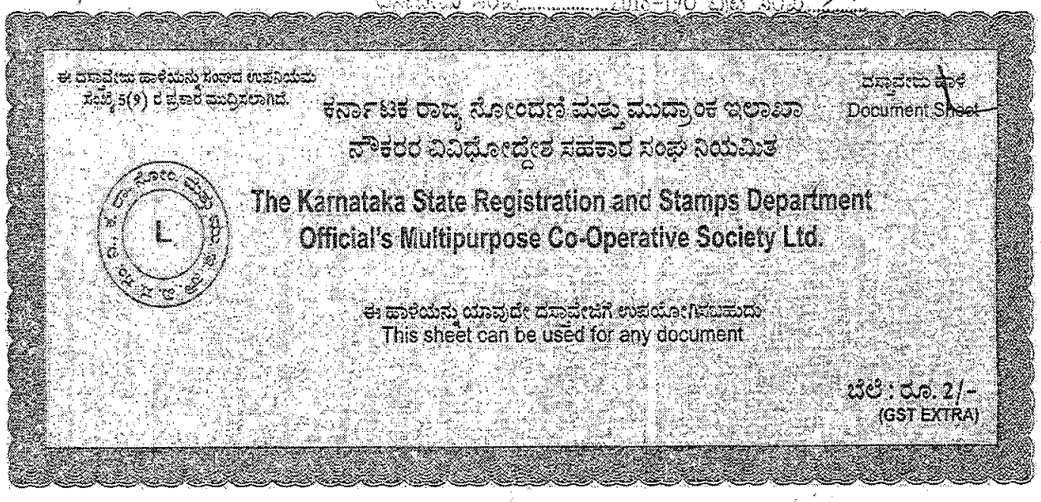
ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	68320.00	DD No. 099757 Dt: 02/05/18, City Union Bank Ltd, Bangalore
ಒಟ್ಟು :	68320.00	

ಸ್ಥಳ : ಮಹದೇವಪುರ
ದಿನಾಂಕ : 03/05/2018

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾ ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

Designed and Developed by C-DAC ,ACTS Pune

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ನೆ ಸಾಲಿನ ಸಂಖ್ಯೆ 7



All are represented by their Power of Attorney Holder **M/s. AKOSA VENTURES PRIVATE LIMITED,** represented by its authorised Representative Sri.K.R.Ravishankar (Vide GPA dated 29.05.2017 registered as Document No.MDP-4-00086-2017-18 Stored in C.D.No.MDPD206 in the office of the Sub-Registrar, Mahadevpura).

hereinafter referred to as the **"Vendors",** (which expression shall wherever the context so admits mean and include their legal heirs, legal representatives, executors, administrators and successors) of the ONE PART;

IN FAVOUR OF

M/s.AKOSA VENTURES PRIVATE LIMITED, **PAN NO.AANCA8081F**
A companyincorporated and functioning under
The provisions of the Companies Act, 1956,
Having its office at No.510-5AC,
HRBR Layout, Kalyananagar, Bangalore,
Representedby its authorised Representative
Sri.K.R.Ravishankar

hereinafter referred to as the "Purchaser" (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its Directors,successors in Office, Legal Representatives, Administrators, executors and Assigns) of the OTHER PART;

The Vendors and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

For AKOSA VENTURES PVT. LTD.
K.R. Ravi Shankar
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
K.R. Ravi Shankar
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ನೆ ಸಾಲಿನ ಸಂಖ್ಯೆ 4

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ P-1327

ಮಹದೇವಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ವಿಜಿನಿಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 03-05-2018 ರಂದು 03:38:02 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಮೊತ್ತವನ್ನು ಪಾವತಿಸಲಾಗಿದೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	330000.00
2	ಸೇವಾ ಶುಲ್ಕ	640.00
3	ಹೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	330680.00

ಶ್ರೀ M/s Akosa Ventures Private Limited rep by its Authroised Representiative K R Ravishankar ರವರಿಂದ ಹಣವನ್ನು ಸ್ವೀಕರಿಸಲಾಗಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Akosa Ventures Private Limited rep by its Authroised Representiative K R Ravishankar			For AKOSA VENTURES PVT. LTD. Authorised Signatory

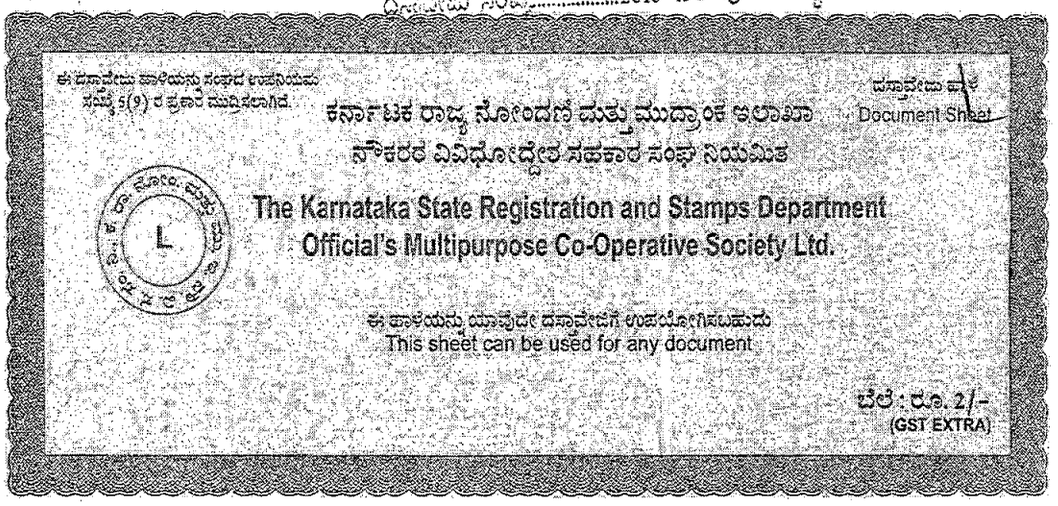
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟವರಿಗೆ ಒಪ್ಪಿಸಿದವರ ವಿವರ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s Akosa Ventures Private Limited rep by its Authroised Representiative K R Ravishankar (ಅಧಿಕೃತ ವ್ಯಕ್ತಿ)			For AKOSA VENTURES PVT. LTD. Authorised Signatory
2	T Anand Kumar, (Baby Akshya, Master Yashwanth Thimmaiah Minors), T Sursh (Tarun S, Yashas Minors) all rep by thier GPA holder M/s Akosa Ventures privatet rep by GPA holder M/s Akosa Ventures privaet Limited rep by its Authorised Person K R Ravishankar (ಅಧಿಕೃತ ವ್ಯಕ್ತಿ)			For AKOSA VENTURES PVT. LTD. Authorised Signatory

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 5



WHEREAS:

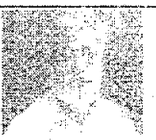
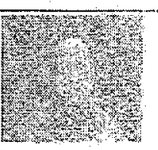
ITEM NO.1

A. The Vendors are the absolute owners of portion of the land measuring12 Guntas in Survey No.57 duly converted from agricultural purpose to non-agricultural residential purposes vide the Official Memorandum Dated 11.04.2018 bearing No.ALN(EBK)SR/29/17-18 passed by the Deputy Commissioner, Bangalore District, Bangalore, situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Item No. 1"** of the Schedule Property.

B. WHEREAS the Vendors represent that Item No.1 is carved out of the Largerextent measuring 36Guntas in Sy.No.57, situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District (hereinafter referred to as the "Larger Property") which was originally an Inam land being re-granted to Sri.Chinnappa S/o. Abbaiahby an Order passed by the Special Deputy Commissioner for Inams Abolition dated 03/01/1964 in Case No. 4036/1963-64 measuring an extent of 1 Acre. Subsequently the said Chinnappa died intestate leaving behind two sons namely Sri.Thimmaiah(the father of the First and Fourth Vendors herein)and Sri.ChikkaThimmaiah. Thereafter the khatha of the Item No. 1 of the Schedule property was jointly entered in their names vide MR No. 35/1983-84.

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

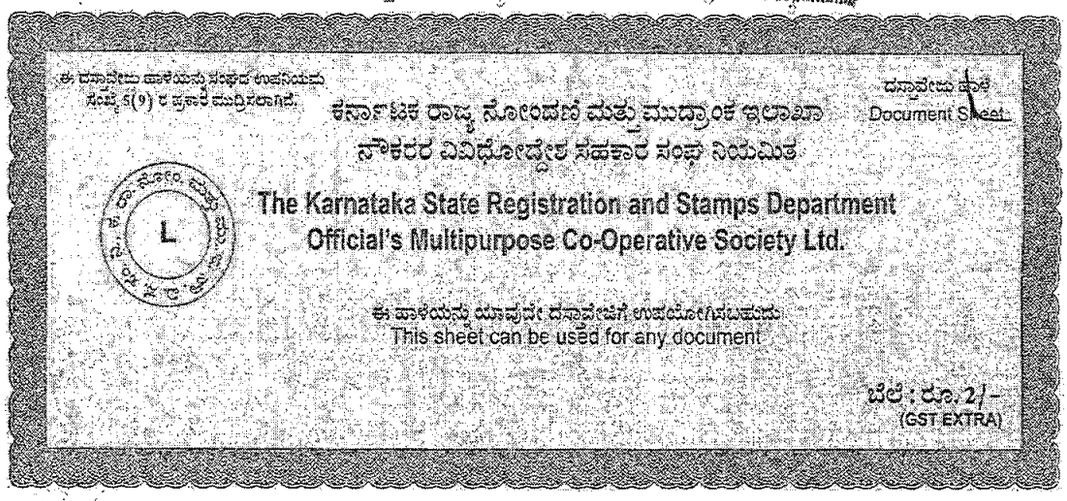
For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಬೆರಳಚ್ಚು ಗುರುತು	ಸಹಿ
3	Manjunath Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			
4	Ciena Foods Ltd, rep by its Director Suryachandra Rao. . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1448 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 6

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19 ಪುಟ ಸಂಖ್ಯೆ 7



C. WHEREAS, the legal heirs of Sri.ChikkaThimmaiah viz., Sri. Mukund, Sri.Sridhar and Smt.Manjula filed a Suit for Partition against Vendor No.1, 4 and others in O.S No.1162/2015 before the Hon'ble First Additional Senior Civil Judge, Bangalore Rural District, Bangalore, which was decreed based on the compromise petition and in terms of the compromise Decree,item No. 1 of the Schedule Property fell into the share of Vendor No.1 and 4.

D. Whereas, Item No.I of the Schedule Property came be to be converted from agricultural to non-agricultural residential purposes vide the Order dated 11/04/2018 in Official Memorandum bearing No. ALN(EBK)SR/29/17-18, passed by the Deputy Commissioner, Bangalore District, Bangalore.

ITEM NO.II

E. The Vendors are the absolute owners of portion of the land measuring 22 Guntas in Survey No.58 duly converted from agricultural purpose to non-agricultural residential purposes vide the Official Memorandum bearing No.ALN(EBK)/SR/30/17-18 passed by the Deputy Commissioner, Bangalore District, Bangalore, situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Item No. II"**of the Schedule Property.

For AKOSA VENTURES PVT. LTD.

Authorised Signatory

For AKOSA VENTURES PVT. LTD.

Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 8

ಗುರುತಿಸುವವರು,

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Rajesh Dommasandra, Bidarahalli Hobli, BETQ	Rajesh
2	Manikyam Dommasandra, Bidarahalli Hobli, BETQ	

Kept pending for time out

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

I hereby certify that on production of the original document No. MDP-1-01803-2017-18 Dt: 29-05-2017. at Sub Registar Mahadevapura, Bangalore I have satisfied myself that the stamp duty of Rs. 1105100/- has been paid thereon. Released after application reopening.

Designed and Developed by C-DAC, ACTS, Pune

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ MDP-1-01498-2018-19 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ MDPD235 ನೇ ಡ್ಡರಲ್ಲಿ
ದಿನಾಂಕ 14-05-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಮಹದೇವಪುರ)

Designed and Developed by C-DAC, ACTS, Pune

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 9

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.

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

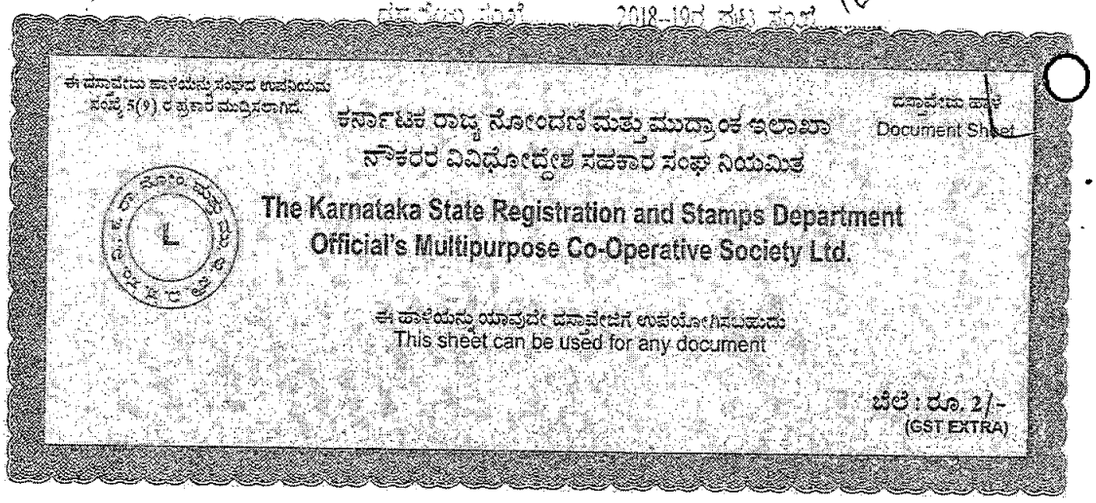
F. WHEREAS the Vendors represent that Item No.II is carved out of the Larger Extent of landmeasuring 1 Acre 28Guntas in Sy.No. 58, situated at Dommasandra Village, BidarahalliHobli, Bangalore East Taluk, Bangalore District (hereinafter referred to as the "Larger Property") which was originally an Inam land which belonged to Sri. Rajamanikyavelu. Out of the said Larger Property,Item No.IIwas acquired by one Sri.Chinnappa S/o. Abbaiah by way of Occupancy Rights granted by the Order dated 15/09/1981 in Case bearing LRF (B)DS.616/17/74-75 issued by Tahsildar, HoskoteTaluk.Subsequently, the said Chinnappa died intestate leaving behind two sons namely Sri.Thimmaiah (the father of the First Vendor herein) and Sri.ChikkaThimmaiah. Subsequently the khatha of Item No.IIof the Schedule Property was jointly entered in their names vide MR No. 35/1983-84.

G. WHEREAS, the legal heirs of ChikkaThimmaiah viz., Sri. Mukund, Sri.Sridhar and Smt.Manjula filed a Suit for Partition against Vendor No.1, 4 and others in O.S No.1162/2015 before the Hon'ble First Additional Senior Civil Judge, Bangalore Rural District, Bangalore, which was decreed based on the compromise petition andin terms of the Compromise Decree the Item No.II of the Schedule Property fell into the share of Vendor No.1 and 4.

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

1498 2018-19 ನೇ ಸಾಲಿನ 10



H. Whereas, Item No. II of the Schedule Property came be to be converted from agricultural to non-agricultural residential purposes vide the Order dated 11/04/2018 in Official Memorandum bearing No. ALN(EBK)SR/30/17-18, passed by the Deputy Commissioner, Bangalore District, Bangalore.

(Item No.I& Item No.IIof the Schedule Property shall be hereinafter collectively referred to as the "Schedule Property").

I. Vendor No.1 and 4acquired the absolute right over the Schedule Property & are in its absolute possession & enjoyment since the date of acquisition. The other Vendors being the legal heirs of Vendor No.1 and 4 have joined for the execution of this Deed in order to covey better title in favour of the Purchaser herein.

J. The Vendors have executed a Sale Agreement dated 29/05/2017 registered as Document No.MDP-1-01803-2017-18& stored in CD No.MDPD206 in the office of the Sub-Registrar at Mahadevpura, Bangalore in favour of the Purchaser agreeing to sell the Schedule Property for a valuable consideration.

K. The Vendors also have executed a General Power of Attorney dated 29/05/2017 registered as document No.MDP-4-00086/2017-18, Book-IV, stored in CD No.MDPD206, in the office of the Sub-Registrar Mahadevapura, Bangalore in favour of the Purchaser authorising & empowering them to deal with the Schedule Property including the

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 11

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪಯೋಗಕ್ಕೆ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ ಕಛೇರಿ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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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)

power to sell to any persons of their choice or to purchase by themselves.

L. The Vendors have agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendors.

M. The Vendors have assured the Purchaser that they are in peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and have paid all taxes till date and that the Schedule Property is free from all or any encumbrances.

N. The Vendors have assured the Purchaser that they are the absolute owners of the Schedule Property and are vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

O. In terms of the Sale Agreement dated 29/05/2017 and based on the assurances and representations made by the Vendors, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.2,04,00,000/- (Rupees Two CroresFour Lakhs Only).**

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

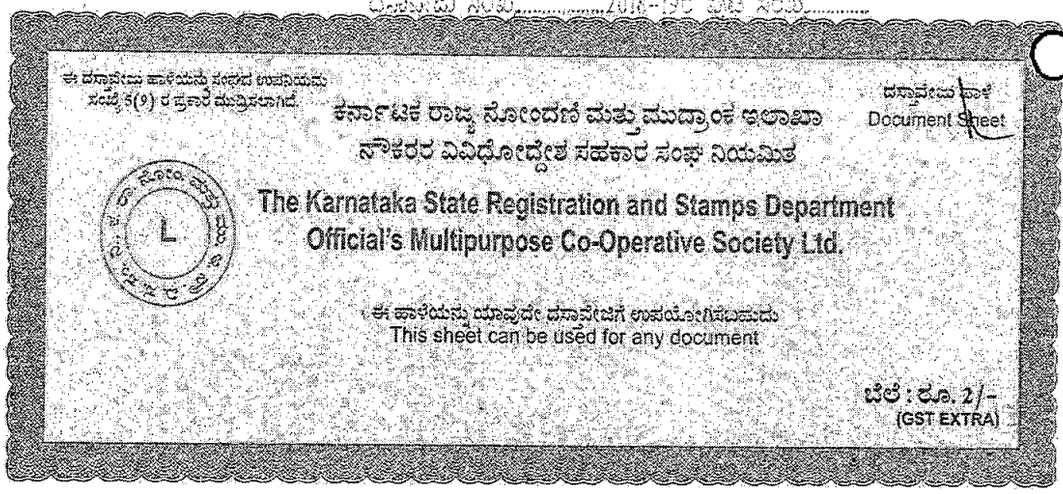
1. CONVEYANCE

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

1498 12

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....2018-19ನೇ ಮಟ ಸಂಖ್ಯೆ.....



1.1 The Vendors hereby agree to grant, convey, assign, transfer and sell over all their right, title and interest in the Schedule Property to and in favour of the Purchaser together with all the easements, advantages, liberties thereto be held and enjoyed, and on the basis of the representations, covenants and assurances mentioned hereunder, to have and to hold the same unto and for the use of the Purchaser absolutely and forever together with title deeds, writings, documents and all other evidences of title.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profit thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendors or by any person lawfully or equitably claiming by, from, under or in trust for him.

2. **CONSIDERATION**

2.1 The Purchaser has already paid the entire sale consideration of **Rs.2,04,00,000/- (Rupees TwoCroresFour Lakhs Only)**tothe Vendors for the sale of the Schedule Property, in the following manner:

a) A sum of Rs.10,00,000/-(Rupees Ten Lakhs only) has been paid in favour of Sri. T. Anand Kumar dated 29.05.2017 vide Cheque No. 034115 drawn on Yes Bank, New Thippasandra Branch, Bangalore.

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ನೇ ಪುಟ ಸಂಖ್ಯೆ 17

ಈ ದಸ್ತಾವೇಜು ಪಾಲೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(9) ರಕ್ಷಣಾ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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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)

b) A sum of Rs.10,00,000/-(Rupees Ten Lakhs only) has been paid in favour of Sri. T. Anand Kumar dated 30.06.2017 vide Cheque No. 034116 drawn on Yes Bank, New Thippasandra Branch, Bangalore.

c) A sum of Rs.43,50,000/-(Rupees Forty Three Lakhs Fifty Thousand only) has been paid in favour of Sri. T. Anand Kumar dated 29.09.2017 vide Cheque No. 034117 drawn on Yes Bank, New Thippasandra Branch, Bangalore.

d) A sum of Rs.40,00,000/-(Rupees Forty Lakhs only) has been paid in favour of Sri. T.Anand Kumar dated 22.05.2017 vide DD No. 006999 Drawn on Yes Bank, Nehru Centre Discovery of India BuildingDr.B.R.Ambedkar Road, Mumbai.

e) A sum of Rs.50,00,000/- (Rupees Fifty Lakhs only) has been paid in favour of Sri. T. Suresh dated 29.08.2017 vide Cheque No. 034113 drawn on Yes Bank, New Thippasandra Branch, Bangalore.

f) A sum ofRs.,20,50,000/- (rupees Twenty Lakhs Fifty Thousand only) has been paid in favour of Sri. T. Suresh dated 29.09.2017 vide Cheque No. 034114 drawn on Yes Bank, New Thippasandra Branch, Bangalore.

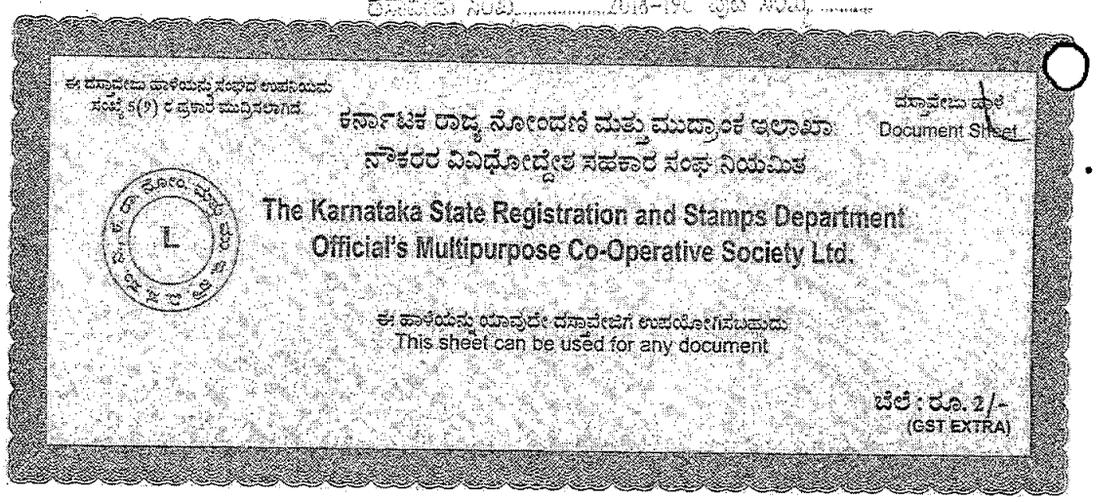
g) A sum of Rs.15,00,000/- has been paid in favour of Sri. T.Suresh dated 29.05.2017vide Cheque No. 034111 drawn on Yes Bank, New Thippasandra Branch, Bangalore.

h) A sum of Rs.10,00,000/-(Rupees Ten Lakhs Only)has been paid in favour of Sri. T. Suresh dated 30.06.2017 vide Cheque No. 034112 drawn on Yes Bank, New Thippasandra Branch, Bangalore..

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ನೇ ಸಾಲು ಸಂಖ್ಯೆ 14



i) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) has been paid in favour of Sri.T.Suresh drawn on yes Bank, New Thippasandra Branch Bangalore.

j) A sum of Rs.2,04,000/- (Rupees Two Lakhs Four Thousand only) has been deducted towards tax deduction at source (being 1% of the total sale consideration) and has been deposited with the Income Tax Department as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendors.

2.2 The Vendors hereby acknowledge receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

3. POSSESSION

The Vendors have hereby handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

4.1 The Vendors hereby represent, warrant, and undertake unto the Purchaser, as follows:

(i) The Vendors are the absolute owners of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendors for lawful purposes;

(iii) The Vendors or their predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice their right to

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ನೆ ಸಾಲು ಸಂಖ್ಯೆ 15

ಈ ದಸ್ತಾವೇಜು ಶುಲ್ಕವನ್ನು ಸಂಧಿಸಿದ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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.

ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

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

convey or prevent the Vendors from conveying the Schedule Property to the Purchaser in terms of this Deed;

(iv) The Vendors are fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendors;

(v) The Vendors or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

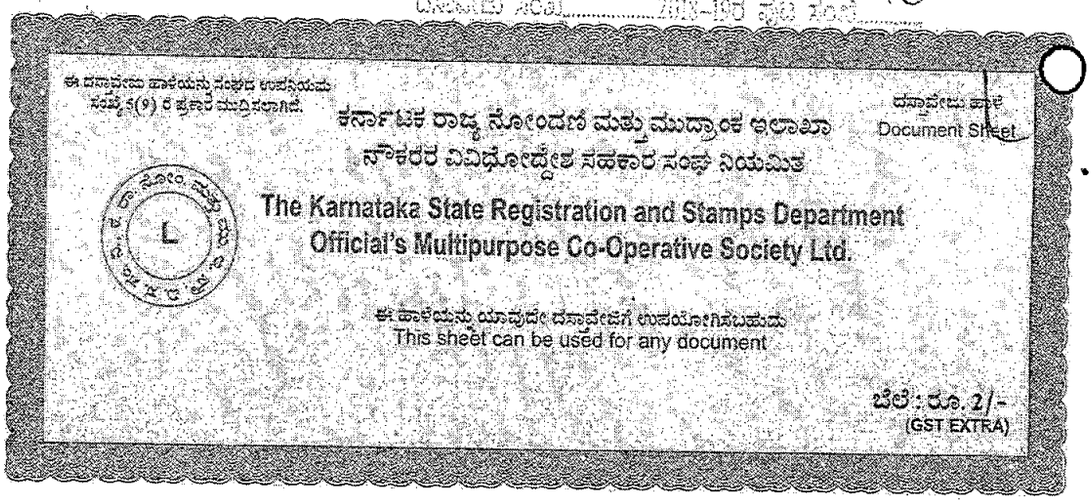
(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lispendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ನೆ ಸಾಲಿನ ಸಂಖ್ಯೆ 16



nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendor has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendor hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendors declare that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendors will continue to hold such a position until the completion of the transaction contemplated herein;

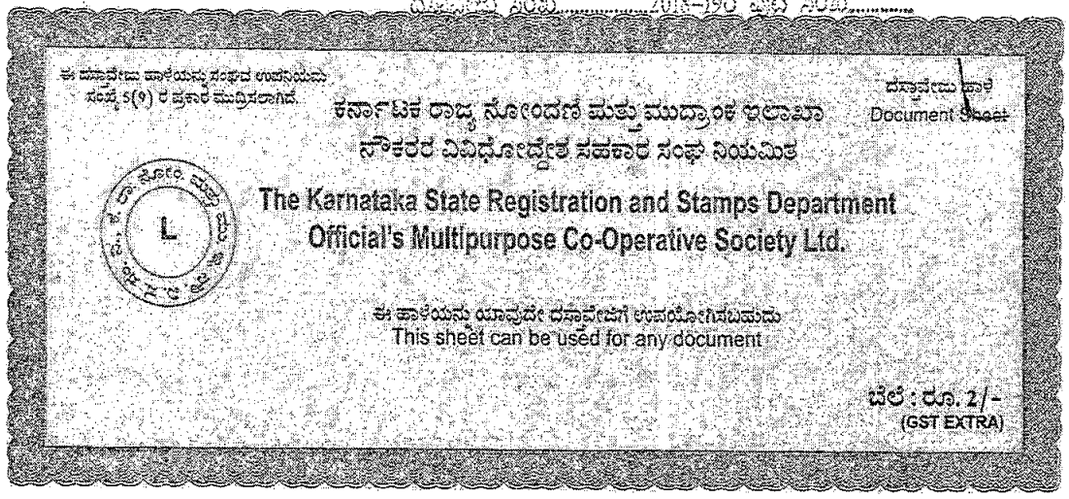
(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendors until this day;

(xii) All the representations and warranties of the Vendors contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ನೆ ಸಾಲು ಸಂಖ್ಯೆ 17



4.2 The Vendors are aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendors.

5. FURTHER ASSURANCES

5.1 The Vendors undertake that they shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

5.2 The Vendors undertake that they shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendors, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendors undertake to do all other acts, deeds and things as may be necessary at the cost of the Vendors, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

6. INDEMNITY

6.1 The Vendors agree to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

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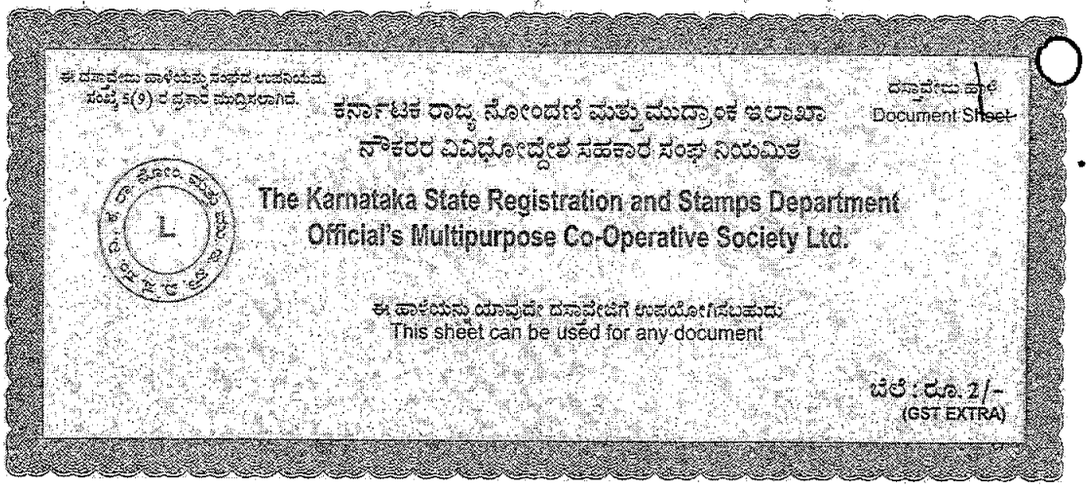


(i) Any breach by the Vendors of any of the representations and warranties contained in this Deed; or

(ii) Any breach by the Vendors of the covenants, agreements or obligations contained in this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

(iv) Any defect or want of title of the Vendors or their predecessors in title, to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendors, or any event or circumstance which has or is reasonably likely to have a material adverseeffect on the title of the Schedule Property and the development thereon.

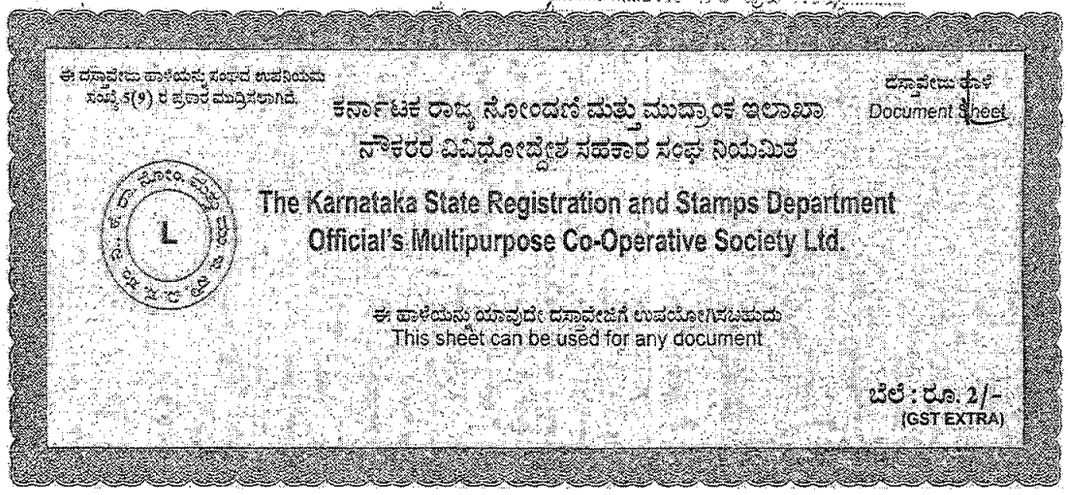
7. DELIVERY OF ORIGINAL DOCUMENTS

The Vendors on this day have delivered the original title deeds and revenue documents to the Purchaser.

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ನೆ ಸಾಲಿನ ಸಂಖ್ಯೆ 19



8. CONSENTING WITNESS COVENANT

Sri.Manjunath Reddy is an unregistered agreement holder executed by the Vendors who in turn has an arrangement with M/s. Clean Foods Limited for acquisition of the Schedule Property along with other lands in Dommasandra&KumbenaAgrahara Villages. Hence they are arrayed as Consenting Witness No.1 and 2 to this Deed.

SCHEDULE PROPERTY

ITEM NO. 1

All that Property available within the four boundaries detailed below and measuring 12 Guntas in Sy. No.57, duly converted from agricultural to non-agricultural residentialpurposes vide the Order dated 11/04/2018 in Official Memorandum bearing No. ALN(EBK)SR/29/17-18, passed by the Deputy Commissioner, Bangalore District, Bangalore situated at Dommasandra Village, BidarahalliHobli, Bangalore East Taluk, Bangalore District and bounded on:

East by: Remaining land in same Sy. No.57;

West by: Remaining land in same Sy. No.57;

North by: Land bearing Sy.No.49;

South by: Land bearing Sy.No. 58.

ITEM NO. 2

All that Property available within the four boundaries detailed below and measuring 22 Guntas in Sy. No.58, dulyconverted from agricultural to non-agricultural residentialpurposes vide the Order dated 11/04/2018 in Official Memorandum bearing No. ALN(EBK)SR/30/17-18, passed by the Deputy Commissioner, Bangalore District, Bangalore situated at

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ದಸ್ತಾವೇಜು ನಂಬ್ರ 1498 2018-19ರ ಫ್ಲು ನಂಬ್ರ 20

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

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.

ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

Dommasandra Village, BidarahalliHobli, Bangalore East Taluk, Bangalore District and bounded on:

East by: Remaining land in same Sy. No.58;

West by: Remaining land in same Sy. No.58;

North by: Land bearing Sy. No. 57;

South by: Land bearing Sy. No. 61,

(The boundaries mentioned herein are based on the survey conducted by the parties).

IN WITNESS WHEREOF THE PARTIES hereto executes this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

CONSENTING WITNESS:-

1)

(Sri.Manjunath Reddy)

For CLEAN FOODS LTD

2)

DIRECTOR

Surya Chandra Rao

(M/s. Clean Foods Ltd)

For AKOSA VENTURES PVT. LTD.

Vendors

Represented by their GPA holder

(M/s. AKOSA VENTURES PVT. LTD)

For AKOSA VENTURES PVT. LTD.

Authorised Signatory

Purchaser

(M/s. AKOSA VENTURES PVT LTD)

by its authorised Representative

Sri.K.R.Ravishankar

Witnessed by:

1.

2.

Drafted by (advocate)

Sathish M.N

No.132, outer Circle , Whitefield, Bangalore-66.

ಈ ದಸ್ತಾವೇಜು ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.

ಈ ದಸ್ತಾವೇಜು ಪುಟವನ್ನು ಸಂಘದ ಉಪಯುಕ್ತತೆ ಸೆಕ್ಷನ್ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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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.

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

1608 = 1498/18-19

SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the 3rd day of May, Two Thousand Eighteen **(03/05/2018) at Bengaluru;**

By

1. **SRI.T.ANAND KUMAR,**
   Aged about 47 years,
   Son of Sri.Late Thimmaiah,

2. **BABY AKSHAYA**
   Aged about 14 years,
   Daughter of Sri.Anand Kumar,

3. **MASTER YASHWANTH THIMMAIAH,**
   Aged about 11 years,
   Son of Sri.T.Anand Kumar,

   Sl. No. 2 & 3 being minors are represented by their Natural Guardian father Sri. Anand Kumar

4. **SRI.T.SURESH,** **PAN: DILPS9573N**
   Aged about 40 years,
   Son of Late Sri.Thimmaiah,

5. **MASTER TARUN.S,**
   Aged about 9 years,
   Son of Sri. T. Suresh,

6. **MASTER YASHAS,**
   Aged about 7 years,
   Son of Sri. T. Suresh

   Sl. No. 5 & 6 being minors are represented by their Natural Guardian father Sri. T.Suresh

   All are residing at Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Rural District- 560067.

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....2018-19ರ ಪುಟ ಸಂಖ್ಯೆ.....

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 Akosa Ventures Private Limited rep by its Authroised Representiative K R Ravishankar , ಇವರು 68320.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ನೃಢೀಕರಿಸಲಾಗಿದೆ

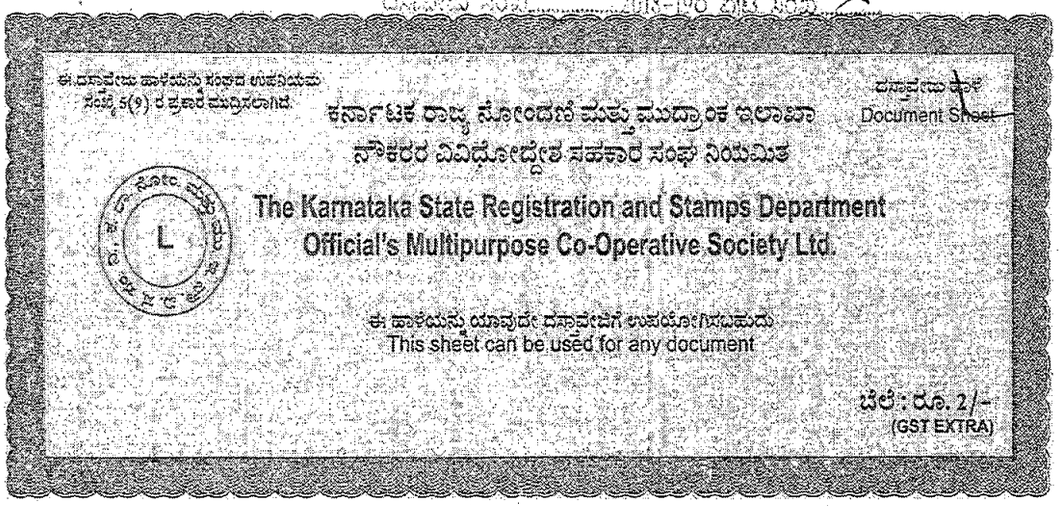
ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಪೂರ್ಣ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	68320.00	DD No. 099157 Dt: 02/05/18, City Union Bank Ltd, Bangalore
ಒಟ್ಟು :	68320.00	

ಸ್ಥಳ : ಮಹದೇವಪುರ
ದಿನಾಂಕ : 03/05/2018

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುಖ್ಯ ಅಧಿಕಾರಿ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

Designed and Developed by C-DAC ,ACTS Pune.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ನೇ ಸಾಲು ಪುಟ ಸಂಖ್ಯೆ 2



All are represented by their Power of Attorney Holder **M/s. AKOSA VENTURES PRIVATE LIMITED,** represented by its authorised Representative Sri.K.R.Ravishankar (Vide GPA dated 29.05.2017 registered as Document No.MDP-4-00086-2017-18 Stored in C.D.No.MDPD206 in the office of the Sub-Registrar, Mahadevpura).

hereinafter referred to as the **"Vendors",** (which expression shall wherever the context so admits mean and include their legal heirs, legal representatives, executors, administrators and successors) of the ONE PART;

IN FAVOUR OF

M/s.AKOSA VENTURES PRIVATE LIMITED, PAN NO.AANCA8081F
A companyincorporated and functioning under
The provisions of the Companies Act, 1956,
Having its office at No.510-5AC,
HRBR Layout, Kalyananagar, Bangalore,
Representedby its authorised Representative
Sri.K.R.Ravishankar

hereinafter referred to as the "Purchaser" (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its Directors,successors in Office, Legal Representatives, Administrators, executors and Assigns) of the OTHER PART;

The Vendors and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

For AKOSA VENTURES PVT. LTD.
K.R. Ravi Shankar
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
K.R. Ravi Shankar
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ನೆ ಸಾಲಿನ ಪುಸ್ತಕ ಸಂಖ್ಯೆ 4

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ಮಹದೇವಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ತಿಮ್ಮಜಿನಗರ ರವರ ಹೋರಿಯಲ್ಲಿ ದಿನಾಂಕ 03-05-2018 ರಂದು 03:38:02 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ನಮೂದಿಸಿದ ಪ್ರಮಾಣೀಕರಿಸಿದೆ

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2	ಸೇವಾ ಶುಲ್ಕ	840.00
3	ಹೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	330880.00

ಶ್ರೀ M/s Akosa Ventures Private Limited rep by its Authroised Representicitive K R Ravishankar ರವರಿಂದ ಸಂಖ್ಯೆ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Akosa Ventures Private Limited rep by its Authroised Representicitive K R Ravishankar			For AKOSA VENTURES PVT. LTD. Authorised Signatory

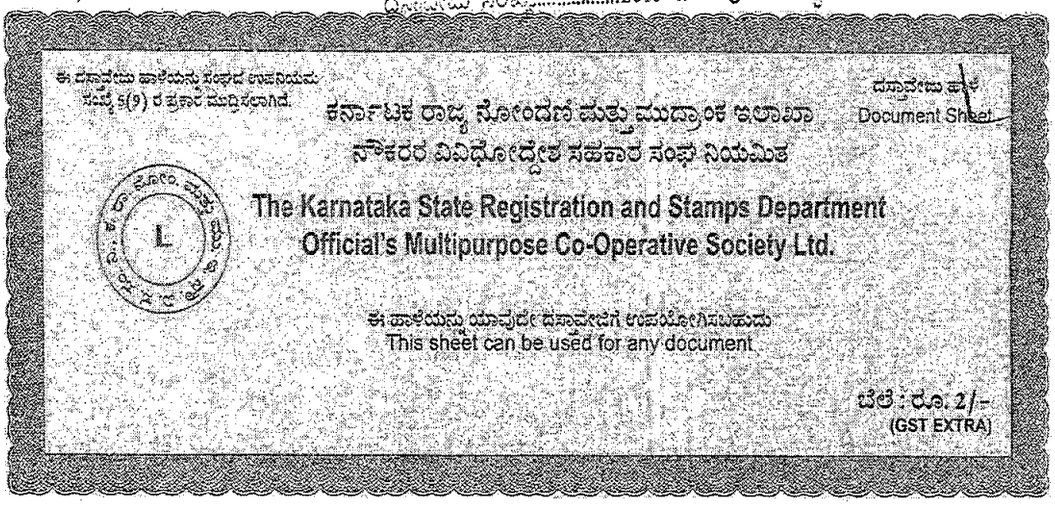
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟವರಿಗೆ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s Akosa Ventures Private Limited rep by its Authroisd Representicitive K R Ravishankar (ಅಧಿಕೃತ ವ್ಯಕ್ತಿ)			For AKOSA VENTURES PVT. LTD. Authorised Signatory
2	T Anand Kumar, (Baby Akshya, Master Yashwanth Thimmaiah Minors), T Surh (Tarun S, Yashas Minors) all rep by thier GPA holder M/s Akosa Ventures privatet rep by GPA holder M/s Akosa Ventures privaet Limited rep by its Authorised Person K R Ravishankar (ಅಧಿಕೃತ ವ್ಯಕ್ತಿಯವರು)			For AKOSA VENTURES PVT. LTD. Authorised Signatory

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 5



WHEREAS:

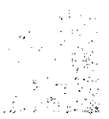
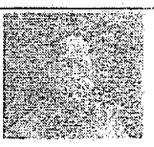
ITEM NO.1

A. The Vendors are the absolute owners of portion of the land measuring12 Guntas in Survey No.57 duly converted from agricultural purpose to non-agricultural residential purposes vide the Official Memorandum Dated 11.04.2018 bearing No.ALN(EBK)SR/29/17-18 passed by the Deputy Commissioner, Bangalore District, Bangalore, situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Item No. 1"** of the Schedule Property.

B. WHEREAS the Vendors represent that Item No.1 is carved out of the Largerextent measuring 36Guntas in Sy.No.57, situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District (hereinafter referred to as the "Larger Property") which was originally an Inam land being re-granted to Sri.Chinnappa S/o. Abbaiahby an Order passed by the Special Deputy Commissioner for Inams Abolition dated 03/01/1964 in Case No. 4036/1963-64 measuring an extent of 1 Acre. Subsequently the said Chinnappa died intestate leaving behind two sons namely Sri.Thimmaiah(the father of the First and Fourth Vendors herein)and Sri.ChikkaThimmaiah. Thereafter the khatha of the Item No. 1 of the Schedule property was jointly entered in their names vide MR No. 35/1983-84.

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

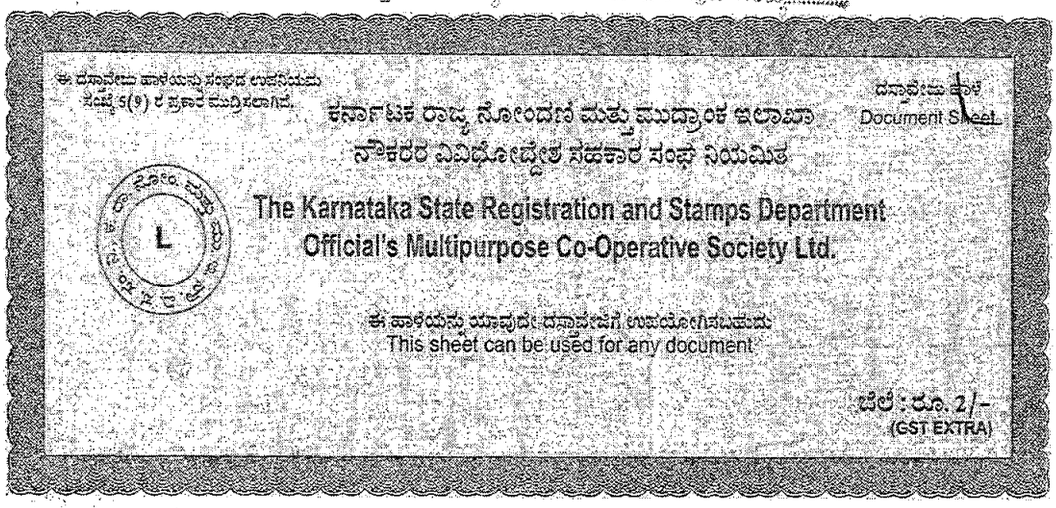
For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆರಳು ಗುರುತು	ಸಹಿ
3	Manjunath Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			Manjunatha Reddy
4	Ciena Foods Ltd, rep by its Director Suryachandra Rao. . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			K Suryachandra Rao

ದಾಖಲೆ ಸಂಖ್ಯೆ 1498 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 6

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ನೆ ಪುಟ ಸಂಖ್ಯೆ 7



C. WHEREAS, the legal heirs of Sri.ChikkaThimmaiah viz., Sri. Mukund, Sri.Sridhar and Smt.Manjula filed a Suit for Partition against Vendor No.1, 4 and others in O.S No.1162/2015 before the Hon'ble First Additional Senior Civil Judge, Bangalore Rural District, Bangalore, which was decreed based on the compromise petition and in terms of the compromise Decree,item No. 1 of the Schedule Property fell into the share of Vendor No.1 and 4.

D. Whereas, Item No.I of the Schedule Property came be to be converted from agricultural to non-agricultural residential purposes vide the Order dated 11/04/2018 in Official Memorandum bearing No. ALN(EBK)SR/29/17-18, passed by the Deputy Commissioner, Bangalore District, Bangalore.

ITEM NO.II

E. The Vendors are the absolute owners of portion of the land measuring 22 Guntas in Survey No.58 duly converted from agricultural purpose to non-agricultural residential purposes vide the Official Memorandum bearing No.ALN(EBK)/SR/30/17-18 passed by the Deputy Commissioner, Bangalore District, Bangalore, situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Item No. II"**of the Schedule Property.

For AKOSA VENTURES PVT. LTD.

Authorised Signatory

For AKOSA VENTURES PVT. LTD.

Authorised Signatory

3 of 3

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 8

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Rajesh Dommasandra, Bidarahalli Hobli, BETQ	Rajesh
2	Manikyam Dommasandra, Bidarahalli Hobli, BETQ	ಮಾಣಿಕ್ಯಂ

Kept pending for timeout

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

I hereby certify that on production of the original document No. MDP-1-01803-2017-18 Dt: 29-05-2017, at Sub Registar Mahadevapura, Bangalore I have satisfied myself that the stamp duty of Rs. 1105100/- has been paid thereon. Released after application reopening.

Designed and Developed by C-DAC, ACTS, Pune

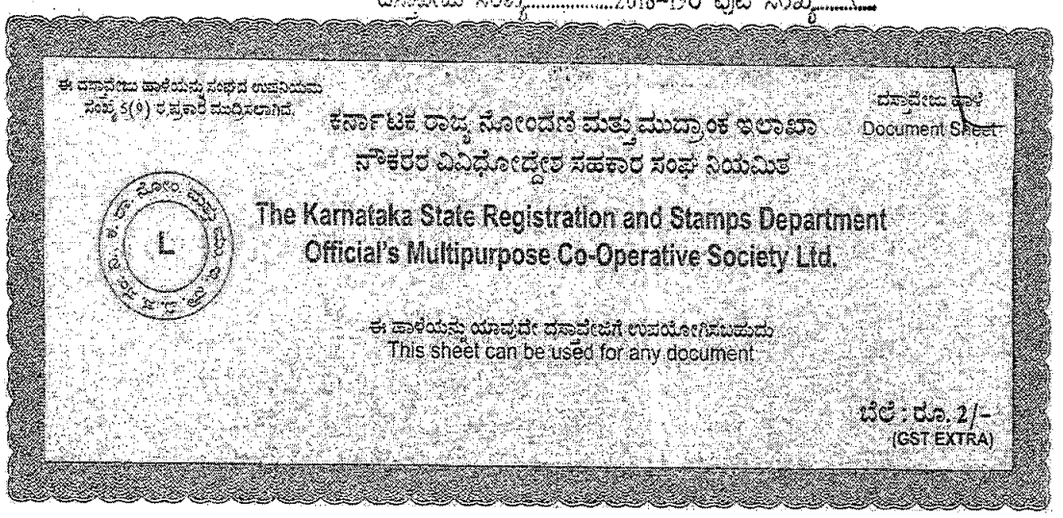
1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ MDP-1-01498-2018-19 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ MDPD235 ನೇ ಡ್ಡರಲ್ಲಿ
ದಿನಾಂಕ 14-05-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಮಹದೇವಪುರ)

Designed and Developed by C-DAC, ACTS, Pune

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 9



F. WHEREAS the Vendors represent that Item No.II is carved out of the Larger Extent of landmeasuring 1 Acre 28Guntas in Sy.No. 58, situated at Dommasandra Village, BidarahalliHobli, Bangalore East Taluk, Bangalore District (hereinafter referred to as the "Larger Property") which was originally an Inam land which belonged to Sri. Rajamanikyavelu. Out of the said Larger Property,Item No.IIwas acquired by one Sri.Chinnappa S/o. Abbaiah by way of Occupancy Rights granted by the Order dated 15/09/1981 in Case bearing LRF (B)DS.616/17/74-75 issued by Tahsildar, HoskoteTaluk.Subsequently, the said Chinnappa died intestate leaving behind two sons namely Sri.Thimmaiah (the father of the First Vendor herein) and Sri.ChikkaThimmaiah. Subsequently the khatha of Item No.IIof the Schedule Property was jointly entered in their names vide MR No. 35/1983-84.

G. WHEREAS, the legal heirs of ChikkaThimmaiah viz., Sri. Mukund, Sri.Sridhar and Smt.Manjula filed a Suit for Partition against Vendor No.1, 4 and others in O.S No.1162/2015 before the Hon'ble First Additional Senior Civil Judge, Bangalore Rural District, Bangalore, which was decreed based on the compromise petition andin terms of the Compromise Decree the Item No.II of the Schedule Property fell into the share of Vendor No.1 and 4.

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

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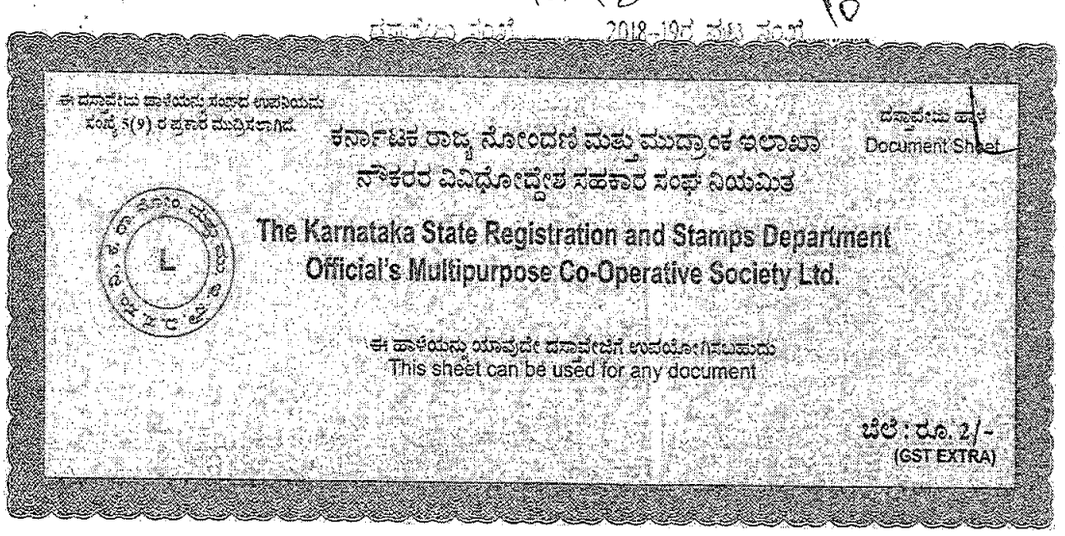

H. Whereas, Item No. II of the Schedule Property came be to be converted from agricultural to non-agricultural residential purposes vide the Order dated 11/04/2018 in Official Memorandum bearing No. ALN(EBK)SR/30/17-18, passed by the Deputy Commissioner, Bangalore District, Bangalore.

(Item No.I& Item No.IIof the Schedule Property shall be hereinafter collectively referred to as the "Schedule Property").

I. Vendor No.1 and 4acquired the absolute right over the Schedule Property & are in its absolute possession & enjoyment since the date of acquisition. The other Vendors being the legal heirs of Vendor No.1 and 4 have joined for the execution of this Deed in order to covey better title in favour of the Purchaser herein.

J. The Vendors have executed a Sale Agreement dated 29/05/2017 registered as Document No.MDP-1-01803-2017-18& stored in CD No.MDPD206 in the office of the Sub-Registrar at Mahadevpura, Bangalore in favour of the Purchaser agreeing to sell the Schedule Property for a valuable consideration.

K. The Vendors also have executed a General Power of Attorney dated 29/05/2017 registered as document No.MDP-4-00086/2017-18, Book-IV, stored in CD No.MDPD206, in the office of the Sub-Registrar Mahadevapura, Bangalore in favour of the Purchaser authorising & empowering them to deal with the Schedule Property including the

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ರ ವರ್ಷ ಸಂಖ್ಯೆ 11

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(1) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

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)

power to sell to any persons of their choice or to purchase by themselves.

L. The Vendors have agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendors.

M. The Vendors have assured the Purchaser that they are in peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and have paid all taxes till date and that the Schedule Property is free from all or any encumbrances.

N. The Vendors have assured the Purchaser that they are the absolute owners of the Schedule Property and are vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

O. In terms of the Sale Agreement dated 29/05/2017 and based on the assurances and representations made by the Vendors, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.2,04,00,000/- (Rupees Two CroresFour Lakhs Only).**

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. CONVEYANCE

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ದಸ್ತಾವೇಜು ನಂಬರ್ 1498 12 2018-19ನೇ ಸಾಲು ನಂಬರ್

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

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.

ದಸ್ತಾವೇಜು ಪುಟ Document Sheet

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(GST EXTRA)

1.1 The Vendors hereby agree to grant, convey, assign, transfer and sell over all their right, title and interest in the Schedule Property to and in favour of the Purchaser together with all the easements, advantages, liberties thereto be held and enjoyed, and on the basis of the representations, covenants and assurances mentioned hereunder, to have and to hold the same unto and for the use of the Purchaser absolutely and forever together with title deeds, writings, documents and all other evidences of title.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profit thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendors or by any person lawfully or equitably claiming by, from, under or in trust for him.

2. **CONSIDERATION**

2.1 The Purchaser has already paid the entire sale consideration of **Rs.2,04,00,000/- (Rupees TwoCroresFour Lakhs Only)**tothe Vendors for the sale of the Schedule Property, in the following manner:

a) A sum of Rs.10,00,000/-(Rupees Ten Lakhs only) has been paid in favour of Sri. T. Anand Kumar dated 29.05.2017 vide Cheque No. 034115 drawn on Yes Bank, New Thippasandra Branch, Bangalore.

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

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ಈ ದಸ್ತಾವೇಜು ಪಾಲೆಯನ್ನು ನಂದಾಣ ಅಧಿನಿಯಮ ಸಂಖ್ಯೆ 6(3) ನೇ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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Document Sheet

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

ಈ ಪಾಲೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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(GST EXTRA)

b) A sum of Rs.10,00,000/-(Rupees Ten Lakhs only) has been paid in favour of Sri. T. Anand Kumar dated 30.06.2017 vide Cheque No. 034116 drawn on Yes Bank, New Thippasandra Branch, Bangalore.

c) A sum of Rs.43,50,000/-(Rupees Forty Three Lakhs Fifty Thousand only) has been paid in favour of Sri. T. Anand Kumar dated 29.09.2017 vide Cheque No. 034117 drawn on Yes Bank, New Thippasandra Branch, Bangalore.

d) A sum of Rs.40,00,000/-(Rupees Forty Lakhs only) has been paid in favour of Sri. T.Anand Kumar dated 22.05.2017 vide DD No. 006999 Drawn on Yes Bank, Nehru Centre Discovery of India BuildingDr.B.R.Ambedkar Road, Mumbai.

e) A sum of Rs.50,00,000/- (Rupees Fifty Lakhs only) has been paid in favour of Sri. T. Suresh dated 29.08.2017 vide Cheque No. 034113 drawn on Yes Bank, New Thippasandra Branch, Bangalore.

f) A sum ofRs.,20,50,000/- (rupees Twenty Lakhs Fifty Thousand only) has been paid in favour of Sri. T. Suresh dated 29.09.2017 vide Cheque No. 034114 drawn on Yes Bank, New Thippasandra Branch, Bangalore.

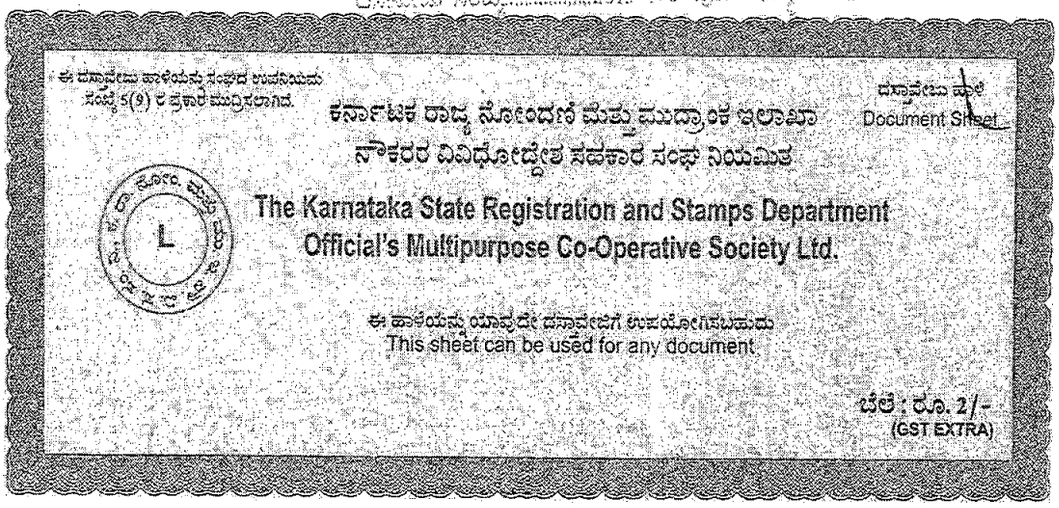
g) A sum of Rs.15,00,000/- has been paid in favour of Sri. T.Suresh dated 29.05.2017vide Cheque No. 034111 drawn on Yes Bank, New Thippasandra Branch, Bangalore.

h) A sum of Rs.10,00,000/-(Rupees Ten Lakhs Only)has been paid in favour of Sri. T. Suresh dated 30.06.2017 vide Cheque No. 034112 drawn on Yes Bank, New Thippasandra Branch, Bangalore..

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19 ಪುಟ ಸಂಖ್ಯೆ 14



i) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) has been paid in favour of Sri.T.Suresh drawn on yes Bank, New Thippasandra Branch Bangalore.

j) A sum of Rs.2,04,000/- (Rupees Two Lakhs Four Thousand only) has been deducted towards tax deduction at source (being 1% of the total sale consideration) and has been deposited with the Income Tax Department as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendors.

2.2 The Vendors hereby acknowledge receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

3. POSSESSION

The Vendors have hereby handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

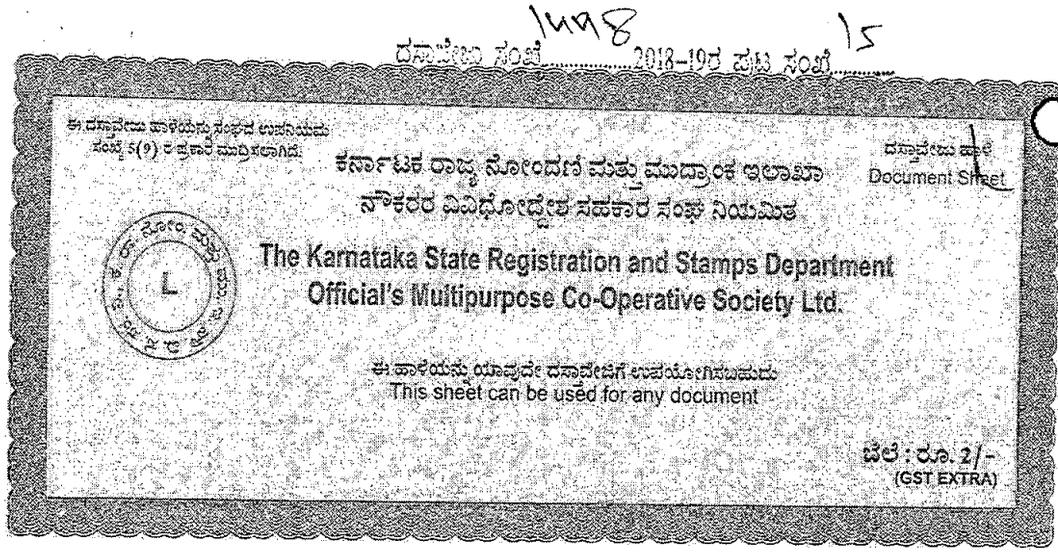
4.1 The Vendors hereby represent, warrant, and undertake unto the Purchaser, as follows:

(i) The Vendors are the absolute owners of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendors for lawful purposes;

(iii) The Vendors or their predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice their right to

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory



convey or prevent the Vendors from conveying the Schedule Property to the Purchaser in terms of this Deed;

(iv) The Vendors are fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendors;

(v) The Vendors or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

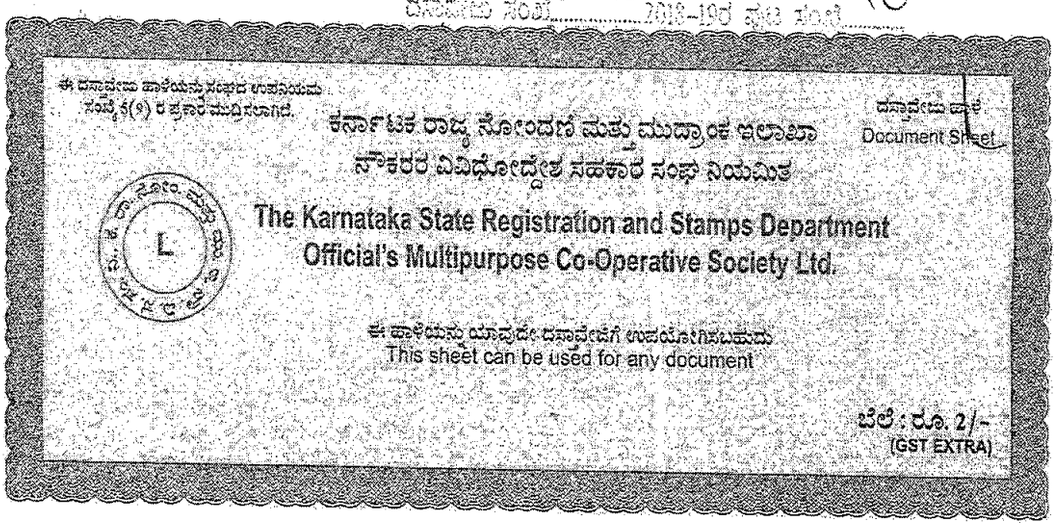
(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lispendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ದಸ್ತಾವೇಜು ನಂಬರ್ 1498 2018-19ನೆ ಸಾಲಿನ ನಂಬರ್ 16



nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendor has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendor hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendors declare that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendors will continue to hold such a position until the completion of the transaction contemplated herein;

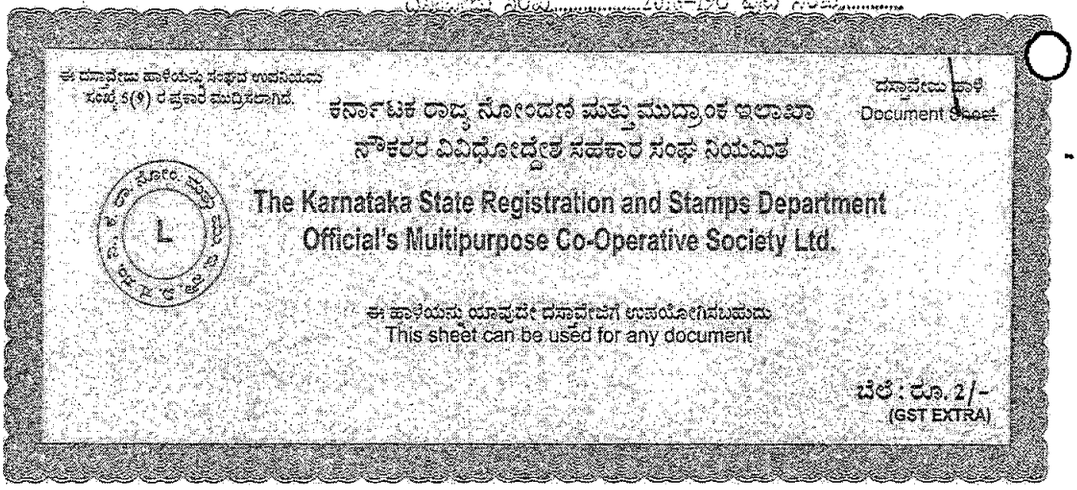
(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendors until this day;

(xii) All the representations and warranties of the Vendors contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2019-20ನೆ ಮತ್ತು ಸಂಖ್ಯೆ 17



4.2 The Vendors are aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendors.

5. FURTHER ASSURANCES

5.1 The Vendors undertake that they shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

5.2 The Vendors undertake that they shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendors, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendors undertake to do all other acts, deeds and things as may be necessary at the cost of the Vendors, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

6. INDEMNITY

6.1 The Vendors agree to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

1498 18

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.

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

(i) Any breach by the Vendors of any of the representations and warranties contained in this Deed; or

(ii) Any breach by the Vendors of the covenants, agreements or obligations contained in this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

(iv) Any defect or want of title of the Vendors or their predecessors in title, to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendors, or any event or circumstance which has or is reasonably likely to have a material adverseeffect on the title of the Schedule Property and the development thereon.

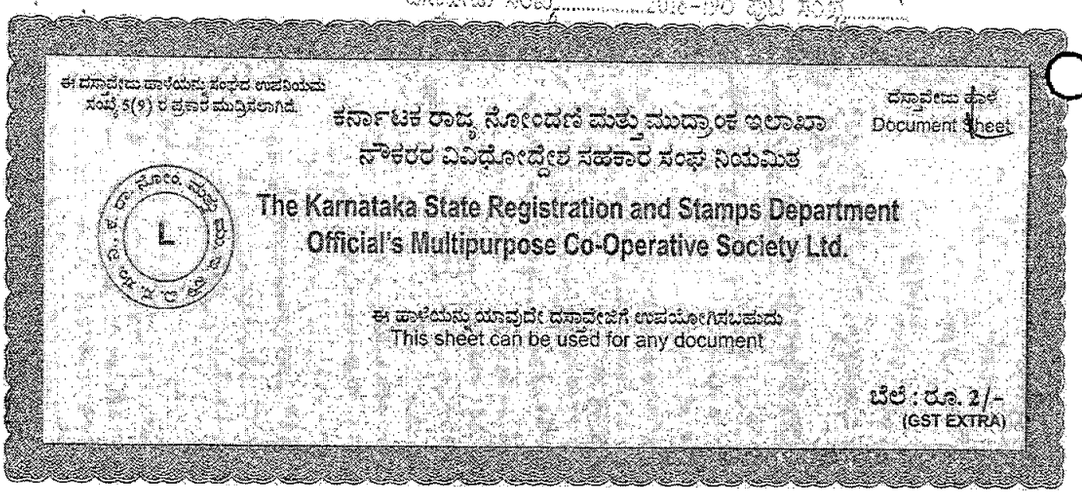
7. DELIVERY OF ORIGINAL DOCUMENTS

The Vendors on this day have delivered the original title deeds and revenue documents to the Purchaser.

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1498 2018-19ನೆ ಸಾಲು ಸಂಖ್ಯೆ 19



8. CONSENTING WITNESS COVENANT

Sri.Manjunath Reddy is an unregistered agreement holder executed by the Vendors who in turn has an arrangement with M/s. Clean Foods Limited for acquisition of the Schedule Property along with other lands in Dommasandra&KumbenaAgrahara Villages. Hence they are arrayed as Consenting Witness No.1 and 2 to this Deed.

SCHEDULE PROPERTY

ITEM NO. 1

All that Property available within the four boundaries detailed below and measuring 12 Guntas in Sy. No.57, duly converted from agricultural to non-agricultural residentialpurposes vide the Order dated 11/04/2018 in Official Memorandum bearing No. ALN(EBK)SR/29/17-18, passed by the Deputy Commissioner, Bangalore District, Bangalore situated at Dommasandra Village, BidarahalliHobli, Bangalore East Taluk, Bangalore District and bounded on:

East by: Remaining land in same Sy. No.57;

West by: Remaining land in same Sy. No.57;

North by: Land bearing Sy.No.49;

South by: Land bearing Sy.No. 58.

ITEM NO. 2

All that Property available within the four boundaries detailed below and measuring 22 Guntas in Sy. No.58, dulyconverted from agricultural to non-agricultural residentialpurposes vide the Order dated 11/04/2018 in Official Memorandum bearing No. ALN(EBK)SR/30/17-18, passed by the Deputy Commissioner, Bangalore District, Bangalore situated at

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

For AKOSA VENTURES PVT. LTD.
Authorised Signatory

1498 20

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....2018-19ರ ಪುಟ ಸಂಖ್ಯೆ.....

ಈ ದಸ್ತಾವೇಜು ಪಾಲಿಯನ್ನು ನಂಜಿದ ಉಜನಿಯಮ ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಪಾಲಿ Document Sheet

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

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

Dommasandra Village, BidarahalliHobli, Bangalore East Taluk, Bangalore District and bounded on:

East by: Remaining land in same Sy. No.58;

West by: Remaining land in same Sy. No.58;

North by: Land bearing Sy. No. 57;

South by: Land bearing Sy. No. 61,

(The boundaries mentioned herein are based on the survey conducted by the parties).

IN WITNESS WHEREOF THE PARTIES hereto executes this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

CONSENTING WITNESS:-

1)

(Sri.Manjunath Reddy)

For CLEAN FOODS LTD

2)

DIRECTOR

Surya Chandra Rao
(M/s. Clean Foods Ltd)

For AKOSA VENTURES PVT. LTD.

Vendors
Represented by their GPA holder
(M/s. AKOSA VENTURES PVT. LTD)

For AKOSA VENTURES PVT. LTD.

Authorised Signatory

Purchaser
(M/s. AKOSA VENTURES PVT LTD)
by its authorised Representative
Sri.K.R.Ravishankar

Witnessed by:

1.

2.

Drafted by (advocate)
Sathish M.N
No.132, outer Circle , Whitefield, Bangalore-66.

ಈ ದಸ್ತಾವೇಜು 19 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.
1991 ಇದಕ್ಕಿಂತ ಪುಟ ಸಂಖ್ಯೆ 1

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

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.

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

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1 CoK I 1221/18.19

SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the 3rd day of May, Two Thousand Eighteen **(03/05/2018) at Bengaluru**;

By

1. **SRI. MUNIYAPPA.R**
   Son of Ramanna @ Ramaiah
   Aged about 41 years,

2. **SMT LAKSHMI,**
   Aged about 37 years,
   Wife of Muniyappa

3. **KUM.SNEHA,**
   Aged about 10 years,
   Daughter of Muniyappa

4. **MASTER KUSHAL,**
   Aged about 8 years,
   Son of Muniyappa,

   Sl. No. 3&4 being minors are represented by their father Sri.Muniyappa as Natural Guardian

5. **SRI. ANAND.R,** **PAN:AZTPA9086G**
   Aged about 36 years,
   Son of Ramanna @ Ramaiah,

6. **SMT. LAKSHMI,**
   Aged about 26 years,
   Wife of Anand

7. **MASTER SUBRAMANI,**
   Aged about 7 years,
   Son of Anand

8. **MASTER YASHAS,**
   Aged about 4 years,

For ICONICA PROJECTS
M.A.Nair Shankar
Authorised Signatory

For ICONICA PROJECTS
M.A.Nair Shankar
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1921 2018-19ರ 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 M/s.Iconica Projects, Rep by its partner M/s.Gardencity Realty Pvt. Ltd, Rep by its Authorised Representative K.R.Ravishankar . , ಇವರು 824160.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	824160.00	D.D.NO.099755,dt:02/05/18, City Union Bank Ltd, B'lore
ಒಟ್ಟು :	824160.00	

ಸ್ಥಳ : ಮಹದೇವಪುರ
ದಿನಾಂಕ : 03/05/2018

ಉಪ-ನೋಂದಣಿ ಸಹಿತ ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1291 2018-19 ಪುಟ ಸಂಖ್ಯೆ 3

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

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)

Son of Anand

Sl. No. 7&8 being minors are represented by their father Sri.Anand as Natural Guardian

All areresiding at No. 71, Belathuru, Kadugodi Post, Begaluru- 560067.

Allare represented by their General Power of Attorney Holder**M/s. ICONICA PROJECTS,** a Partnership Firm represented by its PartnerM/s. Gardencity Realty Pvt. Ltd, represented by its authorised Representative Sri.K.R.Ravishankar(Vide GPA dated 06.10.2016 registered as Document No.MDP-4-00159-2016-17 Stored in C.D.No.MDPD189 at the office of the Sub-Registrar Mahadevpura, Bangalore).

hereinafter referred to as the **"Vendors",** (which expression shall wherever the context so admits shall mean and include their legal heirs, legal representatives, executors, administrators and successors) of the ONE PART;

IN FAVOUR OF

M/s. ICONICA PROJECTS, **PAN:AAFFI3043N**
A Partnership Firm, having its Office at:
No. 510-5AC, HRBR Layout 2nd Block,
Kalyan Nagar, Outer Ring Road, Banglore-560 043.
Represented by its Partner M/s. Gardencity Realty Pvt. Ltd,
represented by its authorised Representative Sri.K.R.Ravishankar

hereinafter referred to as the "Purchaser" (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its partners,successors in Office, Legal Representatives, Administrators, executors and Assigns) of the OTHER PART;

For ICONICA PROJECTS
K.R. Ravishankar
Authorised Signatory

For ICONICA PROJECTS
K.R. Ravishankar
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1221 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 4

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1221

ಮಹದೇವಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 03-05-2018 ರಂದು 03:01:09 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	326400.00
2	ಸೇವಾ ಶುಲ್ಕ	700.00
3	ಕಸ್ಟೋಡಿಯನ್ ಫೀ	100.00
4	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	60.00
	ಒಟ್ಟು :	327260.00

ಶ್ರೀ M/s.Iconica Projects, Rep by its partner M/s.Gardencity Realty Pvt. Ltd, Rep by its Authorised Representative K.R.Ravishankar . ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s.Iconica Projects, Rep by its partner M/s.Gardencity Realty Pvt. Ltd, Rep by its Authorised Representative K.R.Ravishankar .			For ICONICA PROJECTS K.R.Ravishankar Authorised Signatory

ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s.Iconica Projects, Rep by its partner M/s.Gardencity Realty Pvt. Ltd, Rep by its Authorised Representative K.R.Ravishankar . (ಬರೆಸಿಕೊಂಡವರು)			For ICONICA PROJECTS K.R.Ravishankar Authorised Signatory
2	Muniyappa.R, Lakshmi,Kum.Sneha, Master Kushal, Minors Rep by their Father Muniyappa, Anand.R. Lakshmi ,,Master Subramani, Master Yashas, Minors Rep by their Father Anand.R.Rep by their GPA Holder M/s.Iconica Projects, Rep by its partner M/s.Gardencity Realty Pvt. Ltd, Rep by its Authorised Representative K.R.Ravishankar . (ಬರೆದುಕೊಡುವವರು)			For ICONICA PROJECTS K.R.Ravishankar Authorised Signatory

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1991 2018-19 ನೇ ಸಾಲಿನ 5

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

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.

ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

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

The Vendors and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

WHEREAS:

A. The Vendors are the absolute owners of the converted land bearing Survey No.107/1 measuring 1 Acre, duly converted from agricultural use to non-agricultural purposes vide the Official Memorandum bearing No. ALN(EBK)SR/47/16-17, dated 17/01/2018 passed by the Deputy Commissioner, Bangalore District, Bangalore, situated at KumbenaAgrahara Village, BidarahalliHobli, Bangalore East Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Schedule Property".**

B. WHEREAS the Vendors further represent that the Schedule Property is carved out of land measuring 7 Acres 03 guntas (hereinafter referred to as the "Larger Property") which was originally a Government Land then identified as Sy.No.107 of KumbenaAgrahara Village, BidarahalliHobli, Bangalore. A portion of the Larger Property measuring 1 Acre (morefully described in the Schedule hereinunder&hereinafter referred to as the "Schedule Property") was granted to one Sri.Ramaiah (Father of Vendor No.1 &5) by virtue of the Occupancy rights granted in Case No.LRF(B)327/79-80 dated 27/09/1979 issued by the Special Tahasildar for land Reforms, Hoskote& the remaining extent of 6 Acre 3 Guntas was granted in favour of Sri.Chikkamuniyappa. Thereafter the Larger Property in Sy.No.107 was subjected to Phodi in the year 1970 and the Schedule Property was assigned new Survey Number as

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Manjunatha Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			
4	Surya Chandra Rao (M/s.Clean Foods Ltd). . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1821 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 6

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1221 2018-19ನೇ ಸಾಲಿನ ಪುಟ ಸಂಖ್ಯೆ 7

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ನೋಂದಣಿ ಅಧಿನಿಯಮ ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Sy.No.107/1. Subsequently, a suitwas filed bearing O.S.No.1015/2002 by the legal heirs of Sri.Chikkamuniyappaagainst Sri.Muniyappa, Sri.Munireddy&Sri.Ramaiah on the file of Additional Civil Judge (Senior Division), Bangalore Rural District, Bangalore for declaration & permanent injunction wherein the said suit came to be compromised. In terms of Compromise Decree dated 1/8/2008, the matter was settled out of court & Compromise was recorded between the parties wherein the ownership of the Schedule Property was confirmed in favour of Sri.Ramaiah in Sy.No.107 which by now came to be identified as Sy.No.107/1 and since then the said Ramaiahstarted enjoying the Schedule Property as absolute owner.

C. WHEREAS the said Ramaiah's Daughters Smt.Varalakshmi and Smt.Lalitha executed a Release Deed on 05/02/2014 in favour of Sri.Ramaiah&his sons Sri.Muniyappa and Sri.Anand (Vendor No. 1 & 5) which is registered as Document No. BDH-1-04787/13-14, stored in CD No. BDHD105, at the Office of the Sub-Registrar, Bidarahalli, Bangalore. By virtue of the said Release Deed Smt.Varalakshmi and Smt.Lalitha released their right, title and interest over the Schedule Property in favour ofSri.Ramaiah& his sons Sri.Muniyappa and Sri.Anand. Since some of the errors crept in the said release Deed with respect to the name of the father of the Releaseea Rectification Deedwas executed dated 16.08.2014, registered as Document No. MDP-1-02454/2014-15,stored in CD No. MDPD147 at the Office of the Sub-Registrar, Mahadevpura. Eversince the date of execution of the

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ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Rajesh S/o. Kodendappa Kundalahalli Village K.R.Puram Hobli BETQ	
2	Satish S/o. Muniyappa Kundalahalli Village K.R.Puram Hobli BETQ	

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

I hereby certify that on production of the original document. I have satisfied myself that the stamp duty of Rs. 1050000/- has been paid thereon.GPA Document No159/16-17,dt:06/10/16, Sub Registrar Office, Mahadevapura, Bangalore

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ MDP-1-01221-2018-19 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ MDPD234 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 03-05-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಮಹದೇವಪುರ)

ರೇಣುಕಾ ಪ್ರಸಾದ್ ಎನ್.ಆರ್.
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ಶಿವಾಜಿನಗರ, (ಮಹದೇವಪುರ) ಉಪನೋಂದಣಾಧಿಕಾರಿ ಕಛೇರಿ ಮುದ್ರೆ
THE SEAL OF THE SUB-REGISTRAR, SHIVAJINAGAR, (MAHADEVAPURA)

Designed and Developed by C-DAC, ACTS, Pune

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1221 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 9

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

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said Release Deed Sri.Ramaiah& his sons Sri.Muniyappa and Sri.Anandwere enjoying the Schedule Property as absolute Owners.

D. WHEREAS subsequently the said Sri.Ramaiah gifted the Schedule Property in favour of his two sons Sri.Muniyappa and Sri.Anand, vide a Gift Deed dated 18.02.2014 registered as Document No.BDH-1-04940/2013-14 stored in CD No. BDHD105, in the office of the Sub-Registrar, Bidarahalli, Bangalore& their names got mutated in the Mutation Register Extract vide MR No.H9/2014-15. Since then the Vendors are in peaceful possession and enjoyment of the Schedule Property as absolute owners.

E. The Vendors have executed an Agreement to sell dated 06/10/2016 registered as Document No.MDP-1-04378-2016-17 & stored in CD No.MDPD189 in the office of the Sub-Registrar at Mahadevpura, Bangalore in favour of the Purchaser agreeing to sell the Schedule Property for a valuable consideration.

F. The Vendors also have executed a General Power of Attorney dated 06/10/2016 registered as document No.MDP-4-00159/2016-17, Book-IV, stored in CD No.MDPD189, at the office of the Sub-Registrar Mahadevapura, Bangalore in favour of the Purchaserauthorising & empowering them to deal with the Schedule Property including the power to sell to any persons of their choice or to purchase by themselves.

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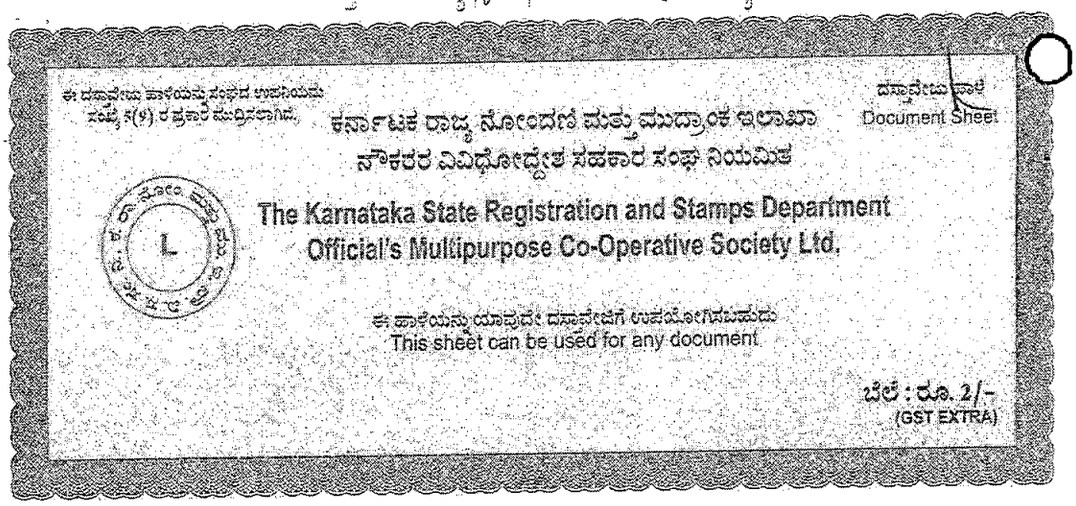

G. The Schedule Property came to be converted from agricultural to non-agricultural purposes vide the Order dated 17/01/2018in Official Memorandum bearing No. ALN(EBK)SR/47/16-17 passed by the Deputy Commissioner, Bangalore District, Bangalore.

H. The Vendors have agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendors.

I. The Vendors have assured the Purchaser that they are in peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and have paid all taxes till date and that the Schedule Property is free from all or any encumbrances.

J. The Vendors have assured the Purchaser that they are the absolute owners of the Schedule Property and are vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

K. In terms of the Sale Agreement dated 06/10/2016 and based on the assurances and representations made by the Vendors, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of Rs.2,10,00,000/- (Rupees TwoCroresTen Lakhs Only).

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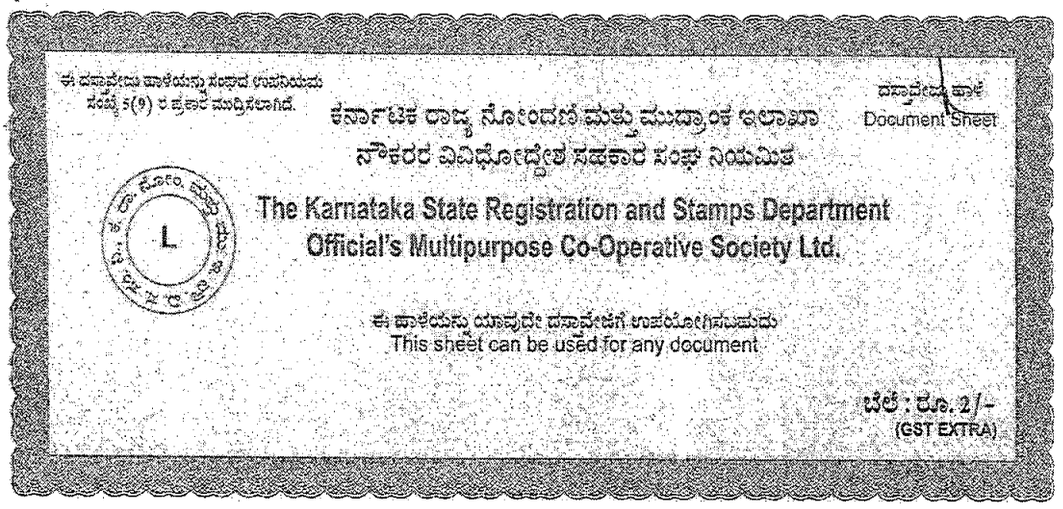
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1221 2018-19ನೆ ಪುಟ ಸಂಖ್ಯೆ 11



NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. **CONVEYANCE**

1.1 The Vendors hereby agrees to grant, convey, assign, transfer and sell over all their right, title and interest in the Schedule Property to and in favour of the Purchaser together with all the easements, advantages, liberties thereto be held and enjoyed, and on the basis of the representations, covenants and assurances mentioned hereunder, to have and to hold the same unto and for the use of the Purchaser absolutely and forever together with title deeds, writings, documents and all other evidences of title.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendors or by any person lawfully or equitably claiming by, from, under or in trust for them.

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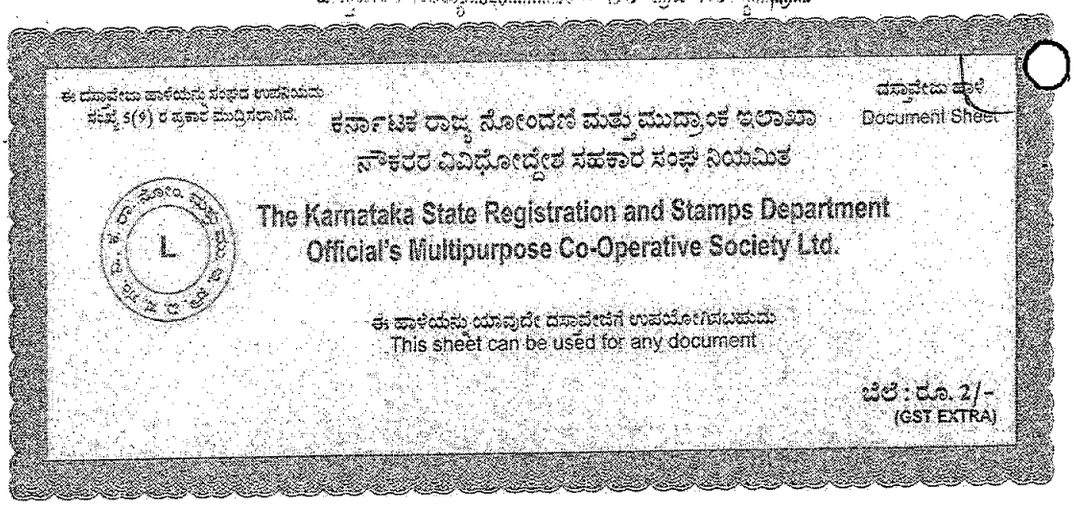

2. **CONSIDERATION**

2.1 The Purchaser has paid the entire sale consideration of **Rs.2,10,00,000/- (Rupees TwoCrores TenLakhsOnly)** to the Vendors for the sale of the Schedule Property in the following manner:

a) A sum of Rs.15,00,000/- (Rupees Fifteen Lakhs only) vide Cheque bearing No.307379dated 06/10/2016 drawn on Yes Bank, IndiranagarBranch,Bangalore in favour ofR. Muniyappa, the Vendor No. 1 herein;

b) A sum of Rs.20,00,000/- (Rupees Twenty Lakhs only) vide Cheque bearing No.307381dated 06/10/2016 drawn on Yes Bank, Indiranagar Branch, Bangalore in favour of Lakshmi, the Vendor No.2 herein;

c) A sum of Rs.15,00,000/- (Rupees Fifteen Lakhs only) vide Cheque bearing No.307382 dated 06/10/2016 drawn on Yes Bank, Indiranagar Branch, Bangalore

d) A sum of Rs.15,00,000/- (Rupees Fifteen Lakhs only) vide Cheque bearing No.307383 dated 06/10/2016 drawn on YesBank, Indiranagar Branch, Bangalore in favour of Ananda, the Vendor No. 5 herein.

e) A sum of Rs.10,00,000/- (Rupees Ten Lakhs only) vide Cheque bearing No.307384 dated 06/10/2016 drawn on Yes Bank, Indiranagar Branch, Bangalore in favour of Lakshmi, Vendor No. 6 herein.

f) A sum of Rs.25,00,000/- (Rupees Twenty Five Lakhs only) vide Cheque bearing No.307385 dated 06/10/2016 drawn on Yes Bank, Indiranagar Branch,Bangalore.

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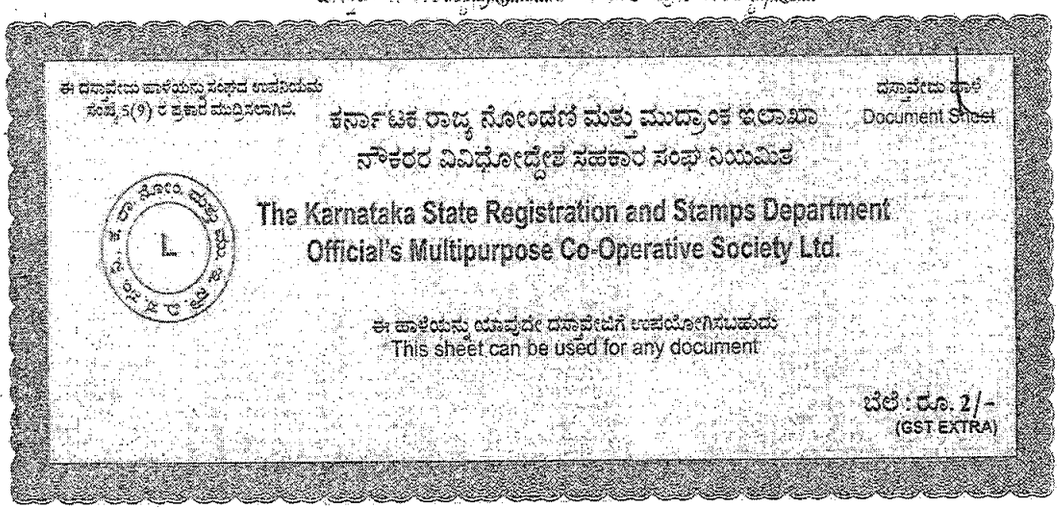

g) A sum of Rs.55,00,000/- (Rupees Fifty Five Lakhs only) vide Cheque bearing No.307386 dated 15/05/2017 drawn on YesBank, Indiranagar Branch,Bangalore in favour of Muniyappa,the Vendor No.1 herein.

h) A sum of Rs.55,00,000/- (Rupees Fifty Five Lakhs only) vide Cheque bearing No.307387 dated 15/05/2017 drawn on YesBank, Indiranagar Branch,Bangalore in favour of Ananda,the Vendor No. 5 herein.

i) A sum of Rs.2,10,000/- (Rupees Two Lakhs Ten Thousand Only)has been deducted towards tax deduction at source (being 1% of the total sale consideration) and has been deposited with the Income Tax Department as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendors.

2.2 The Vendors hereby acknowledge receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

3. POSSESSION

The Vendors hereby have handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

4.1 The Vendors hereby represent, warrant, and undertake unto the Purchaser, as follows:

(i) The Vendors are the absolute owners of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1221 2018-19ನೆ ಪುಟ ಸಂಖ್ಯೆ 14

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

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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owned, occupied, absolutely controlled or otherwise used by the Vendors for lawful purposes;

(ii) The Schedule Property is the self-acquired property of the Vendors;

(iii) The Vendors or their predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice their right to convey or prevent the Vendors from conveying the Schedule Property to the Purchaser in terms of this Deed;

(iv) The Vendors are fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendors;

(v) The Vendors or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1221 2018-19ರ ಪುಟ ಸಂಖ್ಯೆ 15

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

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orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lispendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendors has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendors hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendors declares that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendors will continue to hold such a position until the completion of the transaction contemplated herein;

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1221 2018-19ನೆ ಪುಟ ಸಂಖ್ಯೆ 16

ಈ ದಸ್ತಾವೇಜು ಶುಲ್ಕವನ್ನು ಸಂಚಿತ ನಿಧಿಯಿಂದ ಉದಾಯವು
ಸಂಖ್ಯೆ 5(9) ಕ್ರಮಾನುಸಾರ ಮನ್ನಿಸಲಾಗಿದೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

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(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendors until this day;

(xii) All the representations and warranties of the Vendors contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

4.2 The Vendors are aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendors.

5. FURTHER ASSURANCES

5.1 The Vendors undertake that they shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

5.2 The Vendors undertake that they shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendors, do, or cause to be done all such acts or things as shall be lawfully or reasonably neccssary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendors undertake to do all other acts, deeds and things as may be necessary at the cost of the Vendors, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

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Authorised Signatory

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ಈ ದಾಖಲೆಯ ಹಾಳೆಯನ್ನು ನೋಂದಣಿ ಅಧಿನಿಯಮ ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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6. INDEMNITY

6.1 The Vendors agree to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

(i) Any breach by the Vendors of any of the representations and warranties contained in this Deed; or

(ii) Any breach by the Vendors of the covenants, agreements or obligations contained in this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

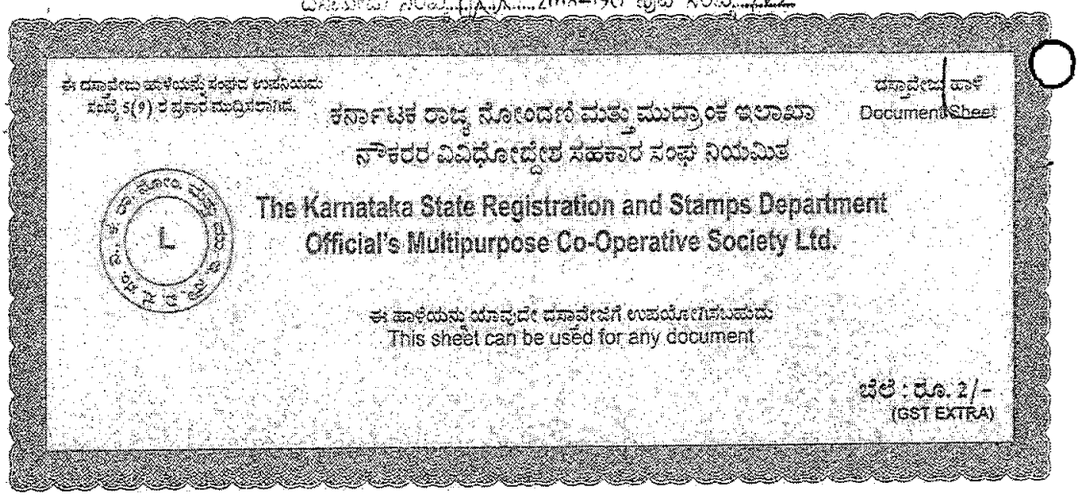
(iv) Any defect or want of title of the Vendors or their predecessors in title, to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendors, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title of the Schedule Property and the development thereon.

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

ದಾಖಲೆ ಸಂಖ್ಯೆ 1291 2018-19ರ ಸಾಲು ಸಂಖ್ಯೆ 18



7. DELIVERY OF ORIGINAL DOCUMENTS

The Vendors on this day have delivered the original title deeds and revenue documents to the Purchaser.

8. CONSENTING WITNESS COVENANT

Sri.Manjunath Reddy is an unregistered agreement holder executed by the Vendors who in turn has an arrangement with M/s. Clean Foods Limited for acquisition of the Schedule Property along with other lands in Dommasandra&KumbenaAgrahara Villages. Hence they are arrayed as Consenting Witness No.1 and 2 to this Deed & their accounts have been duly settled.

SCHEDULE PROPERTY

All that property available within the four boundaries detailed below and measuring 1 Acre in Od No. 107, New Survey No.107/1, converted from agricultural to non-agricultural purposes vide the Order dated 17/01/2018 in Official Memorandum bearing No. ALN(EBK)SR/47/16-17 passed by the Deputy Commissioner, Bangalore District, Bangalore situated at KumbenaAgrahara Village, BidarahalliHobli, Bangalore East Taluk, Bangalore District and bounded on:

East by: Doddabanahalli Village Border
West by: Land bearing Sy. No. 107/2 &Dommasandra Village Border
North by: Land bearingSy No.107/2 Channel
South by: DommasandraVillage Boundary and connecting Road.

(The boundaries mentioned herein are based on the survey conducted by the parties).

For ICONICA PROJECTS
Authorised Signatory

For ICONICA PROJECTS
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1221 2018-19ನೆ ಪುಟ ಸಂಖ್ಯೆ 19

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಕ್ಷಾನ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(೨) ಕ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

IN WITNESS WHEREOF THE PARTIES hereto executed this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

Consenting Witness:-

1) Manjunatha Reddy

(Sri.Manjunath Reddy)

2) For CLEAN FOODS LTD
K Soogaresa Rao
DIRECTOR

Surya Chandra Rao

(M/s.Clean Foods Ltd)

Witnesses:

1. Ravisha Kumar

2. Sathish.

For ICONICA PROJECTS
K.R. Ravi Shankar
Authorised Signatory

Vendors
Being Represented by their
GPA holder M/s. ICONICA Projects

For ICONICA PROJECTS
K.R. Ravi Shankar
Authorised Signatory

Purchaser
M/s ICONICA PROJECTS,
by its Partner M/s Gardencity Realty Pvt. Ltd
repd. by its authorised Representative
Sri.K.R.Ravishankar

Drafted by (advocate)
Sathish M.N

No.132, outer Circle , Whitefield, Bangalore-66.

Print date & time: 03/05/2018, 04:31:32 PM

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 1319 ಕಛೇರಿ : ಮಹದೇವಪುರ

Original ದಿನಾಂಕ : 03/05/2018

ಶ್ರೀ M/s.Iconica Projects, Rep by its partner M/s.Gardencity Realty Pvt. Ltd. Rep by its Authorised Representative K.R.Ravishankar . - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2018 - 19 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 1221 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೊಂದಾವಣೆಗಾಗಿ

	ರೂ. ಪೈ.
ನೋಂದಣಿ ಶುಲ್ಕ	326400.00
ಸೇವಾ ಶುಲ್ಕ	700.00
ಕನ್ವೇಯೆನ್ಸಿಂಗ್ ಲಿಕ್ವಿಡ್	100.00
ಹೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	60.00
ಒಟ್ಟು :	327260.00

Rs. 326400.00 ಡಿ.ಡಿ.ಮೂಲಕ D.D.NO.099756.dt:02/05/18, City Union Bank Ltd, B'lore

860.00 ನಗದಾಗಿ Paid in Cash Rs.

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

ಒಟ್ಟು : 327260.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಮೂರು ಲಕ್ಷ ಇಪ್ಪತ್ತೇಳು ಸಾವಿರದ ಎರಡು ನೂರು ಅರವತ್ತು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 03/05/2018 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಮಹದೇವಪುರ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ,ACTS Pune.

BKL 6702
2020-21

Sq no 107
1.00

This Document Consist of 22 Pages
First Page of Doct. No. 6702 of Book 1
2020 - 21

SALE DEED

THIS SALE DEED ("**Deed**") is made and executed on this the 1st day of December, Two Thousand Twenty (**01.12.2020**) at Bengaluru.

By

1. **MRS. MUNIYAMMA,** aged about 72 years, wife of Late Mr. Muniyappa, hereinafter referred to as "**Vendor No. 1**";

2. **MRS. LAKSHMAMMA,** aged about 51 years, daughter of Late Mr. Muniyappa, hereinafter referred to as "**Vendor No. 2**";

3. (a) **MRS. MANJAMMA @ MANJULA,** aged about 38 years, wife of Late Mr. Suresh, hereinafter referred to as "**Vendor No. 3(a)**";

   (b) **MS. SUSHMA,** aged about 22 years, daughter of Late Mr. Suresh, hereinafter referred to as "**Vendor No. 3(b)**";

   (c) **MR. KIRAN,** aged about 20 years, son of Late Mr. Suresh, hereinafter referred to as "**Vendor No. 3(c)**";

4. (a) **MR. SREERAM,** aged about 46 years, son of Late Mr. Muniyappa, hereinafter referred to as "**Vendor No. 4(a)**";

   (b) **MRS. MANJULA,** aged about 37 years, wife of Mr. Sreeram, hereinafter referred to as "**Vendor No. 4(b)**";

   (c) **MS. LAVANYA,** aged about 17 years, daughter of Mr. Sreeram, hereinafter referred to as "**Vendor No. 4(c)**";

   (d) **MS. SWETHA,** aged about 13 years, daughter of Mr. Sreeram, hereinafter referred to as "**Vendor No. 4(d)**";

   Vendor No. 4(c) and Vendor No. 4(d) being minors represented by their father and natural guardian Mr. Sreeram;

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

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2020 - 21

Print Date & Time : 01-12-2020 06:24:19 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ: P-7869 6702
02.12.2020

ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 01-12-2020 ರಂದು 05:58:09 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	174000.00
2	ಸೇವಾ ಶುಲ್ಕ	770.00
3	ಇತರೆ	40.00
4	ಹೊರತೆ ನೋಂದಣಿ ಶುಲ್ಕ	113800.00
	ಒಟ್ಟು :	288610.00

ಶ್ರೀ KMK Developers Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ KMK Developers Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana			For KMK DEVELOPERS PVT. LTD AUTHORISED SIGNATORY

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳ
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	KMK Developers Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao . ಬಿನ್ Adinarayana (ಬರೆಸಿಕೊಂಡವರು)			For KMK DEVELOPERS PVT. LTD AUTHORISED SIGNATORY
2	Mrs.Muniyamma, Mrs.Lakshmamma,Mrs.Manjamma @ Manjula, Ms.Sushma, Mr.Kiran, Mr.Sreeram, Mr.Manjula, Ms.Lavanya, Ms.Swetha,Mrs.Kavitha, Ms.Preethi, . all rep by their GPA Holder KMK Developers Private			For KMK DEVELOPERS PVT. LTD AUTHORISED SIGNATORY

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

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2020 - 21

5. **(a) MRS. KAVITHA,** aged about 35 years, wife of Late Mr. Shankar, hereinafter referred to as "**Vendor No. 5(a)**";

(b) MS. PREETHI, aged about 11 years, daughter of Late Mr. Shankar, hereinafter referred to as "**Vendor No. 5(b)**";

(c) MS. AKSHITHA, aged about 9 years, daughter of Late Mr. Shankar, hereinafter referred to as "**Vendor No. 5(c)**";

(d) MS. ARCHANA, aged about 8 years, daughter of Late Mr. Shankar, hereinafter referred to as "**Vendor No. 5(d)**";

Vendor No. 5(b) and Vendor No. 5(d) being minors represented by their mother and natural guardian Mrs. Kavitha;

6. **(a) MR. NAGARAJA,** aged about 39 years, son of Late Mr. Muniyappa, hereinafter referred to as "**Vendor No. 6(a)**";

(b) MRS. KAVITHA, aged about 35 years, wife of Mr. Nagaraja, hereinafter referred to as "**Vendor No. 6(b)**";

(c) MR. GOWTHAM, aged about 19 years, son of Mr. Nagaraja, hereinafter referred to as "**Vendor No. 6(c)**";

7. **(a) MR. VIJAY S,** aged about 21 years, son of Late Mrs. Munilakshmamma, hereinafter referred to as "**Vendor No. 7(a)**";

(b) MR. RAJESH, aged about 19 years, son of Late Mrs. Munilakshmamma, hereinafter referred to as "**Vendor No. 7(b)**";

8. **(a) MR. GAJENDRA,** aged about 35 years, son of Late Mr. Muniyappa, hereinafter referred to as "**Vendor No. 8(a)**";

(b) MRS. SHYLA, aged about 34 years, wife of Mr. Gajendra, hereinafter referred to as "**Vendor No. 8(b)**";

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

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2020 - 21

Limited Rep by it's Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana (ಬರೆದುಕೊಡುವವರು)			

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

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2020 - 21

(c) **MS. DAKSHYANI @ DARSHINI,** aged about 7 years, daughter of Mr. Gajendra, hereinafter referred to as "**Vendor No. 8(c)**";

Vendor No. 8(c) being minor represented by her father and natural guardian Mr. Gajendra;

9. **MRS. AMARAVATHI,** aged about 33 years, daughter of Late Mr. Muniyappa, hereinafter referred to as "**Vendor No. 9**;

The above specified parties are residing at Belathur Village, Bidarahalli Hobli, Bangalore East Taluk, and are being represented by their Power of Attorney Holder **KMK DEVELOPERS PRIVATE LIMITED**, a Company, incorporated under the provisions of the Companies Act, 1956, (vide General Power of Attorney dated 25.2.2019, registered on 26.2.2019 as Document No. BNS-4-00914-2018-19 (stored in CD No. BNSD 712) in the office of the Senior Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru), represented by its authorised Signatory Mr. Suryachandra Rao.

Vendor No. 1 to Vendor No. 9 mentioned above are individually referred to as a "**Vendor**", and collectively referred to as the "**Vendors**" (which expressions shall wherever the context so requires or admits be deemed to mean and include their legal heirs, representatives, executors, and permitted assigns) of the **FIRST PART**:

IN FAVOUR OF

KMK DEVELOPERS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 with CIN U45201KA2007PTC044092 and having its registered office at No.510-5AC, HRBR Layout, Kalyan Nagar, Outer Ring Road, Bengaluru, represented by its authorised Signatory Mr. Suryachandra Rao, hereinafter referred to as the "**Purchaser**" (which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors-in-title, representatives, administrators, executors and assigns) of the **SECOND PART**:

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

(8151)

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2020 - 21

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Ms.Akshitha, Ms.Archana, Mr.Nagaraja, Mrs. Kavitha, Mr.Gowtham. Mr. Vijay S,Mr.Rajesh, Mr.Gajendra,Mrs.Shyla,Ms.Dakshyani @ Darshini and Amaravthi .all rep by their GPA Holder KMK Developers Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana (ಬರೆದುಕೊಡುವವರು)			KMK DEVELOPERS PVT. LTD. K Surya Chandra Rao AUTHORISED SIGNATORY
4	Manjunatha Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			
5	Clean Foods Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			CLEAN FOODS LTD Bangalore

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

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2020 - 21

Whenever the context so requires or admits, the Vendors and the Purchaser are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

A. The Vendors have jointly and severally represented to the Purchaser as follows:

(i) The Vendors are the joint and absolute owners of the converted land bearing Survey No. 107/2 measuring 1 Acre situated at Kumbena Agrahara Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District which is more fully described in the **Schedule** hereto and hereinafter referred to as the "**Schedule Property**". The sketch of the Schedule Property is attached hereto as an **Annexure**;

(ii) Initially, the Schedule Property was a part of the land bearing Survey No. 107 measuring 7 Acres 3 Guntas situated at Kumbena Agrahara Village, Bidarahalli Hobli, Hosakote Taluk ("**Larger Property**");

(iii) Mr. Muniyappa i.e., husband of Vendor No. 1 was granted a portion of the Larger Property measuring 1 Acre vide under Section 48(A) of the Karnataka Land Reforms Act, 1961 vide Order dated 27.9.1979 in Case No. LRF 166 of 1979-80 passed by the Land Tribunal, Hosakote Taluk;

(iv) Pursuant thereto, Grant Certificate was issued by the Tahsildar, Hosakote Taluk in the name of Mr. Muniyappa;

(v) Khata in respect of the land bearing Survey No. 107 measuring 1 Acre was changed to the name of Mr. Muniyappa vide Entry No. MR 20 of 1983-84 made in the Mutation Register;

For KSK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KSK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

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2020 - 21

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Hemanth Kumar Bytarayanapura Bangalore	
2	Narayanaswamy Bytarayanapura Bangalore	

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 1200000/- has been paid thereon,SR No BNS-19896-18-19 dt 26-2-19 CD NO BNSD-712 SRO Banaswadi Bangalore

Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ INR-1-06702-2020-21 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ INRD709 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 02-12-2020 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)

SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

Designed and Developed by C-DAC, ACTS, Pune

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2020 - 21

(vi) The Larger Property was sub-divided and an extent of 3 Acres 6 Guntas was assigned Survey No. 107/1 and remaining extent of 3 Acres 37 Guntas was assigned Survey No. 107/2. Subsequently, only an extent of 1 Acre was retained in Survey No. 107/1 and the balance extent of 6 Acres 3 Guntas was assigned Survey No. 107/2. The land measuring 1 Acre held by Mr. Muniyappa forms part of Survey No. 107/2;

(vii) Later, Mr. Muniyappa demised on 28.02.2014 and is survived by his only legal heirs i.e., the Vendors;

(viii) Khata in respect of the land bearing Survey No. 107/2 measuring 1 Acre i.e., the Schedule Property was changed to the name of wife of Late Mr. Muniyappa i.e., Vendor No. 1 vide Entry No. MR H2 of 2016-17 made in the Mutation Register;

(ix) Ever since acquiring title to the Schedule Property by the Vendors, the Vendors are in peaceful possession and enjoyment of the Schedule Property. Except the Vendors, no one else has any rights, title or interest in the Schedule Property or any portion thereof;

(x) The Vendors being desirous of selling the Schedule Property in order to meet their family necessities have offered to sell the Schedule Property to the Purchaser and/ or its nominees under the Agreement to Sell dated 25.2.2019, registered on 26.2.2019 as Document No. BNS-1-19896-2018-19 (stored in CD No. BNSD 712) in the office of the Senior Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru ("**Agreement to Sell**");

(xi) Having received the entire sale consideration by the Vendors from the Purchaser under the Agreement to Sell, the Vendors also executed the General Power of Attorney dated 25.2.2019, registered on 26.2.2019 as Document No. BNS-4-00914-2018-19 (stored in CD No. BNSD 712) in the office of the Senior Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru appointing the

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ KMK Developers Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana , ಇವರು 422170.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ಧೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	278600.00	DD No 964660 Rs.278600/ dated 01/Dec/2020 drawn on CITY UNION BANK LIMITED,INDIRA NAGAR.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	142070.00	DD No 951354 Rs.142070/- dated 23/Sep/2020 drawn on CITY UNION BANK LIMITED,INDIRA NAGAR.
ನಗದು ರೂಪ	1500.00	Paid in cash
ಒಟ್ಟು :	422170.00	

ಸ್ಥಳ : ಇಂದಿರಾನಗರ

ದಿನಾಂಕ : 01/12/2020

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುಖ್ಯ ಆಧಿಕಾರಿ
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
(ಇಂದಿರಾನಗರ)
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC Pune.

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Purchaser as their Power of Attorney Holder ("**PoA**"). Under the PoA, the Purchaser has been authorised to *inter alia* convey the Schedule Property to the Purchaser or any of its nominees in the manner as the Purchaser deems fit at its sole discretion;

(xii) The Schedule Property has been converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. 189182 dated 26/10/2020 issued by the Deputy Commissioner, Bengaluru District;

(xiii) The Vendors have agreed to sell the Schedule Property with an undertaking that they will fulfil all legal requirements leaving behind no impediments in law for conveying the Schedule Property in favour of the Purchaser, and the Purchaser has agreed to acquire ownership of the Schedule Property for a total sale consideration of a sum of Rs.2,26,64,000/- (Rupees Two Crores Twenty Six Lakhs Sixty Four Thousand Only). The Vendors being satisfied on the sale consideration have come forward to execute this Deed;

(xiv) The Vendors have jointly and severally assured the Purchaser that the Vendors (a) are in peaceful possession and enjoyment of the Schedule Property without any interruption by any one in any manner whatsoever, (b) have paid all taxes in respect of the Schedule Property till date, and (c) the Schedule Property is free from all encumbrances; and

(xv) The Vendors have further jointly and severally assured the Purchaser that the Vendors are the absolute owners of the Schedule Property and are vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

B. Relying on the representations, undertakings and assurances of the Vendors specified in the Agreement to Sell and herein, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs. 2,26,64,000/- (Rupees Two Crores Twenty Six Lakhs Sixty Four Thousand Only)**.

For KMK DEVELOPERS PVT. LTD
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NOW THEREFORE FOR CONSIDERATION HEREIN MENTIONED THIS DEED OF SALE WITNESSTH AS FOLLOWS:-

1. CONVEYANCE

1.1 In consideration of a sum of **Rs. 2,26,64,000/- (Rupees Two Crores Twenty Six Lakhs Sixty Four Thousand Only)** paid by the Purchaser to the Vendors, the Vendors hereby grant, convey, transfer and assign **BY WAY OF ABSOLUTE SALE** to the Purchaser the Schedule Property together with all the common ways, easements and appurtenances, estate, right, title and interest, property, claims and demands whatsoever thereto belonging to the Schedule Property free from all encumbrances, attachments charges and any other claims whatsoever and to have and to hold the same as the absolute owner thereof.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendors or by any person lawfully or equitably claiming by, from, under or in trust for them.

2. SALE CONSIDERATION

2.1 The sale consideration payable by the Purchaser to the Vendors towards conveyance of ownership of the Schedule Property by the Vendors to the Purchaser in terms hereof is an amount of **Rs. 2,26,64,000/- (Rupees Two Crores Twenty Six Lakhs Sixty Four Thousand Only)** (**"Sale Consideration"**).

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2.2 The Purchaser has paid the entire Sale Consideration of **Rs.2,26,64,000/- (Rupees Two Crores Twenty Six Lakhs Sixty Four Thousand Only)** to the Vendors under the Agreement to Sell

A sum of Rs. 1,69,980/- (Rupees One Lakh Sixty Nine Thousand Nine Hundred and Eighty only) has been deducted by the Purchaser and paid towards Tax Deduction at Source in relation to the payments made as required under Section 194I(A) of the Income Tax Act .

2.3 The Vendors hereby acknowledge receipt of the full amount of Sale Consideration and the Vendors do hereby acquit and discharge the Purchaser of all liabilities in respect of the same. The Vendors further jointly and severally acknowledge and confirm that the Sale Consideration is the only amount payable and is paid by the Purchaser to the Vendors for conveyance of the Schedule Property and no other amounts or monies is due or payable by the Purchaser to the Vendors or any other person in relation to the Schedule Property on any account whatsoever.

3. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

3.1 The Vendors hereby jointly and severally represent, warrant, and undertake unto the Purchaser, as follows:

(i) The Vendors are the joint and absolute owners of the Schedule Property;

(ii) Ever since acquiring title to the Schedule Property, the Vendors are in peaceful possession of the Schedule Property;

(iii) Except the Vendors, there is no one else who has any rights, title or interest in the Schedule Property or any portion thereof;

(iv) The Vendors are the only legal heirs and family members of Late Mr. Muniyappa and there is no one else in the family of Late Mr. Muniyappa having rights and interest in the Schedule Property / any portion thereof;

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(v) The Vendors have good right, full power and absolute authority to sell, convey, grant, assign, assure and transfer their entire share, right, title and interest in the Schedule Property to the Purchaser in the manner stated herein, and there are no impediments or restraints or injunctions against the Vendors from being able to do so and no prior permissions or approval of any person or party is required for the sale, conveyance, and transfer of the Schedule Property by the Vendors to the Purchaser;

(vi) The Vendors hereby confirm that on and from the date of this Deed, neither the Vendors nor their family members have any claims over and/or any right, title or interest in / in relation to the Schedule Property conveyed hereunder on any grounds whatsoever;

(vii) The Vendors or their predecessors in title have not mortgaged the Schedule Property or any portion thereof or done any act, deed or thing, which is likely to curtail, restrict or prejudice their right to convey or prevent the Vendors from conveying the Schedule Property to the Purchaser under this Deed;

(viii) The Vendors are fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendors;

(ix) The Vendors or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

For KMK DEVELOPERS PVT. LTD
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(x) The Vendors have not executed any Power/s of Attorney in favor of any third party/ies granting power to alienate or deal with the Schedule Property in any manner;

(xi) There are no impediments, legal or otherwise for the Vendors to convey full and absolute title to the Schedule Property in favour of the Purchaser;

(xii) There are no tenancy claims in respect of the Schedule Property under the Karnataka Land Reforms Act, 1961. There are no proceedings in respect of any portion of the Schedule Property under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;

(xiii) There are no minors who have their absolute interest in the Schedule Property;

(xiv) The Vendors do not hold land in excess of the ceiling limit under the Karnataka Land Reforms Act, 1961;

(xv) The Schedule Property is not a land granted to a member of the Scheduled Castes and Scheduled Tribes community and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone under any applicable law;

(xvi) The Vendors and/or their predecessors in title/representatives to the Schedule Property have not created nor are there any easementary rights created or existing on the Schedule Property in favour of the owners of the lands adjoining or in the vicinity of the Schedule Property or any other person;

(xvii) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

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(xviii) The Schedule Property is not the subject matter of any legal proceedings in any Court of law or before any other government, statutory, local and/ or other authority;

(xix) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening, attachments in respect of arrears of tax or such other claims of the Income Tax authorities, Sales Tax authorities, Wealth Tax authorities and any other statutory / non-statutory authorities and any other charges of any nature whatsoever and howsoever and there is no defect in the title of the Vendors to the Schedule Property;

(xx) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendors has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendors hereby covenant to defend the right, title and interest of the Purchaser and any of its successors in title and possession to the Schedule Property, and against all claims that may arise on / in relation to the Schedule Property, and that all expenses in that regard shall be borne and paid by the Vendors, and the Vendors also agree and undertake to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendors declare that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein;

(xii) All the representations and warranties of the Vendors contained herein and in the Agreement to Sell shall survive the date of execution of this Deed and run in favour of, and for the benefit, the Purchaser, its successors in interest, nominees and assigns; and

For KMK DEVELOPERS PVT. LTD
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3.2 The Vendors are aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendors.

4. POSSESSION

The Vendors have handed over the vacant peaceful possession of the Schedule Property to the Purchaser free from any interference.

5. PROPERTY TAXES

The Vendors hereby declare and confirm that all taxes, cesses and public dues in respect of the Schedule Property have been paid up to the date first herein above mentioned. The Vendors further agree and undertake that if any taxes, cesses and public dues are found to have remained unpaid till the date of this Deed, the Vendors shall pay and discharge the same.

6. DELIVERY OF ORIGINAL DOCUMENTS

The Vendors have this day delivered to the Purchaser all the original documents of title pertaining to the Schedule Property, and the Purchaser acknowledges receipt of the same. The Vendors affirm that they do not have and there are no other documents existing other than the documents handed over to the Purchaser. The Vendors further covenant that if they come to possess any other documents in relation to the Schedule Property, the same will be immediately handed over to the Purchaser.

7. FURTHER ASSURANCES

7.1 The Vendors hereby unconditionally express their no objection and consent for change of Khata in respect of the Schedule Property to the name of the Purchaser pursuant to this Deed. The Vendors hereby further agree and undertake to sign all necessary documents with regard to the transfer of Khata and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser and extend their full co-operation in this regard.

For KMK DEVELOPERS PVT. LTD
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7.2 The Vendors further agree and undertake to execute such other documents/s as may be required by the Purchaser to more fully assure the Purchaser that the Vendors are the absolute owners of the Schedule Property with uninhibited rights of alienation over the same.

7.3 The Vendors hereby declare and undertake to do or cause to be done at all times all acts, deeds and things as may be reasonably and legally required to be done at the instance of the Purchaser for more fully and perfectly assuring the title of the Purchaser to the Schedule Property.

8. INDEMNITY

8.1 The Vendors hereby jointly and severally indemnify and agree to keep indemnified and hold harmless at all times the Purchaser, its representatives, assigns, agents and subsequent purchasers successor/s in title from and against any and all losses, demands, penalties, action or proceedings of any kind (including, attorneys' fees and expenses on a full indemnity basis), whether suffered or incurred by the Purchaser or successor/s in title, or which the Purchaser or successor/s in title may otherwise become subject to, or which Purchaser or its successors in title may sustain on account of the Purchaser's or its successors' right to remain in peaceful possession and enjoyment of the Schedule Property as the absolute owner/s thereof being disturbed in any manner whatsoever, on account of, or result from or are connected with:

(i) Any breach by the Vendors of any of the representations and warranties contained in this Deed or any misrepresentations of the Vendors herein; or

(ii) Any breach by the Vendors of the covenants, agreements or obligations under and / or in relation to this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

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(iv) Any defect or want of title of the Vendors or their predecessors in title to any portion of the Schedule Property, or any claim by any third parties relating to the Vendors' title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened with respect to the Schedule Property / any portion thereof and/ or in relation to this Deed against the Vendors and/ or the Purchaser, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title to the Schedule Property and the development thereon and/or on peaceful possession of the Schedule Property with the Purchaser or successor-in-interest.

8.2 The Vendors hereby agree to defend the right, title and interest of the Purchaser and any of its successors in title and possession to the Schedule Property against all claims that may arise on / in relation to the Schedule Property, and that all expenses in that regard shall be borne and paid by the Vendors, and the Vendors also agree to indemnify and hold harmless the Purchaser and its successor in title against any other expenses incurred in connection with any claim made by any person claiming through or in trust for the Vendors on / in relation to the Schedule Property.

9. CONSENTING WITNESS COVENANT

Mr. Manjunath Reddy is an agreement holder under an unregistered agreement executed by the Vendors, who in turn had an arrangement with Clean Foods Limited for acquisition of the Schedule Property along with other lands in Dommasandra and Kumbena Agrahara Villages. Mr. Manjunath Reddy and Clean Foods Limited have signed this Deed as Consenting Witness 1 and Consenting Witness 2 in acknowledgment of sale of the Schedule Property to the Purchaser under this Deed.

For KMK DEVELOPERS PVT. LTD
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SCHEDULE

SCHEDULE PROPERTY

All that piece and parcel of the immovable property being the non-agricultural land bearing Survey No. 107/2 measuring 1 Acre (converted from agricultural to non-agricultural residential-personal purposes vide Official Memorandum bearing No. 189182 dated 26/10/2020 issued by the Deputy Commissioner, Bengaluru District) situated at Kumbena Agrahara Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru District and bounded on its:

East by : Nala;
West by : Dommasandra village boundary;
North by : Remaining portion of Survey No. 107/2; and
South by : The land bearing Survey No. 107/1.

The Schedule Property is earmarked in the Sketch which is attached hereto as an ***Annexure.***

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For KMK DEVELOPERS PVT. LTD
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IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE SIGNED AND EXECUTED THIS DEED ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN.

VENDORS

1. MUNIYAMMA, 2. LAKSHMAMMA, 3(a) MANJAMMA @ MANJULA, 3(b) MS. SUSHMA, 3(c) KIRAN, 4(a) SREERAM, 4(b) MANJULA, 4(c) LAVANYA, 4(d) SWETHA, 5(a) KAVITHA, 5(b) PREETHI, 5(c) AKSHITHA, 5(d) ARCHANA, 6(a) NAGARAJA, 6(b) KAVITHA, 6(c) GOWTHAM, 7(a) VIJAY S, 7(b) RAJESH, 8(a) GAJENDRA, 8(b) SHYLA, 8(c) DAKSHYANI @ DARSHINI, 9. AMARAVATHI
The above Vendors are represented by their Power of Attorney Holder KMK Developers Private Limited(who inturn is represented by its Authorised signatory Mr. Suryachandra Rao)

For KMK DEVELOPERS PVT. LTD

Signature: AUTHORISED SIGNATORY

PURCHASER

KMK DEVELOPERS PRIVATE LIMITED

For KMK DEVELOPERS PVT. LTD

Signature: AUTHORISED SIGNATORY
Name: Suryachandra Rao
Designation: Authorised Signatory

CONSENTING WITNESSES

1.

Signature:
Name: **Manjunath Reddy**
Address: No. 23, 2nd Floor K.R Colony, Domlur Layout, Bangalore-71.

2. For **Clean Foods Limited**

CLEAN FOODS LTD Bangalore

Signature:
Name of the Authorised Signatory: Suryachandra Rao
Address: No.510-5AC, HRBR Layout, Kalyan Nagar, Outer Ring Road, Bengaluru

WITNESSES

1.

Signature:
Name: Narayana Swamy
Address: No. 296, B.B. Road BTP. B'lore-92

2.

Signature:
Name: Hemanth Kumar
Address: Indiranagar B'lore 38

Drafted by Self
Kavitha

ANNEXURE

SKETCH OF SCHEDULE PROPERTY

The Schedule Property Conveyed is earmarked in Sketch as ABCD marked in Blue.

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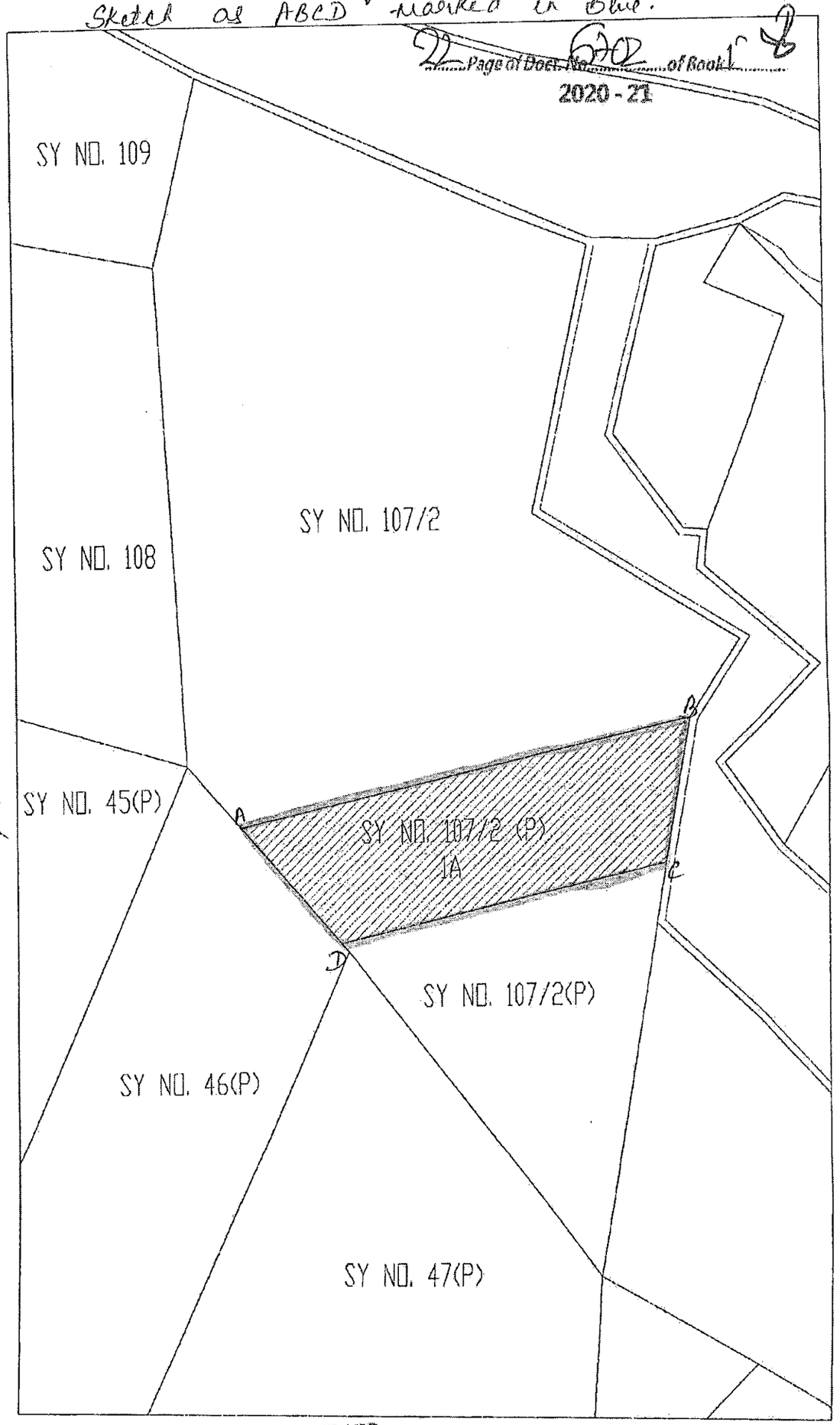

For KMK DEVELOPERS PVT. LTD

AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD

AUTHORISED SIGNATORY

B Kd 6699
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Sy no 102/2
1A-06

This Document Consist of 20 Pages
First Page of Doct. No 6699 of Book I
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SALE DEED

THIS SALE DEED ("**Deed**") is made and executed on this the 1st day of December, Two Thousand Twenty (**01.12.2020**) at Bengaluru.

By

1. **MR. N. SHAMANNA,** aged about 71 years, son of Late Mr. Nallappa, hereinafter referred to as "**Vendor No. 1**";

2. **MRS. R. KANAKA @ KANAKAMMA,** aged about 55 years, wife of Mr. Shamanna, hereinafter referred to as "**Vendor No. 2**";

3. **MR. S. SOMASHEKAR,** aged about 33 years, son of Mr. Shamanna, hereinafter referred to as "**Vendor No. 3**"; and

4. **MR. S. CHANDRASHEKAR,** aged about 29 years, son of Mr. Shamanna, hereinafter referred to as "**Vendor No. 4**".

Vendor No. 1, Vendor No. 2, Vendor No. 3 and Vendor No. 4 are residing at No. 378, Manjunatha Nilaya, Belathuru Village, Kadugodi Post, Bidarahalli Hobli, Bangalore-560067 and are being represented by their Power of Attorney Holder **KMK DEVELOPERS PRIVATE LIMITED**, a Company, incorporated under the provisions of the Companies Act, 2013, (vide General Power of Attorney dated 11.10.2018, registered as Document No. BNS-4-00503-2018-19 (stored in CD No. BNSD 670) in the office of the Senior Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru), represented by its authorised Signatory Mr.SuryaChandra Rao.

Vendor No. 1, Vendor No. 2, Vendor No. 3 and Vendor No. 4 mentioned above are individually referred to as a "**Vendor**", and collectively referred to as the "**Vendors**" (which expressions shall wherever the context so requires or admits be deemed to mean and include their legal heirs, representatives, executors, and permitted assigns) of the **FIRST PART**:

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

For KMK DEVELOPERS PVT. LTD
AUTHORISED SIGNATORY

Print Date & Time : 01-12-2020 05:27:29 PM

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02.12.2020

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ಇಂದಿರಾನಗರ ಪಲ್ಲಿರುವ ಉಪನೋಂಬಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 01-12-2020 ರಂದು 04:57:25 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂಧಣಿ ಶುಲ್ಕ	330165.00
2	ಸೇವಾ ಶುಲ್ಕ	710.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	330915.00

ಶ್ರೀ KMK Developers Private Limited Rep by its Authorised Signatory Mr Surya Chandra Rao S/o Adinarayana ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ KMK Developers Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana			FOR KMK DEVELOPERS PVT. LTD AUTHORISED SIGNATORY

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	KMK Developers Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao . ಬಿನ್ Adinarayana (ಬರೆಸಿಕೊಂಡವರು)			FOR KMK DEVELOPERS PVT. LTD AUTHORISED SIGNATORY
2	Mr.N.Shamanna, Mrs.R Kanaka @ Kanakamma, Mr.S Somashekar and Mr.S.Chandrashekar all rep by their GPA Holder . KMK Developers Private Limited Rep by its Authorised Signatort Mr.Surya Chandra Rao S/o Adinarayana (ಬರೆದುಕೊಡುವವರು)			FOR KMK DEVELOPERS PVT. LTD AUTHORISED SIGNATORY

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

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IN FAVOUR OF

KMK DEVELOPERS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 2013, with CIN U45201KA2007PTC044092 and having its registered office at No.510-5AC, HRBR Layout, Kalyan Nagar, Outer Ring Road, Bengaluru, represented by its authorised Signatory Mr.SuryaChandra Rao, hereinafter referred to as the "**Purchaser**" (which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors-in-title, representatives, administrators, executors and assigns) of the **SECOND PART**:

Whenever the context so requires or admits, the Vendors and the Purchaser are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

A. The Vendors have jointly and severally represented to the Purchaser as follows:

(i) The Vendors are the joint and absolute owners of the converted land bearing Survey No. 107/2 measuring 1 Acre 6 Guntas situated at Kumbena Agrahara Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru District which is more fully described in the **Schedule** hereto and hereinafter referred to as the "**Schedule Property**". The sketch of the Schedule Property is attached hereto as an **Annexure**;

(ii) Initially, the Schedule Property was a part of the land bearing Survey No. 107 measuring 7 Acres 3 Guntas situated at Kumbena Agrahara Village, Bidarahalli Hobli, Hosakote Taluk ("**Larger Property**");

(iii) Mrs. Mumtaz Unnisa Begum was granted a portion of the Larger Property measuring 1 Acre 6 Guntas vide Darkhasth Order bearing No.LND.SR.(1)2768/68-69 dated 31.7.1970 passed by the Tahasildar, Hosakote Taluk;

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AUTHORISED SIGNATORY

ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Mr.Manjunath Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			
4	Clean Foods Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			CLEAN FOODS LTD Bangalore

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ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

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(iv) Pursuant thereto, Grant Certificate dated 31.7.1970 was issued by the Tahsildar, Hosakote Taluk in the name of Mrs. Mumtaz Unnisa Begum;

(v) Subsequently, Mrs. Mumtaz Unnisa Begum demised and the land bearing Survey No. 107 measuring 1 Acre 6 Guntas devolved upon her only legal heir and son Mr. Majid Moula;

(vi) Khata in respect of the land bearing Survey No. 107 measuring 1 Acre 6 Guntas was changed to the name of Mr. Majid Moula vide Entry No. MR No. 8 of 2001-02 made in the Mutation Register;

(vii) The Larger Property was sub-divided an extent of 3 Acres 6 Guntas was assigned Survey No. 107/1 and remaining extent of 3 Acres 37 Guntas was assigned Survey No. 107/2. Subsequently, only an extent of 1 Acre was retained in Survey No. 107/1 and the balance extent of 6 Acres 3 Guntas was assigned Survey No. 107/2. The land measuring 1 Acre 6 Guntas held by Mr. Majid Moula was part of Survey No. 107/2;

(viii) Mr. Majid Moula (represented by his General Power of Attorney Holder Mr. N. Shamanna, Vendor No. 1 herein), sold the land bearing Survey No. 107/2 measuring 1 Acre 6 Guntas (i.e., the Schedule Property) to Mrs. Kanakamma, i.e.,Vendor No. 2 herein, under the Sale Deed dated 21.12.2006, registered as Document No. KRI-1-30642-2006-07 (stored in CD No. KRID 278) in the Office of the Senior Sub-Registrar, Krishnarajapuram, Bangalore;

(ix) Mr. Majid Moula has also executed the Confirmation Deed dated 9.10.2014 (registered as Document No. BDH-1-01956/2014 in the office of the Sub-Registrar, Shivajinagara (Bidarahalli), Bengaluru) along with his wife Mrs. Jameela and his two children Mr. Abdul Rehman and Master Shek Mohadeen as consenting witnesses in favor

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ಗುರುತಿಸುವವರು

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Hemanth Kumar Bytarayanapura Bangalore	
2	Narayanaswamy Bytarayanapura Bangalore	

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

I hereby certify that on production of the original document. I have satisfied myself that the stamp duty of Rs. 1265000/- has been paid thereon.No -4-00503/2018-19 dt 12-10-2018 CD No BNSD-670 SRO Banaswadi Bangalore

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ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

ಈ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ INR-1-06699-2020-21 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ INRD709 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 02-12-2020 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)

SENIOR SUB-REGISTRAR
SHIVAJINAGAR (INDIRANAGAR)
BENGALURU

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of Mrs. Kanakamma, whereunder Mr. Majid Moula has confirmed the Sale Deed dated 21.12.2006 executed by his Power of Attorney Holder Mr. N. Shamanna in favor of Mrs. Kanakamma.

(x) Ever since acquiring title to the Schedule Property by Mrs. Kanakamma, Vendor No. 2 along with Vendor No. 1, Vendor No. 3 and Vendor No. 4 Vendors are in peaceful possession and enjoyment of the Schedule Property;

(xi) The Vendors being desirous of selling the Schedule Property in order to meet their family necessities have offered to sell the Schedule Property to the Purchaser and/ or its nominees under the Agreement to Sell dated 11.10.2018, registered on 12.10.2018 as Document No. BNS-1-11567-2018-19 (stored in CD No. BNSD 670) in the office of the Senior Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru ("**Agreement to Sell**");

(xii) Having received the entire sale consideration by the Vendors from the Purchaser under the Agreement to Sell, the Vendors also executed the General Power of Attorney dated 11.10.2018, registered on 12.10.2018 as Document No. BNS-4-00503-2018-19 (stored in CD No. BNSD 670) in the office of the Senior Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru appointing the Purchaser as their Power of Attorney Holder ("**PoA**"). Under the PoA, the Purchaser has been authorised to *inter alia* convey the Schedule Property to the Purchaser or any of its nominees in the manner as the Purchaser deems fit at its sole discretion;

(xiii) The Schedule Property has been converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. ALN (EBK) SR/55/17-18 dated 17.1.2019 issued by the Deputy Commissioner, Bengaluru District;

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ KMK Developers Private Limited Rep by its Authorised Signatory Mr.Surya Chandra Rao S/o Adinarayana , ಇವರು 600450.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	418850.00	DD No 964664 Rs.418850/- dated 01/Dec/2020 drawn on CITY UNION BANK LIMITED,INDIRA NAGAR.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	16500.00	DD No 964661 Rs.16500/- dated 01/Dec/2020 drawn on CITY UNION BANK LIMITED,INDIRA NAGAR.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	165100.00	DD No 964665 Rs.165100/- dated 01/Dec/2020 drawn on CITY UNION BANK LIMITED,INDIRA NAGAR.
ಒಟ್ಟು :	600450.00	

ಸ್ಥಳ : ಇಂದಿರಾನಗರ

ದಿನಾಂಕ : 01/12/2020

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುಖ್ಯ ಅಧಿಕಾರಿ

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

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(xiv) The Vendors have agreed to sell the Schedule Property with an undertaking that they will fulfil all legal requirements leaving behind no impediments in law for conveying the Schedule Property in favour of the Purchaser, and the Purchaser has agreed to acquire ownership of the Schedule Property for a total sale consideration of a sum of Rs. 2,53,00,000/- (Rupees two Crores Fifty Three Lakhs Only). The Vendors being satisfied on the sale consideration have come forward to execute this Deed;

(xv) The Vendors have jointly and severally assured the Purchaser that the Vendors (a) are in peaceful possession and enjoyment of the Schedule Property without any interruption by any one in any manner whatsoever, (b) have paid all taxes in respect of the Schedule Property till date, and (c) the Schedule Property is free from all encumbrances; and

(xvi) The Vendors have further jointly and severally assured the Purchaser that the Vendors are the absolute owners of the Schedule Property and are vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

B. Relying on the representations, undertakings and assurances of the Vendors specified in the Agreement to Sell and herein, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs. 2,53,00,000/- (Rupees Two Crores Fifty Three Lakhs Only)**.

NOW THEREFORE FOR CONSIDERATION HEREIN MENTIONED THIS DEED OF SALE WITNESSTH AS FOLLOWS:-

1. CONVEYANCE

1.1 In consideration of a sum of **Rs. 2,53,00,000/- (Rupees Two Crores Fifty Three Lakhs Only)** paid by the Purchaser to the Vendors, the Vendors hereby grant, convey, transfer and assign **BY WAY OF**

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ABSOLUTE SALE to the Purchaser the Schedule Property together with all the common ways, easements and appurtenances, estate, right, title and interest, property, claims and demands whatsoever thereto belonging to the Schedule Property free from all encumbrances, attachments charges and any other claims whatsoever and to have and to hold the same as the absolute owner thereof.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendors or by any person lawfully or equitably claiming by, from, under or in trust for them.

2. SALE CONSIDERATION

2.1 The sale consideration payable by the Purchaser to the Vendors towards conveyance of ownership of the Schedule Property by the Vendors to the Purchaser in terms hereof is an amount of **Rs.2,53,00,000/- (Rupees Two Crores Fifty Three Lakhs Only)** (**"Sale Consideration"**).

2.2 The Purchaser has paid the entire Sale Consideration of **Rs.2,53,00,000/- (Rupees Two Crores Fifty Three Lakhs Only)** to the Vendors under the Agreement.

A sum of Rs. 1,89,750/- (Rupees One Lakh Eighty Nine Thousand Seven Hundred and Fifty only) has been deducted by the Purchaser and paid towards Tax Deduction at Source in relation to the payments made in a) to f) as required under Section 194I(A) of the Income Tax Act .

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2.3 The Vendors hereby acknowledge receipt of the full amount of Sale Consideration and the Vendors do hereby acquit and discharge the Purchaser of all liabilities in respect of the same. The Vendors further jointly and severally acknowledge and confirm that the Sale Consideration is the only amount payable and is paid by the Purchaser to the Vendors for conveyance of the Schedule Property and no other amounts or monies is due or payable by the Purchaser to the Vendors or any other person in relation to the Schedule Property on any account whatsoever.

3. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

3.1 The Vendors hereby represent, warrant, and undertake unto the Purchaser, as follows:

(i) The Vendors are the joint and absolute owners of the Schedule Property;

(ii) Ever since acquiring title to the Schedule Property, the Vendors are in peaceful possession of the Schedule Property;

(iii) Except the Vendors, there is no one else who has any rights, title or interest in the Schedule Property or any portion thereof;

(iv) Vendor No. 3 and Vendor No. 4 are the only children of Vendor No. 1 and Vendor No. 2. Vendor No. 1 Vendor No. 3 and Vendor No. 4 are the only family members of Vendor No. 2 and there is no one else in the family of Vendor No. 2 having rights and interest in the Schedule Property / any portion thereof;

(v) The Vendors have good right, full power and absolute authority to sell, convey, grant, assign, assure and transfer their entire share, right, title and interest in the Schedule Property to the Purchaser in

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the manner stated herein, and there are no impediments or restraints or injunctions against the Vendors from being able to do so and no prior permissions or approval of any person or party is required for the sale, conveyance, and transfer of the Schedule Property by the Vendors to the Purchaser;

(vi) The Vendors hereby confirm that on and from the date of this Deed, neither the Vendors nor their family members have any claims over and/or any right, title or interest in / in relation to the Schedule Property conveyed hereunder on any grounds whatsoever;

(vii) The Vendors or their predecessors in title have not mortgaged the Schedule Property or any portion thereof or done any act, deed or thing, which is likely to curtail, restrict or prejudice their right to convey or prevent the Vendors from conveying the Schedule Property to the Purchaser under this Deed;

(viii) The Vendors are fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendors;

(ix) The Vendors or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(x) The Vendors have not executed any Power/s of Attorney in favor of any third party/ies granting power to alienate or deal with the Schedule Property in any manner;

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(xi) There are no impediments, legal or otherwise for the Vendors to convey full and absolute title to the Schedule Property in favour of the Purchaser;

(xii) There are no tenancy claims in respect of the Schedule Property under the Karnataka Land Reforms Act, 1961. There are no proceedings in respect of any portion of the Schedule Property under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;

(xiii) There are no minors interested in the Schedule Property;

(xiv) The Vendors do not hold land in excess of the ceiling limit under the Karnataka Land Reforms Act, 1961;

(xv) The Schedule Property is not a land granted to a member of the Scheduled Castes and Scheduled Tribes community and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone under any applicable law;

(xvi) The Vendors and/or their predecessors in title/representatives to the Schedule Property have not created nor are there any easementary rights created or existing on the Schedule Property in favour of the owners of the lands adjoining or in the vicinity of the Schedule Property or any other person;

(xvii) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(xviii) The Schedule Property is not the subject matter of any legal proceedings in any Court of law or before any other government, statutory, local and/ or other authority;

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(xix) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening, attachments in respect of arrears of tax or such other claims of the Income Tax authorities, Sales Tax authorities, Wealth Tax authorities and any other statutory / non-statutory authorities and any other charges of any nature whatsoever and howsoever and there is no defect in the title of the Vendors to the Schedule Property;

(xx) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendors has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendors hereby covenant to defend the right, title and interest of the Purchaser and any of its successors in title and possession to the Schedule Property, and against all claims that may arise on / in relation to the Schedule Property, and that all expenses in that regard shall be borne and paid by the Vendors, and the Vendors also agree and undertake to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendors declare that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein;

(xii) All the representations and warranties of the Vendors contained herein and in the Agreement to Sell shall survive the date of execution of this Deed and run in favour of, and for the benefit, the Purchaser, its successors in interest, nominees and assigns; and

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3.2 The Vendors are aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendors.

4. POSSESSION

Simultaneous with execution of this Deed for conveyance of the Schedule Property, the Vendors have handed over the vacant peaceful possession of the Schedule Property to the Purchaser free from any interference.

5. PROPERTY TAXES

The Vendors hereby declare and confirm that all taxes, cesses and public dues in respect of the Schedule Property have been paid up to the date first herein above mentioned. The Vendors further agree and undertake that if any taxes, cesses and public dues are found to have remained unpaid till the date of this Deed, the Vendors shall pay and discharge the same.

6. DELIVERY OF ORIGINAL DOCUMENTS

The Vendors have this day delivered to the Purchaser all the original documents of title pertaining to the Schedule Property, and the Purchaser acknowledges receipt of the same. The Vendors affirm that they do not have and there are no other documents existing other than the documents handed over to the Purchaser. The Vendors further covenant that if they come to possess any other documents in relation to the Schedule Property, the same will be immediately handed over to the Purchaser.

7. FURTHER ASSURANCES

7.1 The Vendors hereby unconditionally express their no objection and consent for change of Khata in respect of the Schedule Property to the

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name of the Purchaser pursuant to this Deed. The Vendors hereby further agree and undertake to sign all necessary documents with regard to the transfer of Khata and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser and extend their full co-operation in this regard.

7.2 The Vendors further agree and undertake to execute such other documents/s as may be required by the Purchaser to more fully assure the Purchaser that the Vendors are the absolute owners of the Schedule Property with uninhibited rights of alienation over the same.

7.3 The Vendors hereby declare and undertake to do or cause to be done at all times all acts, deeds and things as may be reasonably and legally required to be done at the instance of the Purchaser for more fully and perfectly assuring the title of the Purchaser to the Schedule Property.

8. INDEMNITY

8.1 The Vendors hereby jointly and severally indemnify and agree to keep indemnified and hold harmless at all times the Purchaser, its representatives, assigns, agents and subsequent purchasers successor/s in title from and against any and all losses, demands, penalties, action or proceedings of any kind (including, attorneys' fees and expenses on a full indemnity basis), whether suffered or incurred by the Purchaser or successor/s in title, or which the Purchaser or successor/s in title may otherwise become subject to, or which Purchaser or its successors in title may sustain on account of the Purchaser's or its successors' right to remain in peaceful possession and enjoyment of the Schedule Property as the absolute owner/s thereof being disturbed in any manner whatsoever, on account of, or result from or are connected with:

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(i) Any breach by the Vendors of any of the representations and warranties contained in this Deed or any misrepresentations of the Vendors herein; or

(ii) Any breach by the Vendors of the covenants, agreements or obligations under and / or in relation to this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

(iv) Any defect or want of title of the Vendors or their predecessors in title to any portion of the Schedule Property, or any claim by any third parties relating to the Vendors' title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened with respect to the Schedule Property / any portion thereof and/ or in relation to this Deed against the Vendors and/ or the Purchaser, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title to the Schedule Property and the development thereon and/or on peaceful possession of the Schedule Property with the Purchaser or successor-in-interest.

8.2 The Vendors hereby agree to defend the right, title and interest of the Purchaser and any of its successors in title and possession to the Schedule Property against all claims that may arise on / in relation to the Schedule Property, and that all expenses in that regard shall be borne and paid by the Vendors, and the Vendors also agree to indemnify and hold harmless the Purchaser and its successor in title against any other expenses incurred in connection with any claim made by any person claiming through or in trust for the Vendors on / in relation to the Schedule Property.

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9. CONSENTING WITNESS COVENANT

Mr. Manjunath Reddy is an agreement holder under an unregistered agreement executed by the Vendors, who in turn had an arrangement with Clean Foods Limited for acquisition of the Schedule Property along with other lands in Dommasandra and Kumbena Agrahara Villages. Mr. Manjunath Reddy and Clean Foods Limited have signed this Deed as Consenting Witness 1 and Consenting Witness 2 in acknowledgement of sale of the Schedule Property to the Purchaser under this Deed.

SCHEDULE

SCHEDULE PROPERTY

All that piece and parcel of the immovable property available being the non-agricultural land bearing Survey No. 107/2 measuring 1 Acre 6 Guntas (converted from agricultural to non-agricultural residential-personal purposes vide Official Memorandum bearing No. ALN (EBK) SR/55/17-18 dated 17.1.2019 issued by the Deputy Commissioner, Bengaluru District) situated at Kumbena Agrahara Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru District and bounded on its:

East by	:	Nala;
West by	:	The land bearing Survey No. 108;
North by	:	Remaining portion of Survey No. 107/2 belonging to Mr.Chikkamuniyappa; and
South by	:	Remaining portion of Survey No.107/2.

The Schedule Property is earmarked in the Sketch which is attached hereto as an ***Annexure.***

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IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE SIGNED AND EXECUTED THIS DEED ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN.

VENDORS

1. N. SHAMANNA
2. R. KANAKA @ KANAKAMMA
3. S. SOMASHEKAR
4. S. CHANDRASHEKAR

Vendor No. 1, Vendor No. 2, Vendor No. 3 and Vendor No. 4 are represented by their Power of Attorney Holder KMK Developers Private Limited (who inturn is represented by its Authorised signatory Mr. Suryachandra Rao)

For KMK DEVELOPERS PVT. LTD

Signature: AUTHORISED SIGNATORY
Name:

PURCHASER

KMK DEVELOPERS PRIVATE LIMITED

For KMK DEVELOPERS PVT. LTD

Signature: AUTHORISED SIGNATORY
Name: Mr.Suryachandra Rao.
Designation: Authorised Signatory

CONSENTING WITNESSES

1.

Signature:
Name: **Manjunath Reddy**
Address: No. 23, 2nd Floor K.R Colony, Domlur Layout, Bangalore-71.

2. For **Clean Foods Limited**

Signature:
Name of the Authorised Signatory:
Address: No.510-5AC, HRBR Layout, Kalyan Nagar, Outer Ring Road, Bengaluru

WITNESSES

1.

Signature:
Name: Hemanth Kumar
Address: BYTP. B'lore 92

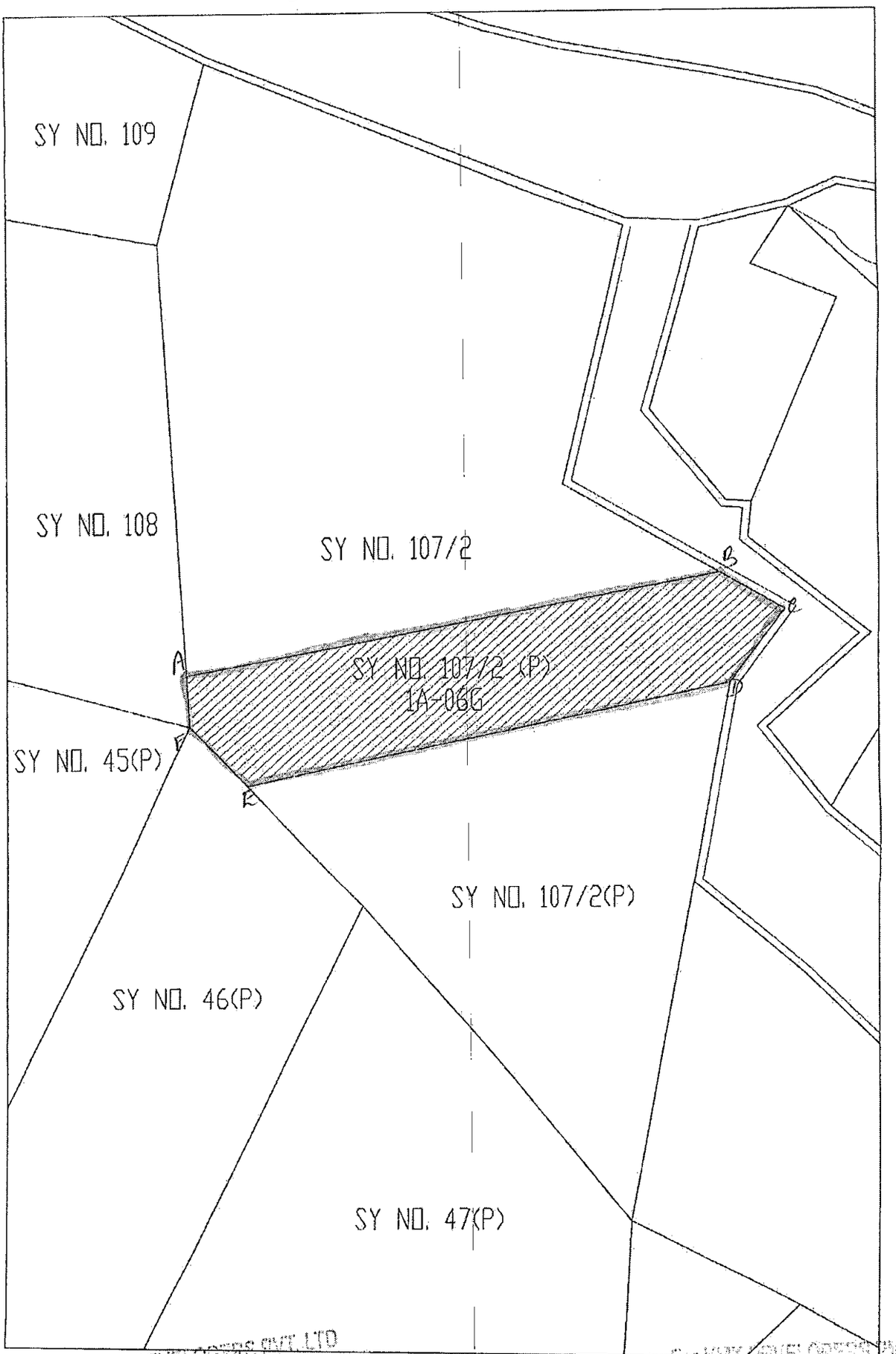
2.

Signature:
Name: Narayana Swamy
Address: No. 296. BB Road BYTP B'lore. 92

20 Page of Doct. No 6699 of Book 1
ANNL 2020-21

SKETCH OF SCHEDULE PROPERTY

The Schedule Property Conveyed is earmarked in sketch as ABCDEF marked in Blue.



For KMAK DEVELOPERS PVT. LTD

AUTHORISED SIGNATORY

For KMAK DEVELOPERS PVT. LTD

AUTHORISED SIGNATORY

ಗ್ರಾಮ ನಮೂನೆ 2 1317A7E2865

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

Print Page No: 1/1
Valid from 2015-05-12 15:37:00 To Till Date

ತಾಲ್ಲೂಕು ಮೊಹರು

ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ 1 ಗ್ರಾಮ : ದೊಮ್ಮಸಂದ್ರ ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೆ ನಂಬರ್	3. ಸೇತುವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
46 *	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	0.21.00.00	(ಅ) ಭೂ ಕಂದಾಯ	1.06
	ಪೋಟ್ ಖರಾಬ್ (ಅ)		(ಬ) ಜೋಡಿ	0.00
	ಪೋಟ್ ಖರಾಬ್ (ಬ)		(ಕ) ಸೆಸ್ಸುಗಳು	0.00
	ಉಳಿದದ್ದು	0.21.00.00	(ಡ) ನೀರಿನ ದರ	0.00
2. ಹಿಸ್ಸಾ 1			ಒಟ್ಟು	1.06

9. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಪಾತೆ ನಂ.	10. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :
ಯಲ್ಲಮ್ಮ ಕೋಂ ಲೇ ಮುನಿವೆಂಕಟಪ್ಪ	0.21.00.00	1	MR H16/2014-2015 12/05/2015 ಪ್ರೌತಿ		

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

12. ಸಾಗುವಳಿ ಮತ್ತು ಟೇಣಿಯ ವಿವರಗಳು

13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ

ವರ್ಷ ಮತ್ತು ಕಾಲ 1	ವ್ಯವಸಾಯಗಾರನ ಹೆಸರು ಮತ್ತು ವಾಸಸ್ಥಳ 2	ಸಾಗುವಳಿ ಪದ್ಧತಿ 3	ಟೇಣಿಯ ವಿವರ		ಭೂಮಿಯ ಉಪಯೋಗ		ಮಿಷ್ಕ , ತರಿ, ಬಾಗಾಯ್ತು 8	ಬೆಳೆಯ ಹೆಸರು	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ			ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು	
			ವಿಸ್ತೀರ್ಣ ಎ ಗು 4	ಗುತ್ತಿಗೆ ವರ್ಗ 5	ವಿಸ್ತೀರ್ಣ ಎ ಗು 7				ಅಮಶ್ರ 10	ಮಿಶ್ರ 11	ಒಟ್ಟು 12			ಮಿಶ್ರಣದ ಹೆಸರು 15	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16
2019-2020 ಮುಂಗಾರು	ಯಲ್ಲಮ್ಮ ಲೇ ಮುನಿವೆಂಕಟಪ್ಪ						--	No Crop Info.							
2019-2020 ಹಿಂಗಾರು	ಯಲ್ಲಮ್ಮ ಲೇ ಮುನಿವೆಂಕಟಪ್ಪ						--	No Crop Info.							

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ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ

ದಿನಾಂಕ:1/31/2020 11:35:09 AM ಪೂತ್ರ: ರೂ. 15

RTC UniqueNumber : T1317A7E2865

ಪಹಣಿಯ ನೈಜತೆಯನ್ನು http://landrecords.karnataka.gov.in/rtcverification ವೆಬ್ ಸೈಟಿನಲ್ಲಿ ಅಥವಾ KA BHOOMI <RTC UniqueNumber> ಟೈಪ್ ಮಾಡಿ 161 ಗೆ ಸಂದೇಶ ಕಳುಹಿಸಿ ಪರಿಶೀಲಿಸಬಹುದು

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

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 ನಮೂನೆ 2 1317A7E286E

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

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ತಾಲ್ಲೂಕು ಸೊಹರು ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ.1 ಗ್ರಾಮ : ದೊಮ್ಮಸಂದ್ರ ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೆ ನಂಬರ್	3. ವೇತುವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
46	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	0.21.00.00	(ಅ) ಭೂ ಕಂದಾಯ	1.06
	ಪೂರ್ ಖರಾಬ್ (ಅ)		(ಬ) ಜೋಡಿ	0.00
	ಪೂರ್ ಖರಾಬ್ (ಬ)		(ಕ) ಸೆಸ್ಸುಗಳು	0.00
	ಉಳಿದದ್ದು	0.21.00.00	(ಡ) ನೀರಿನ ದರ	0.00
2. ಹಿಸ್ಸಾ 2			ಒಟ್ಟು	1.06

9. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ನಿವಾಸ	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ	ಖಾತೆ ನಂ.	10. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಹುಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಯಣಗಳು :
ಬಿ.ಕೃಷ್ಣಪ್ಪ ಬಿನ್ ಬಸಪ್ಪ	0.21.00.00	1	MR 15/2010-2011 24/02/2011 ವಿಭಜನೆ		

5. ಪಣ್ಣಿನ ನಮೂನೆ	7. ಮರಗಳ ಸಂಪತ್ತಿ		8.ವೇತುವಾರು ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿಸ್ತೀರ್ಣ				
	ಹೆಸರು	ಸಂಖ್ಯೆ	ಕ್ರ. ಸ.	ನೀರಾವರಿ ಮೂಲ	ಮಂಗಾರು	ಹಿಂಗಾರು	ಬಾಗಾಯ್ತು	ಒಟ್ಟು
ರಪ್ಪ								
6. ಪಟ್ಟಾ								
ಸರ್ಕಾರಿ								

12. ಸಾಗುವಳಿ ಮತ್ತು ಗೇಣಿಯ ವಿವರಗಳು

13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ

ವರ್ಷ ಮತ್ತು ಕಾಲ 1	ವ್ಯವಸಾಯಗಾರನ ಹೆಸರು ಮತ್ತು ವಾಸಸ್ಥಳ 2	ಸಾಗುವಳಿ ವದ್ಧತಿ 3	ಗೇಣಿಯ ವಿವರ ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 4	ಗುತ್ತಿಗೆ ಮೊತ್ತ 5	ಭೂಮಿಯ ಉಪಯೋಗ ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 7	ಮಿಷ್ರ , 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	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16
2019-2020 ಮುಂಗಾರು	ಬಿ.ಕೃಷ್ಣಪ್ಪ ಬಸಪ್ಪ					--	ಮೇಲಿನ ಜಂಟಿ				ಮಳೆ			
2019-2020 ಹಿಂಗಾರು	ಬಿ.ಕೃಷ್ಣಪ್ಪ ಬಸಪ್ಪ					--	ಮೇಲಿನ ಜಂಟಿ				ಮಳೆ			

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ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ

ದಿನಾಂಕ:1/31/2020 11:35:18 AM ಮೊತ್ತ: ರೂ. 15

RTC UniqueNumber : T1317A7E286E

ಪಹಣಿಯ ನೈಜತೆಯನ್ನು http://landrecords.karnataka.gov.in/rtcverification ವೆಬ್ ಸೈಟಿನಲ್ಲಿ ಅಥವಾ KA BHOOMI <RTC UniqueNumber> ಟೈಪ್ ಮಾಡಿ 161 ಗೆ ಸಂದೇಶ ಕಳುಹಿಸಿ ಪರಿಶೀಲಿಸಬಹುದು

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

Citizen may register their AADHAAR number and mobile number at www.landrecords.karnataka.gov.in to get SMS alerts about mutations on agricultural lands

20C56CCC997

ರೆಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್ , ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (RTC) ಫಾರಂ ನಂ.೧೭

Print Page No: 1/1
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ಗ್ರಾಮ ನಮೂನೆ 2
ತಾಲ್ಲೂಕು ಮೊಹರು ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ 1 ಗ್ರಾಮ : ದೊಮ್ಮಸಂದ್ರ ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೆ ನಂಬರ್	3. ಪೇತುವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
46 *	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	0.21.00.00	(ಅ) ಭೂ ಕಂದಾಯ	1.06
	ಪೂರ್ಣ ಖರಾಬ್ (ಅ)	0.00.00.00	(ಬ) ಬೋಡಿ	0.00
	ಪೂರ್ಣ ಖರಾಬ್ (ಬ)	0.00.00.00	(ಕ) ಸೆಸ್ಸುಗಳು	0.00
	ಉಳಿದದ್ದು	0.21.00.00	(ಡ) ನೀರಿನ ದರ	0.00
2. ಹಿಸ್ಸಾ 5			ಒಟ್ಟು	1.06

9. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಸಾತಿ ನಂ.	10. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :
ರಾಮಕೃಷ್ಣಪ್ಪ ಬಿನ್ ರಾಮಯ್ಯ	0.21.00.00	1	MR 14/2010-2011 24/02/2011 ವಿಭಜನೆ		

5. ಮಣ್ಣಿನ ಸಮೂಹ	7. ಮರಗಳ ಸಂಖ್ಯೆ		8.ಪೇತುವಾರು ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿಸ್ತೀರ್ಣ				
	ಹೆಸರು	ಸಂಖ್ಯೆ	ಕ್ರ. ಸ.	ನೀರಾವರಿ ಮೂಲ	ಮುಂಗಾರು	ಹಿಂಗಾರು	ಬಾಗಾಯ್ತು	ಒಟ್ಟು
ಕೆಂಪು								
6. ಮಟ್ಟಾ								
ಸರ್ಕಾರಿ								

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 4	ಗುತ್ತಿಗೆ 5	ಭೂಮಿಯ ಉಪಯೋಗ ವರ್ಗ 6	ವಿಸ್ತೀರ್ಣ 7	ಮಿಷ್ರಿ , ತರಿ. ಬಾಗಾಯ್ತು 8	ಬೆಳೆಯ ಹೆಸರು	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ ಅಮಿಶ್ರ 10	ಮಿಶ್ರ 11	ಒಟ್ಟು 12	ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು ಮಿಶ್ರಣದ ಹೆಸರು 15	ಮಿಶ್ರಣ ಎ. ಗುಂ 16
2018-2019 ಮುಂಗಾರು	ರಾಮಕೃಷ್ಣಪ್ಪ ರಾಮಯ್ಯ		0.21.00.00				--	ಮೇಲಿನ ಜಂಟಿ	0.00.00.00	0.00.00.00	0.00.00.00	ಮಳೆ	0.00		
2018-2019 ಹಿಂಗಾರು	ರಾಮಕೃಷ್ಣಪ್ಪ ರಾಮಯ್ಯ		0.21.00.00				--	ಮೇಲಿನ ಜಂಟಿ	0.00.00.00	0.00.00.00	0.00.00.00	ಮಳೆ	0.00		

5432304335364343453993937

RTC DIGITALLY SIGNED BY : B S MOHAN ON 1/5/2019 1
RTC UniqueNumber : T20C56CCC997

ದಿನಾಂಕ:2/25/2019 12:46:31 PM ಮೊತ್ತ: ರೂ. 15

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

ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ.

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

ಸ್ವಾನು ನಮೂನೆ 2 1317A7E287F

ರೆಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್ , ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (RTC) ಫಾರಂ ನಂ.೧೭

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Valid from 2014-09-26 16:59:00 To Till Date

ತಾಲ್ಲೂಕು ಮೊಹರು ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ.1 ಗ್ರಾಮ : ದೊಮ್ಮಸಂದ್ರ ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೇ ನಂಬರ್	3. ನೇತುವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
46	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	0.21.00.00	(ಅ) ಭೂ ಕಂದಾಯ	1.06
	ಪೋಟ್ ಖರಾಬ್ (ಅ)		(ಬ) ಜೋಡಿ	0.00
	ಪೋಟ್ ಖರಾಬ್ (ಬ)		(ಕ) ಪೆಸ್ಸುಗಳು	0.00
	ಉಳಿದದ್ದು	0:21.00.00	(ಡ) ನೀರಿನ ದರ	0.00
2. ಹುಣ್ಣಾ 4			ಒಟ್ಟು	1.06

9. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಖಾತೆ ನಂ.	10. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :
ರಾಮಯ್ಯ ಬಿನ್ ದೊಡ್ಡಅಬ್ಬಯ್ಯ	0.21.00.00	1	MR 15/2010-2011 24/02/2011 ವಿಭಜನೆ		

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

12. ಸಾಗುವಳಿ ಮತ್ತು ಗೇಣಿಯ ವಿವರಗಳು

13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ

ವರ್ಷ ಮತ್ತು ಹಾಲ 1	ಸ್ವಾಮ್ಯ ಮತ್ತು ಸಾಗುವಳಿದಾರನ ಹೆಸರು 2	ಸಾಗುವಳಿ ಪದ್ಧತಿ 3	ಗೇಣಿಯ ವಿವರ ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 4	ಗುತ್ತಿಗೆ 5	ಭೂಮಿಯ ಉಪಯೋಗ ವರ್ಗ 6	ವಿಸ್ತೀರ್ಣ ಎ ಗು 7	ಖುಷ್ಕಿ , ತರಿ, ಬಾಗಾಯ್ತು 8	ಬೆಳೆಯ ಹೆಸರು 9	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ ಅಮಿಶ್ರ 10	ಮಿಶ್ರ 11	ಒಟ್ಟು 12	ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪಾದಿ 14	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು ಮಿಶ್ರಣದ ಹೆಸರು 15	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16
2019-2020 ಮುಂಗಾರು	ರಾಮಯ್ಯ ದೊಡ್ಡಅಬ್ಬಯ್ಯ						--	ಮೇಲಿನ ಜಂಟಿ				ಮಳೆ			
2019-2020 ಹಿಂಗಾರು	ರಾಮಯ್ಯ ದೊಡ್ಡಅಬ್ಬಯ್ಯ						--	ಮೇಲಿನ ಜಂಟಿ				ಮಳೆ			

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ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ

ದಿನಾಂಕ:1/31/2020 11:35:35 AM ಪೊತ್ತ: ರೂ. 15

RTC UniqueNumber : T1317A7E287F

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 ನಮೂನೆ 2 1317A7E288B

ರೆಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್, ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (RTC) ಫಾರಂ ನಂ.೧೭

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ತಾಲ್ಲೂಕು ಮೊಹರು ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ.1 ಗ್ರಾಮ : ದೊಮ್ಮಸಂದ್ರ ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೆ ನಂಬರ್	3. ಪೇತುವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
46 *	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	0.21.00.00	(ಅ) ಭೂ ಕಂದಾಯ	1.06
	ಪೂರ್ಣ ವಿರಾಜ್ (ಆ)		(ಬ) ಜೋಡಿ	0.00
	ಪೂರ್ಣ ವಿರಾಜ್ (ಟ)		(ಕ) ಸೆಸ್ಸುಗಳು	0.00
	ಬೀಳದ್ದು	0.21.00.00	(ಡ) ನೀರಿನ ದರ	0.00
2. ಹಿಸ್ಸಾ 5			ಒಟ್ಟು	1.06

9. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಖಾತೆ ನಂ.	10. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :
ರಾಮಕೃಷ್ಣಪ್ಪ ಬಿನ್ ರಾಮಯ್ಯ	0.21.00.00	1	MR 14/2010-2011 24/02/2011 ವಿಭಜನೆ		

5. ಮನೆಯ ನಮೂನೆ	7. ಮರಗಳ ಸಂಖ್ಯೆ		8.ಪೇತುವಾರು ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿಸ್ತೀರ್ಣ				
	ಹೆಸರು	ಸಂಖ್ಯೆ	ಕ್ರ. ಸ.	ನೀರಾವರಿ ಮೂಲ	ಮುಂಗಾರು	ಹಿಂಗಾರು	ಬಾಗಾಯ್ತು	ಒಟ್ಟು
ಕಪ್ಪು								
6. ಪಟ್ಟಾ								
ಸರ್ಕಾರಿ								

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	ಭೂಮಿಯ ಉಪಯೋಗ ಪ್ರಕಾರ 6	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 7	ಖುಷ್ಕಿ, ತರಿ, ಬಾಗಾಯ್ತು 8	ಬೆಳೆಯ ಹೆಸರು	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ ಅಮಿಶ್ರ 10	ಮಿಶ್ರ 11	ಒಟ್ಟು 12	ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು ಮಿಶ್ರಣದ ಹೆಸರು 15	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16
2019-2020 ಮುಂಗಾರು	ರಾಮಕೃಷ್ಣಪ್ಪ ರಾಮಯ್ಯ						--	ಮೇಲಿನ ಜಂಟಿ				ಮಳೆ			
2019-2020 ಹಿಂಗಾರು	ರಾಮಕೃಷ್ಣಪ್ಪ ರಾಮಯ್ಯ						--	ಮೇಲಿನ ಜಂಟಿ				ಮಳೆ			

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ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ

ದಿನಾಂಕ:1/31/2020 11:35:47 AM ಮೊತ್ತ: ರೂ. 15

RTC UniqueNumber : T1317A7E288B

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 161ಗೆ 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 ನಮೂನೆ 2 1317A7E28C0

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

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ತಾಲ್ಲೂಕು ಮೊಹರು ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ1 ಗ್ರಾಮ : ದೊಮ್ಮಸಂದ್ರ ಪ್ರಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೇ ನಂಬರ್	3. ವೇತುವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
46 *	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	2.10.00.00	(ಅ) ಭೂ ಕಂದಾಯ	4.62
	ಪೂಟ್ ಖರಾಬ್ (ಅ)		(ಬ) ಜೋಡಿ	0.00
	ಪೂಟ್ ಖರಾಬ್ (ಬ)		(ಕ) ಸೆಸ್ಸುಗಳು	0.00
	ಉಳಿದಮ್ಮ	2.10.00.00	(ಡ) ನೀರಿನ ದರ	0.00
2. ಹಿಸ್ಸಾ 6			ಒಟ್ಟು	4.62

9. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಖಾತೆ ನಂ.	10. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :
ರಾಜಪ್ಪ - ಬಿನ್.ಶಾಮಯ್ಯ	2.10.00.00	1	MR 3/2000-01 ವಿಭಜನೆ		
ಶ್ರೀನಿವಾಸ ಬಿನ್ ಶಾಮಯ್ಯ	ಮೇಲಿನ ಜಂಟಿ				
ನಾಗರಾಜ ಬಿನ್ ಶಾಮಯ್ಯ	ಮೇಲಿನ ಜಂಟಿ				
ಸತೀಶ್ ಬಿನ್ ಶಾಮಯ್ಯ	ಮೇಲಿನ ಜಂಟಿ				

5. ಮನ್ನೆನ ನಮೂನೆ	7. ಮರಗಳ ಸಂಖ್ಯೆ		8.ವೇತುವಾರು ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿಸ್ತೀರ್ಣ					
	ಜಿಸರು	ಸಂಖ್ಯೆ	ಕ್ರ. ಸ.	ನೀರಾವರಿ ಮೂಲ	ಮುಂಗಾರು	ಹಿಂಗಾರು	ಬಾಗಾಯ್ತು	ಒಟ್ಟು
ಕಬ್ಜೆ								
6. ಪಟ್ಟಾ								
ಸರ್ಕಾರಿ								

12. ಸಾಗುವಳಿ ಮತ್ತು ಟೇಣಿಯ ವಿವರಗಳು

13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ

ವರ್ಷ ಮತ್ತು ಕಾಲ 1	ವ್ಯವಸಾಯಗಾರನ ಹೆಸರು ಮತ್ತು ವಾಸಸ್ಥಳ 2	ಸಾಗುವಳಿ ಪದ್ಧತಿ 3	ಟೇಣಿಯ ವಿವರ		ಭೂಮಿಯ ಉಪಯೋಗ		ಮಿಷ್ಯ, ತರಿ, ದಾಗಾಯ್ತು 8	ಬೆಳೆಯ ಹೆಸರು 9	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ			ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು	
			ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 4	ಗುತ್ತಿಗೆ 5	ಮೇರೆ 6	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 7			ಅಮಿಶ್ರ 10	ಮಿಶ್ರ 11	ಒಟ್ಟು 12			ಮಿಶ್ರಣದ ಹೆಸರು 15	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16
2019-2020 ಮುಂಗಾರು	ರಾಜಪ್ಪ ಬಿನ್.ಶಾಮಯ್ಯ						--	ಮೇಲಿನ ಜಂಟಿ				ಮಳೆ			
	ಶ್ರೀನಿವಾಸ ಶಾಮಯ್ಯ						ಖುಷ್ಕಿ	ಬೀಡು							
	ನಾಗರಾಜ ಶಾಮಯ್ಯ						ಖುಷ್ಕಿ	ಬೀಡು							
	ಸತೀಶ್ ಶಾಮಯ್ಯ						ಖುಷ್ಕಿ	ಬೀಡು							
2019-2020 ಹಿಂಗಾರು	ರಾಜಪ್ಪ ಬಿನ್.ಶಾಮಯ್ಯ						--	ಮೇಲಿನ ಜಂಟಿ				ಮಳೆ			
	ಶ್ರೀನಿವಾಸ ಶಾಮಯ್ಯ						ಖುಷ್ಕಿ	ಬೀಡು							
	ನಾಗರಾಜ ಶಾಮಯ್ಯ						ಖುಷ್ಕಿ	ಬೀಡು							
	ಸತೀಶ್ ಶಾಮಯ್ಯ						ಖುಷ್ಕಿ	ಬೀಡು							

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ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ

ದಿನಾಂಕ:1/31/2020 11:36:00 AM ಮೊತ್ತ:ರೂ. 15

RTC UniqueNumber : T1317A7E28C0

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 ನಮೂನೆ 2

4A890139902

ರೆಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್ , ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (RTC) ಫಾರಂ ನಂ.೧೭

Print Page No: 1/2
Valid from 19/11/2016 15:11:00 To Till Date

ತಾಲ್ಲೂಕು ಮೊಹರು

ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ 1 ಗ್ರಾಮ : ಕುಂಬೇನ ಅಗ್ರಹಾರ ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 99

1. ಸರ್ವೇ ನಂಬರ್	3. ಪೇಶುವಾರು	ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
107 *	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	6.03.00.00	(ಅ) ಭೂ ಕಂದಾಯ	14.21
	ಪೂರ್ತ ವಿರಾದ (ಅ)		(ಬ) ಜೋಡಿ	
	ಪೂರ್ತ ವಿರಾದ (ಬ)		(ಕ) ಸೆಸ್ಸುಗಳು	
	ಉಳಿದದ್ದು	6.03.00.00	(ಡ) ನೀರಿನ ದರ	
2. ಹಿಸ್ಸಾ	2		ಒಟ್ಟು	14.21

5. ಮಣ್ಣಿನ ನಮೂನೆ	7. ಮರಗಳ ಸಂಖ್ಯೆ		8.ಪೇಶುವಾರು ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿಸ್ತೀರ್ಣ				
	ಜಾತಿ	ಸಂಖ್ಯೆ	ಕ್ರ. ಸ.	ನೀರಾವರಿ ಮೂಲ	ಮಂಗಾರು	ಹಿಂಗಾರು	ದಾಗಾಯ್ತು	ಒಟ್ಟು
ಕೆಂಪು								
6. ಪಟ್ಟಾ								
ಸರ್ಕಾರಿ								

9. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ.	ಪಾತೆ ನಂ.	10. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :
*ಕನಕಮ್ಮ ಕೋಂ ಎನ್.ಶಾಮಣ್ಣ	1.06.00.00	1	MR 49/2006-2007 ವಿಭಜನೆ 17/03/2007	ವಿಶೇಷ ತಹಶೀಲ್ದಾರವರ ನ್ಯಾಯಾಲಯದ ನಂ RRT ವಿವಾದ 40/99-2000 (ಭಾಗ) ದಿನಾಂಕ 20 / 08 / 2000 ರಂತೆ ದಾಖಲು ಮಾಡಿರುತ್ತದೆ..	
*ಚಿಕ್ಕಅಕ್ಕಮ್ಮ ಕೋಂ ಲೇ ಚಿಕ್ಕಮುನಿಯಪ್ಪ	3.37.00.00	1	MR H32/2014-2015 ಪೌತಿ 05/08/2015		
ವೆಂಕಟಸ್ವಾಮಿ ಬಿನ್ ಲೇ ಚಿಕ್ಕಮುನಿಯಪ್ಪ	ಮೇಲಿನ ಜಂಟಿ				
ಜಯಪ್ಪ ಬಿನ್ ಲೇ ಚಿಕ್ಕಮುನಿಯಪ್ಪ	ಮೇಲಿನ ಜಂಟಿ				
ರಾಜಪ್ಪ ಬಿನ್ ಲೇ ಚಿಕ್ಕಮುನಿಯಪ್ಪ	ಮೇಲಿನ ಜಂಟಿ				
*ಮುನಿಯಮ್ಮ ಕೋಂ ಲೇ ಮುನಿಯಪ್ಪ	1.00.00.00	1	MR H2/2016-2017 ಪೌತಿ 16/11/2016	ವಿಶೇಷ ತಹಶೀಲ್ದಾರವರ ನ್ಯಾಯಾಲಯದ ನಂ RRT ವಿವಾದ 40/99-2000 (	

12. ಸಾಗುವಳಿ ಮತ್ತು ಗೇಣಿಯ ವಿವರಗಳು

13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ

ವರ್ಷ ಮತ್ತು ಕಾಲ 1	ವ್ಯವಸಾಯಗಾರನ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ 2	ಸಾಗುವಳಿ ಪೈ.	ಗೇಣಿಯ ವಿವರ ವಿಸ್ತೀರ್ಣ ಗುಂ.	ಪೈ.	ಭೂಮಿಯ ಉಪಯೋಗ ಮಂ.	ವಿಸ್ತೀರ್ಣ ಗುಂ.	ಪೈ.	ಮುಖ್ಯ , ಕವಲು 8	ಬೆಳೆಯ ವಿವರ 9	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ ಆಮಿಶ್ರ 10	ಮಿಶ್ರ 11	ಒಟ್ಟು 12	ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು ಮಿಶ್ರಣದ ಹೆಸರು 15	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16
2017-2018 ಮುಂಗಾರು	ಮುನಿಯಪ್ಪ - ಮುತ್ತಪ್ಪ							--	No Crop Info.								
	ಮುನಿಯಮ್ಮ - ಲೇ ಮುನಿಯಪ್ಪ							--	No Crop Info.								

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RTC DIGITALLY SIGNED BY : B S MOHAN ON 04/07/2017
RTC UniqueNumber : T4A890039902

ದಿನಾಂಕ:05/12/2017 17:17:14 ಪ್ರತ್ರ: ರೂ. 10.00

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 ದೃಢೀಕರಿಸಬಹುದು
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 ನಮೂನೆ 2

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

ತಾಲ್ಲೂಕು ಮೊದಲು ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ1 ಗ್ರಾಮ : ಕುಂಬೇನ ಅಗ್ರಹಾರ ಪಟ್ಟಿಯ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೇ ನಂಬರ್	3. ಜಾತಿವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
107	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ ಪೂರ್ತಿ ಏರಾಬ್ (ಅ) ಪೂರ್ತಿ ಏರಾಬ್ (ಬ) ಉಳಿದದ್ದು		(ಅ) ಭೂ ಕಂದಾಯ (ಬ) ಜೋಡಿ (ಕ) ಸೆಸ್ಸುಗಳು (ಡ) ನೀರಿನ ದರ	
2. ಹಿಸ್ಸಾ 2			ಒಟ್ಟು	

5. ಮೇಣ್ಹೆನ ನಮೂನೆ	7. ಮರಗಳ ಸಂಖ್ಯೆ		8.ಜಾತಿವಾರು ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿಸ್ತೀರ್ಣ					
	ಹೆಸರು	ಸಂಖ್ಯೆ	ಕ್ರ. ಸ.	ನೀರಾವರಿ ಮೂಲ	ಮುಂಗಾರು	ಹಿಂಗಾರು	ಬಾಗಾಯ್ತು	ಒಟ್ಟು
6. ಪಟ್ಟಾ								

9. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಖಾತೆ ನಂ.	10. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :
				ಭಾಗ) ದಿನಾಂಕ 20 / 08 / 2000 ರಂತೆ ದಾಖಲು ಮಾಡಿರುತ್ತದೆ..	

12. ಸಾಗುವಳಿ ಮತ್ತು ಗೇಣಿಯ ವಿವರಗಳು

13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ

ವರ್ಷ ಮತ್ತು ಕಾಲ 1	ವ್ಯವಸಾಯಗಾರನ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ 2	ಸಾಗುವಳಿ ಪದ್ಧತಿ 3	ಗೇಣಿಯ ವಿವರ ವಿಸ್ತೀರ್ಣ ಗುಂಟೆ 4	ಗೇಣಿಯ ವಿವರ ಮೊತ್ತ 5	ಭೂಮಿಯ ಉಪಯೋಗ ವಿಸ್ತೀರ್ಣ ಗುಂಟೆ 6	ಭೂಮಿಯ ಉಪಯೋಗ ಮೊತ್ತ 7	ಖುಷ್ಕಿ , ಕರಿ, ನಂಜರಿಯ 8	ದೇಯ ವಿವರ 9

ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ			ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು	
ಅವಿಶ್ರ 10	ಮಿಶ್ರ 11	ಒಟ್ಟು 12			ಮಿಶ್ರಣದ ಹೆಸರು 15	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16

543447388930305559393032

ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ

RTC UniqueNumber : T4A890039902

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 ನಮೂನೆ 2

ರೆಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್ , ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (RTC) ಫಾರಂ ನಂ.೧೭

Print Page No: 2/2
valid from 2016-11-19 15:11:00 To Till Date (2017

ತಾಲ್ಲೂಕು ಮೊದಲು ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ 1 ಗ್ರಾಮ : ಕುಂಬೇನ ಅಗ್ರಹಾರ ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೇ ನಂಬರ್	3. ವೇಪವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.	9. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ	ಖಾತೆ ನಂ.	10. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಮಣಗಳು	
107	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ ಪೂರ್ತಿ ವಿರಾಜ್ (ಅ) ಪೂರ್ತಿ ವಿರಾಜ್ (ಬ) ಉಳಿದದ್ದು		(ಅ) ಭೂ ಕಂದಾಯ (ಬ) ಜೋಡಿ (ಕ) ಸೆಸ್ಸುಗಳು (ಡ) ನೀರಿನ ದರ						ಹಕ್ಕುಗಳು :	ಮಣಗಳು :
2. ಹಿಸ್ಸಾ 2			ಒಟ್ಟು						ಭಾಗ) ದಿನಾಂಕ 20 / 08 / 2000 ರಂತೆ ದಾಖಲು ಮಾಡಿರುತ್ತದೆ..	
5. ಮನೆಯ ನಮೂನೆ	7. ಮರಗಳ ಸಂಖ್ಯೆ		8.ವೇಪುವಾರು ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿಸ್ತೀರ್ಣ							
	ಹೆಸರು	ಸಂಖ್ಯೆ	ಕ್ರ. ಸ.	ನೀರಾವರಿ ಮೂಲ	ಮುಂಗಾರು	ಹಿಂಗಾರು	ಬಾಗಾಯ್ತು	ಒಟ್ಟು		
6. ಪಟ್ಟಾ										

12. ಸಾಗುವಳಿ ಮತ್ತು ಗೇಣಿಯ ವಿವರಗಳು

13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ

ವರ್ಷ ಮೊದಲ ಕಾಲ 1	ವ್ಯವಸಾಯಗಾರನ ಹೆಸರು	ಸಾಗುವಳಿ ಪ್ರಕಾರ 3	ಗೇಣಿಯ ವಿವರ ವಿಸ್ತೀರ್ಣ ಎಕರೆ 4	ಗುಂಟೆ 5	ಭೂಮಿಯ ಉಪಯೋಗ ಪೈ. 6	ಪೈಸೆ 7	ಖಾತೆ ಸಂಖ್ಯೆ, ತರಿ, ಪಾಗಾಯ್ತು	ಹಿಡುವಳಿಯ ಹೆಸರು	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ ಅಮಶ್ರ 10	ಮಿಶ್ರ 11	ಒಟ್ಟು 12	ಈ ಪಹಣಿಗೆ ಮ್ಯುಟೇಷನ್ ಪ್ರಗತಿಯಲ್ಲಿದೆ ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು ಮಿಶ್ರಣದ ಹೆಸರು 15	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16
1	2														

5438353234 3659234 3559343344

ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ

RTC UniqueNumber : T8324623943D

ಪಹಣಿಯ ನೈಜತೆಯನ್ನು http://landrecords.karnataka.gov.in/rtcverification ವೆಬ್ ಸೈಟಿನಲ್ಲಿ ಅಥವಾ KA BHOOMI <RTC UniqueNumber> ಟೈಪ್ ಮಾಡಿ 161 ಗೆ ಸಂದೇಶ ಕಳುಹಿಸಿ ಪರಿಶೀಲಿಸಬಹುದು

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

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 ನಮೂನೆ 2 — 1317A7E282C

ರೆಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್ , ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (RTC) ಫಾರಂ ನಂ.೧೭

ತಾಲ್ಲೂಕು ಮೊಹರು — ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) — ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ1 — ಗ್ರಾಮ : ಧೂಮ್ಮಸಂದ್ರ — ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೆ ನಂಬರ್	3. ಪೇತುವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
47 *	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	7.16.00.00	(ಅ) ಭೂ ಕಂದಾಯ	14.14
	ಪೋಟ್ ಖರಾಬ್ (ಅ)	0.00.00.00	(ಬ) ಜೋಡಿ	0.00
	ಪೋಟ್ ಖರಾಬ್ (ಬ)	0.00.00.00	(ಕ) ಸೆಸ್ಸುಗಳು	0.00
	ಉಳಿದದ್ದು	7.16.00.00	(ಡ) ನೀರಿನ ದರ	0.00
2. ಹಿಸ್ಸಾ *			ಒಟ್ಟು	14.14

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

9. ಕಟ್ಟಿ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಖಾತೆ ಸಂ.	10. ಕಟ್ಟಿ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :
ರಾಜಪ್ಪ - ಬಿನ್ ಲೇ ಶಾಮಯ್ಯ	3.28.00.00	1	MR 33/2010-2011 12/07/2011 -	MR 3/2000-01,	LRF/(B)DS 65 1007/76-77, ದಿ. 05-06-2000 ಭೂನ್ಯಾಯಮಂಡಳಿಯ ಆದೇಶದಂತೆ.
ಶ್ರೀನಿವಾಸ - ಬಿನ್ ಲೇ ಶಾಮಯ್ಯ	ಮೇಲಿನ ಜಂಟಿ				
ನಾಗರಾಜ್ - ಬಿನ್ ಲೇ ಶಾಮಯ್ಯ	ಮೇಲಿನ ಜಂಟಿ				
ಸತೀಶ್ - ಬಿನ್ ಲೇ ಶಾಮಯ್ಯ	ಮೇಲಿನ ಜಂಟಿ				
ನಾಗರತ್ನಮ್ಮ ಕೋಂ ಲೇ ಸಿ ತಿಮ್ಮಯ್ಯ	3.28.00.00	1	MR H47/2011-2012 17/05/2012 ಪೌತಿ		
ಆನಂದಕುಮಾರ್ ಬಿನ್ ಲೇ ಸಿ	ಮೇಲಿನ ಜಂಟಿ				

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 ಗು 4	ಗುತ್ತಿಗೆ 5	ನಗದು 6	ಭೂಮಿಯ ಉಪಯೋಗ ವಿಸ್ತೀರ್ಣ ಎ ಗು 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	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 16
2019-2020 ಮುಂಗಾರು	ಶಾಮಯ್ಯ						--	ಬೀಡು	7.16.00.00	0.00.00.00	7.16.00.00	ಮಳೆ	0.00		
	ರಾಜಪ್ಪ ಬಿನ್ ಲೇ ಶಾಮಯ್ಯ		3.28.00.00					ಜಾಲ್ತಿ ಬೀಳು	3.28.00.00		3.28.00.00				
	ನಾಗರಾಜ್ ಬಿನ್ ಲೇ ಶಾಮಯ್ಯ		0.00.00.00				--	ಬೀಡು	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಶ್ರೀನಿವಾಸ ಬಿನ್ ಲೇ ಶಾಮಯ್ಯ		0.00.00.00				--	ಬೀಡು	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಸತೀಶ್ ಬಿನ್ ಲೇ ಶಾಮಯ್ಯ		0.00.00.00				--	ಬೀಡು	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ನಾಗರತ್ನಮ್ಮ ಲೇ ಸಿ ತಿಮ್ಮಯ್ಯ		3.28.00.00					ಜಾಲ್ತಿ ಬೀಳು	3.28.00.00		3.28.00.00				
	ಆನಂದಕುಮಾರ್ ಲೇ ಸಿ ತಿಮ್ಮಯ್ಯ		0.00.00.00				--	ಬೀಡು	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಸುರೇಶ್ ಲೇ ಸಿ ತಿಮ್ಮಯ್ಯ		0.00.00.00				--	ಬೀಡು	0.00.00.00	0.00.00.00	0.00.00.00		0.00		

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ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ

ದಿನಾಂಕ:1/31/2020 11:34:52 AM ಮೊತ್ತ ರೂ. 15

RTC DIGITALLY SIGNED BY : B S MOHAN ON 1/8/2020 1
RTC UniqueNumber : T1317A7E282C

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 ನಮೂನೆ 2

ರೆಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್ , ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (RTC) ಫಾರಂ ನಂ.೧೭

ತಾಲ್ಲೂಕು ಮೊಹರು ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ.1 ಗ್ರಾಮ : ದೊಮ್ಮಸಂದ್ರ ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೆ ನಂಬರ್	3. ಪೈಮಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
47 *	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ ಪೂರ್ ಖರಾಬ್ (ಅ) ಪೂರ್ ಖರಾಬ್ (ಬ) ಉಳಿದದ್ದು		(ಅ) ಭೂ ಕಂದಾಯ (ಬ) ಜೋಡಿ (ಕ) ಸೆಸ್ಸುಗಳು (ಡ) ನೀರಿನ ದರ	
2. ಹಿಸ್ಸಾ *			ಒಟ್ಟು	

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

೨. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ	ಖಾತೆ ನಂ.	10. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :
ತಿಮ್ಮಯ್ಯ					
ಸುರೇಶ್ ಬಿನ್ ಲೇ ಸಿ ತಿಮ್ಮಯ್ಯ	ಮೇಲಿನ ಜಂಟಿ				
ಜಯಸುಧ ಬಿನ್ ಲೇ ಸಿ ತಿಮ್ಮಯ್ಯ	ಮೇಲಿನ ಜಂಟಿ				

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	ಭೂಮಿಯ ಉಪಯೋಗ ವರ್ಗ 6	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 7	ಮಿಸ್ಸಿ., ಕರಿ, ಬಾಗಾಯ್ತು 8	ಬೆಳೆಯ ಹೆಸರು	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ ಅಮಿಶ್ರ 10	ಮಿಶ್ರ 11	ಒಟ್ಟು 12	ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು ಮಿಶ್ರಣದ ಹೆಸರು 15	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16
2019-2020 ಹಿಂಗಾರು	ಜಯಸುಧ ಲೇ ಸಿ ತಿಮ್ಮಯ್ಯ		0.00.00.00				--	ಬೀಡು	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಶಾಮಯ್ಯ						--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ರಾಜಪ್ಪ ಬಿನ್ ಲೇ ಶಾಮಯ್ಯ		3.28.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ನಾಗರಾಜ್ ಬಿನ್ ಲೇ ಶಾಮಯ್ಯ		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಶ್ರೀನಿವಾಸ ಬಿನ್ ಲೇ ಶಾಮಯ್ಯ		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಸತೀಶ್ ಬಿನ್ ಲೇ ಶಾಮಯ್ಯ		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ನಾಗರತ್ನಮ್ಮ ಲೇ ಸಿ ತಿಮ್ಮಯ್ಯ		3.28.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಆನಂದಕುಮಾರ್ ಲೇ ಸಿ ತಿಮ್ಮಯ್ಯ		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		

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ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ.

RTC UniqueNumber : T1317A7E282C

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

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

ಗ್ರಾಮ ನಮೂನೆ 2
ತಾಲ್ಲೂಕು ಮೊಹರು

ರೆಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್ , ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (RTC) ಫಾರಂ ನಂ.೧೭

Print Page No: 3/3
valid from 2016-06-30 15:34:00 To Till Date (2019-2020)

ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ.1 ಗ್ರಾಮ : ದೊಮ್ಮಸಂದ್ರ ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೆ ನಂಬರ್	3. ಬೇತುವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
47	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ ಪೂಟ್ ಖರಾಬ್ (ಅ) ಪೂಟ್ ಖರಾಬ್ (ಬ) ಉಳಿದದ್ದು		(ಅ) ಭೂ ಕಂದಾಯ (ಬ) ಜೋಡಿ (ಕ) ಸೆಸ್ಸುಗಳು (ಡ) ವೀರಿನ ದರ	
2. ಹಿಸ್ಸಾ			ಒಟ್ಟು	

5. ಮಣ್ಣಿನ ನಮೂನೆ	7. ಮರಗಳ ಸಂಖ್ಯೆ		8.ಬೇತುವಾರು ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿಸ್ತೀರ್ಣ				
	ಹೆಸರು	ಸಂಖ್ಯೆ	ಶ್ರ. ಸ.	ನೀರಾವರಿ ಮೂಲ	ಮುಂಗಾರು	ಹಿಂಗಾರು	ಬಾಗಾಯ್ತು	ಒಟ್ಟು
6. ಪಟ್ಟಾ								

9. ಕಬ್ಜಾ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ	ಪಾತೆ ನಂ.	10. ಕಬ್ಜಾ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :

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 ದರ 5	ಭೂಮಿಯ ಉಪಯೋಗ ದರ 6	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 7	ಮುಷ್ಕಿ , 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
	ಸುರೇಶ್ ಲೇ ಸಿ ತಿಮ್ಮಯ್ಯ		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಜಯಸುಧ ಲೇ ಸಿ ತಿಮ್ಮಯ್ಯ		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		

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ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ

RTC UniqueNumber : T1317A7E282C

ಪಹಣಿಯ ನೈಜತೆಯನ್ನು http://landrecords.karnataka.gov.in/rtcverification ವೆಬ್ ಸೈಟಿನಲ್ಲಿ ಅಥವಾ KA BHOOMI <RTC UniqueNumber> ಟೈಪ್ ಮಾಡಿ 161 ಗೆ ಸಂದೇಶ ಕಳುಹಿಸಿ ಪರಿಶೀಲಿಸಬಹುದು

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

Citizen may register their AADHAAR number and mobile number at www.landrecords.karnataka.gov.in to get SMS alerts about mutations on agricultural lands

BE80A46569

ರೆಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್ , ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (RTC) ಫಾರಂ ನಂ.೧೭

Print Page No: 1/1
Valid from 05/09/2018 12:52:00 To Till Date

ಗ್ರಾಮ ನಮೂನೆ 2
ತಾಲ್ಲೂಕು ಮೊಹರು
ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ1 ಗ್ರಾಮ : ದೊಮ್ಮಸಂದ್ರ
ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೆ ನಂಬರ್	3. ಪೋತಿವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
49 *	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	0.31.00.00	(ಅ) ಭೂ ಕಂದಾಯ	1.57
	ಪೂರ್ಣ ಖರಾಬ್ (ಅ)	0.00.00.00	(ಬ) ಜೋಡಿ	0.00
	ಪೂರ್ಣ ಖರಾಬ್ (ಬ)	0.00.00.00	(ಕ) ಸೆಸ್ಸುಗಳು	0.00
	ಉಳಿದದ್ದು	0.31.00.00	(ಡ) ವೀರಿವ ದರ	0.00
2. ಹಿಸ್ಸಾ 3			ಒಟ್ಟು	1.57

9. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಖಾತೆ ನಂ.	10. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :
ದಾಕ್ಷಾಯಿಣಿ ಕೋಂ ಲೇ ವೈ ಶಿವಪ್ಪ	0.31.00.00	1	MR T3/2017-2018 21/09/2017 ವಿಭಜನೆ		

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

12. ಸಾಗುವಳಿ ಮತ್ತು ಗೇಣಿಯ ವಿವರಗಳು

13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ

ವರ್ಷ ಮತ್ತು ಕಾಲ 1	ವ್ಯವಸಾಯಗಾರನ ಹೆಸರು ಮತ್ತು ವ್ಯಾಸಸ್ಥಳ 2	ಸಾಗುವಳಿ ಪದ್ಧತಿ 3	ಗೇಣಿಯ ವಿವರ ವಿಸ್ತೀರ್ಣ ಎ ಗು 4	ಗೇಣಿಗೆ ಕೊಟ್ಟವರ ಹೆಸರು 5	ಭೂಮಿಯ ಉಪಯೋಗ ಸರ್ವೆ ನಂ 6	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 7	ಮಿಶ್ರ , ತರಿ, ದಾಗಾಯ್ತು 8	ಬೆಳೆಯ ಹೆಸರು	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ ಆಮಿಶ್ರ 10	ಮಿಶ್ರ 11	ಒಟ್ಟು 12	ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು ಮಿಶ್ರಣದ ಹೆಸರು 15	ಮಿಶ್ರ ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16
2020-2021 ಮುಂಗಾರು	ದಾಕ್ಷಾಯಿಣಿ ಲೇ ವೈ ಶಿವಪ್ಪ						--	*	0.00.00.00	0.00.00.00	0.00.00.00		0.00		

5442453830413436353639

ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ

ದಿನಾಂಕ:8/18/2020 4:37:53 PM ಮೊತ್ತ: ರೂ. 15

RTC DIGITALLY SIGNED BY : B S MOHAN ON 7/8/2020 1
RTC UniqueNumber : TBE80A46569

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

*: ಬೆಳೆ ಸಮೀಕ್ಷೆ ಮಾಹಿತಿ ಸ್ವೀಕೃತವಾಗದ ಕಾರಣ, ಬೆಳೆ ಮಾಹಿತಿ ನಮೂದಿಸಿರುವುದಿಲ್ಲ

20C56CCC6D1

ರೆಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್, ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (RTC) ಫಾರಂ ನಂ.೧೭

Print Page No: 1/2
Valid from 26/05/2018 16:44:00 To Till Date

ಗ್ರಾಮ ನಮೂನೆ 2
ತಾಲ್ಲೂಕು ಮೊಹರು ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ,1 ಗ್ರಾಮ : ದೊಮ್ಮಸಂದ್ರ ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೆ ನಂಬರ್	3. ಬೇತುವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
57 *	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	0.36.00.00	(ಅ) ಭೂ ಕಂದಾಯ	1.82
	ಪೂಟ್ ಖರಾಬ್ (ಅ)	0.00.00.00	(ಬ) ಜೋಡಿ	0.00
	ಪೂಟ್ ಖರಾಬ್ (ಬ)	0.00.00.00	(ಕ) ಸೆಸ್ಸುಗಳು	0.00
	ಉಳಿದದ್ದು	0.36.00.00	(ಡ) ನೀರಿನ ದರ	0.00
2. ಹಸ್ತಾ			ಒಟ್ಟು	1.82

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

9. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಪಾತೆ ನಂ.	10. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :
ಜೋಗಪ್ಪ - ಬಿನ್ ಎಳೆ ಮೋಟಪ್ಪ	0.00.00.00	39	ಒಟ್ಟುಗೂಡಿಸು		
ಮಂಜುನಾಥ ರೆಡ್ಡಿ ಬಿನ್ ಲೇ.ಚನ್ನಪ್ಪ	0.14.00.00	1	MR 3/2003-2004 30/12/2003 ಒಟ್ಟುಗೂಡಿಸು		
ನಾಗರತ್ನಮ್ಮ ಕೋಂ ಲೇ ತಿಮ್ಮಯ್ಯ	0.12.00.00	1	MR H23/2012-2013 24/04/2013 ಪೌತಿ		
ಚಿಕ್ಕತಿಮ್ಮಯ್ಯ ಎ ಗೋಪಾಲ್ ಬಿನ್ ಲೇ ವೆಂಕಟಸ್ವಾಮಪ್ಪ	ಮೇಲಿನ ಜಂಟಿ 0.03.04.00	1	MR H26/2016-2017 12/06/2017 ವಿಭಾಗ		

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	ಭೂಮಿಯ ಉಪಯೋಗ ಪೈರ್ 6	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 7	ಮಿಷ್ರ . ತರಿ. ಬಾಗಾಯ್ತು 8	ಬೆಳೆಯ ಹೆಸರು 9	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ ಅಮಶ್ರ. 10	ಮಿಶ್ರ 11	ಒಟ್ಟು 12	ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು ಮಿಶ್ರಣದ ಹೆಸರು 15	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16
2018-2019 ಮುಂಗಾರು	ಲಕ್ಷ್ಮಮ್ಮ		0.03.04.00				--	ಬೀಡು	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ರತ್ನಮ್ಮ		0.00.00.00				--	ಬೀಡು	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಗೋಪಾಲ್		0.00.00.00				--	ಬೀಡು	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ದುರ್ಗಾಪತಿ		0.00.00.00				--	ಬೀಡು	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಜಯರಾಮ್		0.00.00.00				--	ಬೀಡು	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಉದಯಕುಮಾರ್		0.00.00.00				--	ಬೀಡು	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಎ ಗೋಪಾಲ್ ಲೇ ವೆಂಕಟಸ್ವಾಮಪ್ಪ		0.03.04.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
2018-2019 ಹಿಂಗಾರು	ಲಕ್ಷ್ಮಮ್ಮ		0.03.04.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		

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RTC DIGITALLY SIGNED BY : B S MOHAN ON 1/5/2019 1
RTC UniqueNumber: T20C56CCC6D1
ಕರ್ನಾಟಕ ಭೂಕಂದಾಯ ನಿಯಮಾವಳಿ 1966 ರ ನಿಯಮ 40, 42, 58 ಮತ್ತು 70

ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ

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

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

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ಗ್ರಾಮ ನಮೂನೆ 2
ತಾಲ್ಲೂಕು ಮೊಹರು
ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ1 ಗ್ರಾಮ : ದೊಮ್ಮಸಂದ್ರ ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೆ ನಂಬರ್	3. ಪೇತುವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
57 *	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ ಪೂರ್ ಖರಾಬ್ (ಅ) ಪೂರ್ ಖರಾಬ್ (ಬ) ಉಳಿದದ್ದು		(ಅ) ಭೂ ಕಂದಾಯ (ಬ) ಜೋಡಿ (ಕ) ಸೆಸ್ಸುಗಳು (ಡ) ನೀರಿನ ದರ	
2. ಹಿಸ್ಸಾ *			ಒಟ್ಟು	

9. ಕಬ್ಜಾ ಆಧವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಸಾತ ನಂ.	10. ಕಬ್ಜಾ ಆಧವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :

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

12. ಸಾಗುವಳಿ ಮತ್ತು ಟೇಣಿಯ ವಿವರಗಳು

13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ

ವರ್ಷ ಮತ್ತು ಕಾಲ 1	ಕೃಷಿಕಾರನ ಹೆಸರು ಮತ್ತು ವಾಸಸ್ಥಳ 2	ಸಾಗುವಳಿ ಪದ್ಧತಿ 3	ಟೇಣಿಯ ವಿವರ ವಿಸ್ತೀರ್ಣ 4	ಗುತ್ತಿಗೆ ವರ್ಗ 5	ಭೂಮಿಯ ಉಪಯೋಗ ವಿಸ್ತೀರ್ಣ 6	ಗುತ್ತಿಗೆ 7	ಖುಷ್ಕಿ . ತರಿ. ಬಾಗಾಯ್ತು 8	ಬೆಳೆಯ ಹೆಸರು 9	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ ಆಮಿಶ್ರ 10	ಮಿಶ್ರ 11	ಒಟ್ಟು 12	ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು ಮಿಶ್ರಣದ ಹೆಸರು 15	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16
	ರತ್ನಮ್ಮ		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಗೋಪಾಲ್		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ದುರ್ಗಾಪತಿ		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಜಯರಾಮ್		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಉದಯಕುಮಾರ್		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ವಿ ಗೋಪಾಲ್ ಲೇ ವೆಂಕಟಸ್ವಾಮಪ್ಪ		0.03.04.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		

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RTC UniqueNumber : T20C56CCC6D1

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

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ರೆಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್ , ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (RTC) ಫಾರಂ ನಂ.೧೭

Print Page No: 1/1
Valid from 18/09/2018 13:07:00 To Till Date

ಗ್ರಾಮ ನಮೂನೆ 2
ತಾಲ್ಲೂಕು ಮೊಹರು

ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ.1 ಗ್ರಾಮ : ದೊಮ್ಮಸಂದ್ರ ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೇ ನಂಬರ್	3. ಶೇತುವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
61 *	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	0.28.08.00	(ಅ) ಭೂ ಕಂದಾಯ	1.59
	ಪೂರ್ ಖರಾಬ್ (ಅ)	0.00.00.00	(ಬ) ಜೋಡಿ	0.00
	ಪೂರ್ ಖರಾಬ್ (ಬ)	0.00.00.00	(ಕ) ಸೆಸ್ಸುಗಳು	0.00
	ಉಳಿದದ್ದು	0.28.08.00	(ಡ) ನೀರಿನ ದರ	0.00
			ಒಟ್ಟು	1.59

2. ಹಿಸ್ಸಾ	2

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

9. ಕಬ್ಜೆ ಆಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಪಾತೆ ನಂ.	10. ಕಬ್ಜೆ ಆಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :
ಕೃಷ್ಣಪ್ಪ ಬಿನ್ ಲೇ ಅಬ್ಬಯ್ಯ	0.28.08.00	1	MR T2/2018-2019 17/09/2018 ವಿಭಜನೆ		
ರವೀಂದ್ರ ಬಿನ್ ಲೇ ಅಬ್ಬಯ್ಯ	ಮೇಲಿನ ಜಂಟಿ				
ಚಂದ್ರಶೇಖರ್ ಬಿನ್ ಲೇ ಅಬ್ಬಯ್ಯ	ಮೇಲಿನ ಜಂಟಿ				
ನಾಗೇಂದ್ರ ಬಿನ್ ಲೇ ಅಬ್ಬಯ್ಯ	ಮೇಲಿನ ಜಂಟಿ				

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	ಭೂಮಿಯ ಉಪಯೋಗ ವರ್ಗ 6	ವಿಸ್ತೀರ್ಣ ಎ. ಗು 7	ಮಿಷ್ಟಿ , 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	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16
2019-2020 ಮುಂಗಾರು	ಕೃಷ್ಣಪ್ಪ ಲೇ ಅಬ್ಬಯ್ಯ		0.28.08.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ರವೀಂದ್ರ ಲೇ ಅಬ್ಬಯ್ಯ		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಚಂದ್ರಶೇಖರ್ ಲೇ ಅಬ್ಬಯ್ಯ		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ನಾಗೇಂದ್ರ ಲೇ ಅಬ್ಬಯ್ಯ		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
2019-2020 ಹಿಂಗಾರು	ಕೃಷ್ಣಪ್ಪ ಲೇ ಅಬ್ಬಯ್ಯ		0.28.08.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ರವೀಂದ್ರ ಲೇ ಅಬ್ಬಯ್ಯ		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಚಂದ್ರಶೇಖರ್ ಲೇ ಅಬ್ಬಯ್ಯ		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ನಾಗೇಂದ್ರ ಲೇ ಅಬ್ಬಯ್ಯ		0.00.00.00				--	No Crop Info.	0.00.00.00	0.00.00.00	0.00.00.00		0.00		

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ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ

ದಿನಾಂಕ:1/31/2020 11:33:21 AM ಮೊತ್ತ: ರೂ. 15

RTC DIGITALLY SIGNED BY : B S MOHAN ON 1/8/2020 1
RTC UniqueNumber : T1317A7E27A9

ಪಹಣಿಯ ನೈಜತೆಯನ್ನು http://landrecords.karnataka.gov.in/rtcverification ವೆಬ್ ಸೈಟಿನಲ್ಲಿ ಅಥವಾ KA BHOOMI <RTC UniqueNumber> ಟೈಪ್ ಮಾಡಿ 161 ಗೆ ಸಂದೇಶ ಕಳುಹಿಸಿ ಪರಿಶೀಲಿಸಬಹುದು

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

Citizen may register their AADHAAR number and mobile number at www.landrecords.karnataka.gov.in to get SMS alerts about mutations on agricultural lands

BE80A465AD

ರೆಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್ , ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (RTC) ಫಾರಂ ನಂ.೧೭

Print Page No: 1/2
Valid from 26/05/2018 16:44:00 To Till Date

ಗ್ರಾಮ ನಮೂನೆ 2

ತಾಲ್ಲೂಕು ಮೊಹರು ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ1 ಗ್ರಾಮ : ದೊಮ್ಮಸಂದ್ರ ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೆ ನಂಬರ್	3. ಬೇತುವಾರು	ಎಕರೆ ಗುಂಟೆ ಜ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
58 *	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	1.30.00.00	(ಅ) ಭೂ ಕಂದಾಯ	3.63
	ಪೂರ್ಣ ಖರಾಬ್ (ಅ)	0.00.00.00	(ಬ) ಕೋಡಿ	0.00
	ಪೂರ್ಣ ಖರಾಬ್ (ಬ)	0.02.00.00	(ಕ) ಸೆಸ್ಸುಗಳು	0.00
	ಉಳಿದದ್ದು	1.28.00.00	(ಡ) ನೀರಿನ ದರ	0.00
2. ಪಿಸ್ತಾ *			ಒಟ್ಟು	3.63

5. ಮಡ್ಡೆನ ನಮೂನೆ	7. ಮರಗಳ ಸಂಖ್ಯೆ		8.ಬೇತುವಾರು ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿಸ್ತೀರ್ಣ				
	ಹೆಸರು	ಸಂಖ್ಯೆ	ಕ್ರ. ಸ.	ನೀರಾವರಿ ಮೂಲ	ಮುಂಗಾರು	ಹಿಂಗಾರು	ಡಾಗಾಯ್ತು	ಒಟ್ಟು
ಮರಳು-ಮಿಶ್ರ								
6. ಪಟ್ಟಾ								
ಸರ್ಕಾರಿ								

9. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರರ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಪಾತೆ ನಂ.	10. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :
ಮಂಜುನಾಥ ರೆಡ್ಡಿ ಬಿನ್ ಲೇ.ಚನ್ನಪ್ಪ	0.16.00.00	1	MR 3/2003-2004 30/12/2003 ಒಟ್ಟುಗೂಡಿಸು		MR T10/2013-2014
ನಾಗರತ್ನಮ್ಮ ಕೋಂ ಲೇ ತಿಮ್ಮಯ್ಯ	0.22.00.00	1	MR H23/2012-2013 24/04/2013 ಪೌತಿ	ಭೂ ನ್ಯಾಯಮಂಡಳಿಯ ತೀರ್ಮಾನದಂತೆ 15 ವರ್ಷ ಪರಬಾರೆ ಮಾಡಬಾರದೆಂಬ ಷರತ್ತಿಗೊಳಪಟ್ಟಿರುತ್ತೆ	MR T10/2013-2014
ಚಿಕ್ಕತಿಮ್ಮಯ್ಯ	ಮೇಲಿನ ಜಂಟಿ				
ವಿ ಗೋಪಾಲ್ ಬಿನ್ ಲೇ ವೆಂಕಟಸ್ವಾಮಪ್ಪ	0.10.00.00	1	MR H26/2016-2017 12/06/2017 ವಿಭಾಗ		

12. ಸಾಗುವಳಿ ಮತ್ತು ಗೇಣಿಯ ವಿವರಗಳು

13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ

ವರ್ಷ ಮತ್ತು ಕಾರಿ 1	ವ್ಯವಸಾಯಗಾರನ ಹೆಸರು ಮತ್ತು ವಾಸಸ್ಥಳ 2	ಸಾಗುವಳಿ ಪದ್ಧತಿ 3	ಗೇಣಿಯ ವಿವರ ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 4	ಥಳಿಸ್ಥಿಗೆ 5	ಭೂಮಿಯ ಉಪಯೋಗ ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 7	ಖುಷ್ಕಿ , ತರಿ, ದಾಗಾಯ್ತು 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
2020-2021 ಮುಂಗಾರು	ಮಂಜುನಾಥ ರೆಡ್ಡಿ ಲೇ.ಚನ್ನಪ್ಪ					--	*	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ನಾಗರತ್ನಮ್ಮ ಲೇ ತಿಮ್ಮಯ್ಯ					--	*	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಚಿಕ್ಕತಿಮ್ಮಯ್ಯ					--	*	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ವಿ ಗೋಪಾಲ್ ಲೇ ವೆಂಕಟಸ್ವಾಮಪ್ಪ					--	*	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಲಕ್ಷ್ಮಮ್ಮ					--	*	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ರತ್ನಮ್ಮ					--	*	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಗೋಪಾಲ್					--	*	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ದುರ್ಗಾಪತಿ					--	*	0.00.00.00	0.00.00.00	0.00.00.00		0.00		

5442453830411543635544144

ದಿನಾಂಕ:8/18/2020 4:38:21 PM ಮೊತ್ತ: ರೂ. 15

RTC DIGITALLY SIGNED BY : B S MOHAN ON 7/8/2020 1
RTC UniqueNumber : TBE80A465AD

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

*: ಬೆಳೆ ನಮೀಕ್ಷೆ ಮಾಹಿತಿ ಸ್ವೀಕೃತವಾಗದ ಕಾರಣ, ಬೆಳೆ ಮಾಹಿತಿ ನಮೂದಿಸಿರುವುದಿಲ್ಲ

ಗ್ರಾಮ ನಮೂನೆ 2

ರೆಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್ , ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (RTC) ಫಾರಂ ನಂ.೧೭

ತಾಲ್ಲೂಕು ಮೊಹರು ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ.1 ಗ್ರಾಮ : ದೊಮ್ಮಸಂದ್ರ ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೇ ನಂಬರ್	3. ಜೇತುವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
58 *	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ ಪೂರ್ಣ ಏರಾಬ್ (ಅ) ಪೂರ್ಣ ಏರಾಬ್ (ಬ) ಉಳಿದದ್ದು		(ಅ) ಭೂ ಕಂದಾಯ (ಬ) ಜೋಡಿ (ಕ) ಸೆಸ್ಸುಗಳು (ಡ) ನೀರಿನ ದರ	
2. ಹಿಸ್ಸಾ *			ಒಟ್ಟು	

9. ಕರ್ತೃ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಖಾತೆ ನಂ.	10. ಕರ್ತೃ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :

5. ಮರ್ಜಿನ ನಮೂನೆ	7. ಮರಗಳ ಸಂಖ್ಯೆ		8.ಜೇತುವಾರು ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿಸ್ತೀರ್ಣ					
	ಹೆಸರು	ಸಂಖ್ಯೆ	ಕ್ರ. ಸ.	ನೀರಾವರಿ ಮೂಲ	ಮುಂಗಾರು	ಹಿಂಗಾರು	ಬಾಗಾಯ್ತು	ಒಟ್ಟು
6. ಪಟ್ಟಾ								

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	ಗೇಣಿಗೆ 5	ಭೂಮಿಯ ಉಪಯೋಗ ವರ್ಗ 6	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 7	ಖುಷ್ಕಿ , ತರಿ, ಬಾಗಾಯ್ತು 8	ಬೆಳೆಯ ಹೆಸರು 9	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ ಆಮಶ್ರ 10	ಮಿಶ್ರ 11	ಒಟ್ಟು 12	ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು ಮಿಶ್ರಣದ ಹೆಸರು 15	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16
54424538304134363541744															
	ಜಯರಾಮ್						--	‡	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
	ಉದಯಕುಮಾರ್						--	‡	0.00.00.00	0.00.00.00	0.00.00.00		0.00		

RTC UniqueNumber : TBE80A465AD

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

BE80A46698

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

Print Page No: 1/1
Valid from 05/09/2018 12:53:00 To Till Date

ಗ್ರಾಮ ಪಮೂನೆ 2
ತಾಲ್ಲೂಕು ಮೊದಲು
ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು(ಪೂರ್ವ) ಹೋಬಳಿ : ಬಿದರಹಳ್ಳಿ.1 ಗ್ರಾಮ : ಕುಂಬೇನ ಅಗ್ರಹಾರ ಪುಟದ ಕ್ರಮ ಸಂಖ್ಯೆ : 1

1. ಸರ್ವೆ ನಂಬರ್	3. ವೇತುವಾರು	ಎಕರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.
107 *	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	1.00.00.00	(ಅ) ಭೂ ಕಂದಾಯ	2.23
	ಪೂರ್ಣ ಖರಾಬ್ (ಅ)	0.00.00.00	(ಬ) ಮೋಡಿ	0.00
	ಪೂರ್ಣ ಖರಾಬ್ (ಬ)	0.00.00.00	(ಕ) ಸೆಸ್ಸುಗಳು	0.00
	ಉಳಿದದ್ದು	1.00.00.00	(ಡ) ನೀರಿನ ದರ	0.00
2. ಹಿಸ್ಸಾ 1			ಒಟ್ಟು	2.23

9. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನದಾರನ ಹೆಸರು : ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಪಾತೆ ಸಂ.	10. ಕಬ್ಜೆ ಅಥವಾ ಸ್ವಾಧೀನತೆಯ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಋಣಗಳು	
				ಹಕ್ಕುಗಳು :	ಋಣಗಳು :
ಮುನಿಯಪ್ಪ ಆರ್. ಬಿನ್. ರಾಮಯ್ಯ @ ರಾಮಣ್ಣ. ಆನಂದ ಆರ್. ಬಿನ್. ರಾಮಯ್ಯ @ ರಾಮಣ್ಣ.	1.00.00.00 ಮೇಲಿನ ಜಂಟಿ	1	MR H9/2014-2015 20/12/2014 ದಾನ		

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

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	ಭೂಮಿಯ ಉಪಯೋಗ ಭೂಮಿಗೆ ಕರ್ 5	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ 6	ಮಿಷ್ಟಿ , ತರಿ, ದಾಸ್ತಾಯ್ತು 7	ಬೆಳೆಯ ಹೆಸರು 8	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ ಅಮಿಶ್ರ 10	ಮಿಶ್ರ 11	ಒಟ್ಟು 12	ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿಶ್ರ ಬೆಳೆಗಳ ಒಟ್ಟು ಮಿಶ್ರಣದ ಹೆಸರು 15	ವಿಸ್ತೀರ್ಣ ಎ. ಗುಂ 16
2020-2021 ಮುಂಗಾರು	ಮುನಿಯಪ್ಪ ಆರ್. ಬಿನ್. ರಾಮಯ್ಯ @ ರಾಮಣ್ಣ. ಆನಂದ ಆರ್. ಬಿನ್. ರಾಮಯ್ಯ @ ರಾಮಣ್ಣ.					--	‡	0.00.00.00	0.00.00.00	0.00.00.00		0.00		
						--	‡	0.00.00.00	0.00.00.00	0.00.00.00		0.00		

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ದಿನಾಂಕ:8/18/2020 4:40:56 PM ಮೊತ್ತ: ರೂ. 15

RTC DIGITALLY SIGNED BY : B S MOHAN ON 7/8/2020 1
RTC UniqueNumber : TBE80A46698

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

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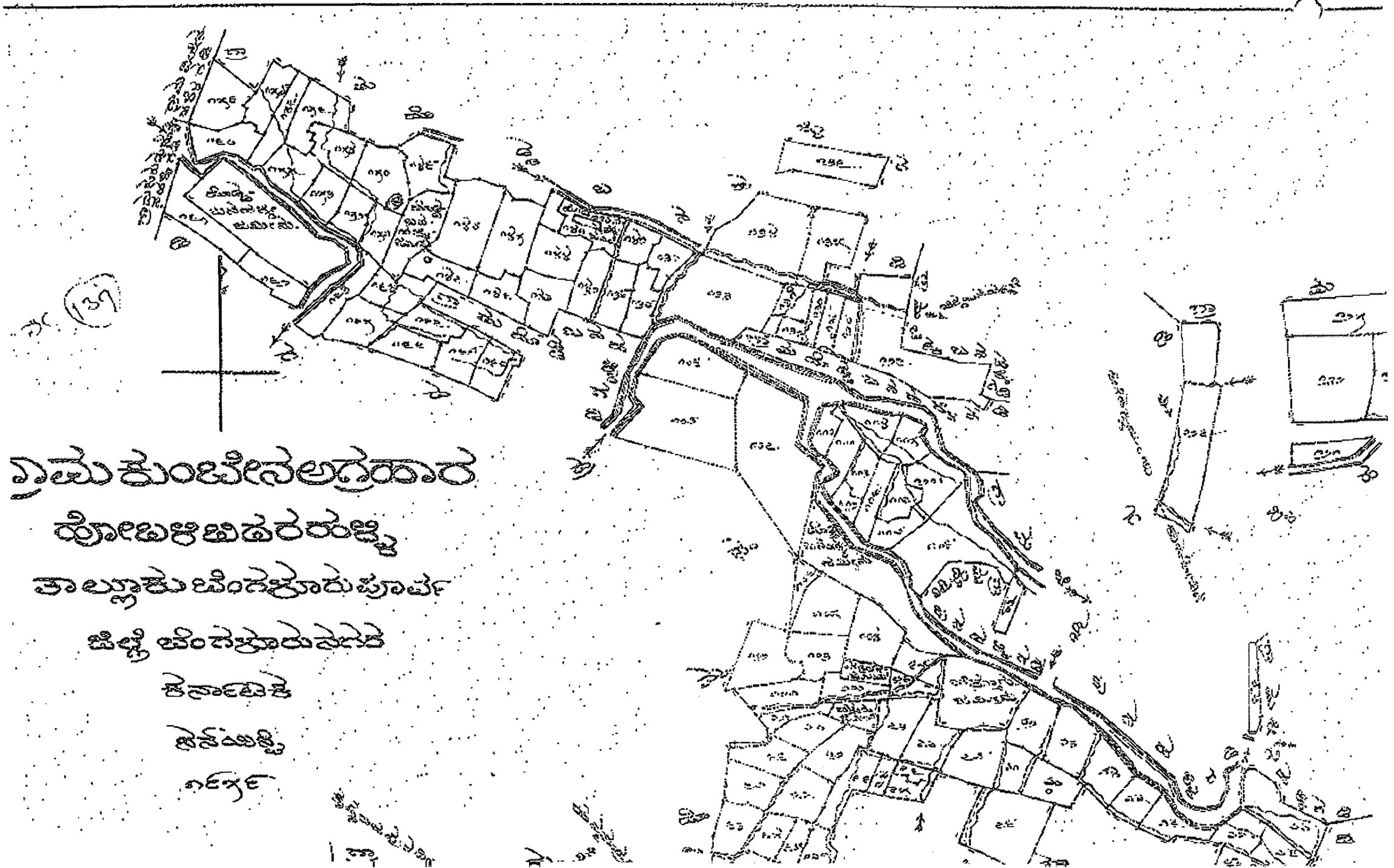
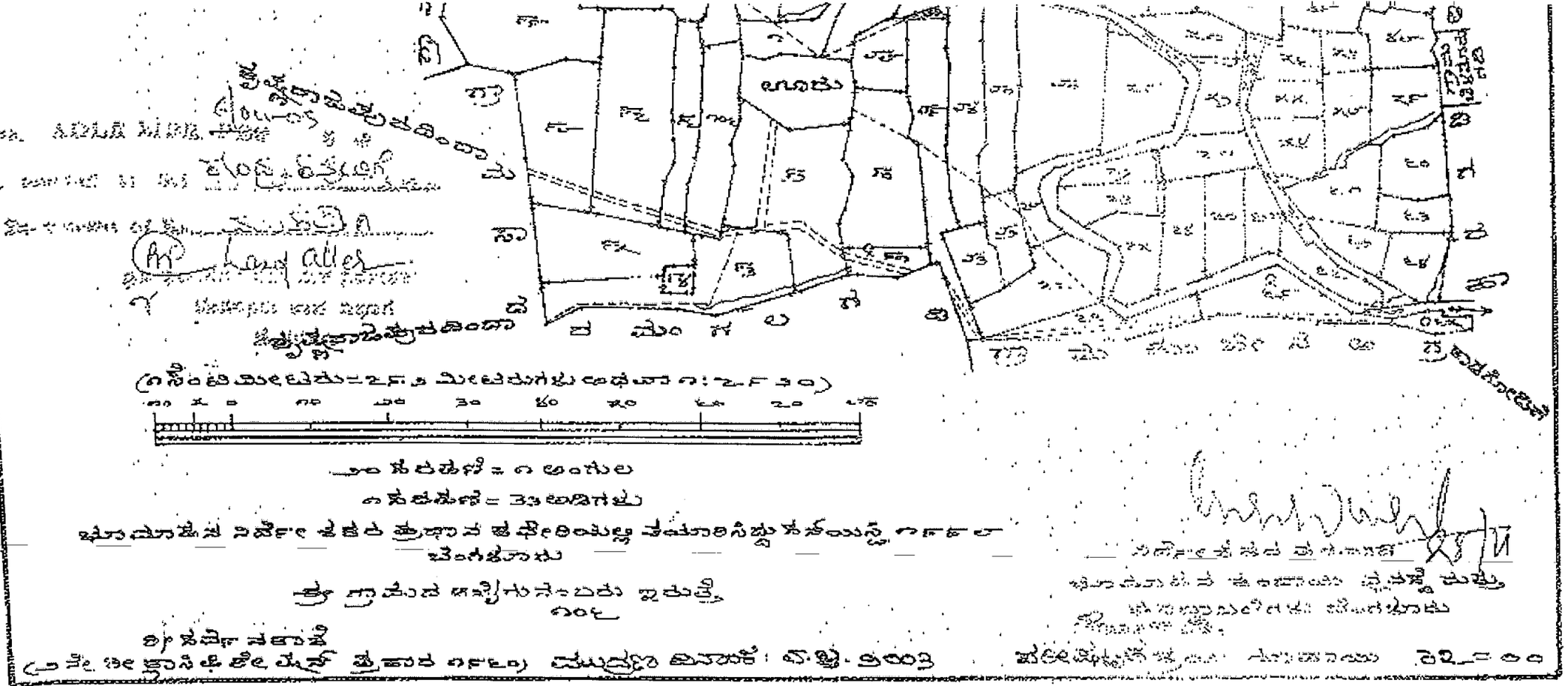
‡ : ಬೆಳೆ ಸಮೀಕ್ಷೆ ಮಾಹಿತಿ ಸ್ವೀಕೃತವಾಗದ ಕಾರಣ, ಬೆಳೆ ಮಾಹಿತಿ ನಮೂದಿಸಿರುವುದಿಲ್ಲ





ANNEXURE - R5

Subject No: 375/2019 dated 23/01/2019

Sub: Request for clearance of sensitive zone in sy no.44/1, 45(P), 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/6, 57(P), 58(P), 61/1 of Dommasandra village and sy no.107/1, 107/2(P), 108(P) of Kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk total extent of 28A-39.5G (excluding 0.0-75G Kharab)-Reg.

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Sensitive Zone Sub-Committee Meeting of the Authority in the proposal was tabled and discussed. It was decided to exclude the extent of 29 acres 39.50 gunte land (excluding 0-0-75 gunte kharab land) which is in the housing sensitive areas, from the sensitive zone under certain conditions, as per RMP-2015, under the condition to reserve necessary buffer as per NGT order for the canal in questioned land as discussed in the meeting and not to discharge any unprocessed waste water outside.

1) Prior to undertaking development and building constructions on the said lands, appropriate approval under Sections 15 and 17 of the Karnataka Town and Country Planning Act, 1961 shall be obtained from the competent authority.
2) To make proper arrangement to drain the rain water which naturally flows down towards the valley without causing any obstruction to flow easily.
3) At the time of building approval, if the basement is to be allowed, a report on the water table (water table) should be obtained, verified and action taken as per rules.
4) The road proposal in the master plan should be adopted.
5) If it is established that the land intended by the applicant has included in Bangalore Development Authority or other private lands and has obtained permission, the Commissioner will be empowered to withdraw the permission.
6) If the developer furnishes false information/documentation regarding the ownership of the land in connection with the said approval, the approval shall automatically be cancelled.
7) The Competent Authority granting permission for developments on the land in question shall separately check the canal and other water covered areas in/adjacent to the said land and reserve a buffer as per rules as per requirement.
8) The said permission is only a technical opinion relating to the present land and should not be construed as a record of ownership
9) Trees should be planted in the area reserved for buffer

ANNEXURE - R6

46/1
0-24

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಸಂ: ಎ.ಎಲ್.ಎನ್.(ಇಬಿಪಿ)ಎಸ್ಆರ್/28/17-18

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳವರ ಕಾರ್ಯಾಲಯ,
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,
ಬೆಂಗಳೂರು. ದಿನಾಂಕ:25.01.2018.

:-ಅಧಿಸೂಚನೆ:-

ವಿಷಯ:- ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸರ್ವೇ ನಂ:46/1 ರಲ್ಲಿ 21 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರಿ ಕೋರಿ ಶ್ರೀಮತಿ ಯಲ್ಲಮ್ಮ ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿನಾಂಕ:12.01.2018.

ಉಲ್ಲೇಖ:- 1] ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂ:ಆರ್.ಡಿ.7:ಎಲ್.ಜಿ.ಪಿ:95 ದಿನಾಂಕ:07.06.1999

2] ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಪತ್ರದ ಸಂಖ್ಯೆ:ಆರ್.ಡಿ.56:ಎಲ್.ಜಿ.ಪಿ:2008 ದಿನಾಂಕ:10.09.2008 ಮತ್ತು 24.09.2008.

3] ತಹಶೀಲ್ದಾರ್ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರ ವರದಿ ಸಂಖ್ಯೆ: ಎ.ಎಲ್.ಎನ್.(ಕಾ) ಸಿ.ಆರ್/90/17-18. ದಿನಾಂಕ:23.01.2018.

4] ಭೂ ಪರಿವರ್ತನ ಶುಲ್ಕ ರೂ 28,587/- ಹಾಗೂ ಪೋಡಿ ಶುಲ್ಕ ರೂ 55/- ಒಟ್ಟು ರೂ 28,642/- ಗಳನ್ನು ಚಲನ್ ನಂ: CR119002900031257 ದಿನಾಂಕ: 25.01.2018 ರಂತೆ ಎಸ್.ಬಿ.ಐ.ಗೆ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.

5] ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪೂರ್ವ) ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂ.ಅ.ಪ್ರ. ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ:ಬೆಂ.ಅ.ಪ್ರ./ನಯೋಸ/ಸಿಓಎನ್-194/198/17-18 ದಿನಾಂಕ:27.11.2018, ಉಪ ಆಯುಕ್ತರು (ಭೂಸ್ವಾ), ಬೆಂ.ಅ.ಪ್ರ ಬೆಂಗಳೂರು ರವರ ಪತ್ರ. ಬೆಂಅ.ಪ್ರ/ಉಪ(ಭೂಸ್ವಾ)/252/17-18 ದಿ:23.11.2018, ವಿಶೇಷ ಭೂ ಸ್ವಾಧೀನ ಅಧಿಕಾರಿಗಳು, ಪೋಡಿಯಂ ಬ್ಲಾಕ್, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ:ಎಸ್.ಎಲ್.ಎ.ಒ/ಎ.ಎಲ್.ಎನ್/359/17-18 ದಿನಾಂಕ:26.11.2018, ವಿಶೇಷ ಭೂ ಸ್ವಾಧೀನ ಅಧಿಕಾರಿಗಳು-2, ಕರ್ನಾಟಕ ಕೈಗಾರಿಕ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಮಂಡಳಿ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ:ಬೆಂಗಳೂರು/ವಿಭೂಸ್ವಾನ-2/1908/17-18. ದಿ:23.11.2018.

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964ರ ಕಲಂ:95(2),95(4) ಮತ್ತು 95(7) ರ ಷರತ್ತುಗಳು ಹಾಗೂ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಡಿಸಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994ರ ನಿಯಮ 107(1) ರಂತೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ 54450/- (ಐವತ್ತನಾಲ್ಕು ಸಾವಿರದ ನಾಲ್ಕು ನೂರು ಐವತ್ತು ರೂಗಳು ಮಾತ್ರ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ(4) ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ ಶ್ರೀಮತಿ ಯಲ್ಲಮ್ಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸರ್ವೇ ನಂ: 46/1 ರಲ್ಲಿ 21 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

01. ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ, ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯಿಂದ ಅಂದರೆ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ) ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.

02. ಈ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿಯಿಲ್ಲದೆ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.

03. ಸದರಿ ಜಮೀನು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಆಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕೆ ಈ ಆದೇಶ ಜಾರಿಯಾದ ದಿನದಿಂದ 02 ವರ್ಷದ ಒಳಗಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

04. ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು ಅಂದರೆ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ) ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್ ಪ್ಲಾನಿಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೇ ಪರಭಾರೆ ಮಾಡಕೂಡದು.

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05. ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿರುವ ಜಮೀನಿನಲ್ಲಿ ಮೂಲಭೂತ ಸೌಕರ್ಯಗಳಿಗೆ ಸೇರಿದಿ ಪರಿಸಲಾದ ಉದ್ದರ ರಸ್ತೆ ಜಾಗ, ರಸ್ತೆ ಮಾರ್ಜಿನ್, ಉದ್ಯಾನವನ, ನೇವಸ್ಥಾನ, ಸಿ.ಎ. ನಿವೇಶನ ಖಾಲಿ ಜಾಗ, ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ(ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ) ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ನಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟ ಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತಿಯಾ ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸಿ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಗಳಿಗೆ ಸರೆಂಡರ್ ಪತ್ರ (Relinqish Deed) ಮಾಡಿಕೊಡತಕ್ಕದ್ದು. ಹಾಗೂ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ವಿಧಿಸಿರುವ ಷರತ್ತುಗಳಿಗೊಳಪಟ್ಟಿರುತ್ತದೆ.

06. ಸಾರ್ವಜನಿಕ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿತ ನಕ್ಷೆ ಪಡೆಯದೇ ನಿವೇಶನಗಳನ್ನು/ಕಟ್ಟಡಗಳನ್ನು ನೊಂದಣಿ ಮಾಡತಕ್ಕದ್ದಲ್ಲ. ಒಟ್ಟು ಇಳಿ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರು ಮಾಡಿರುವ ಜಮೀನಿಗೆ ಪೂರಾ ನಿರ್ಣಾವನ್ನು ಮಾರಾಟ ಮಾಡಲು ಉದ್ದೇಶಿಸಿದ್ದಲ್ಲಿ ಈ ಆದೇಶ ಅನ್ವಯವಾಗುವುದಿಲ್ಲ.

07. ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರೀಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುತ್‌ಚ್ಛಕ್ತಿ, ನೀರು ಸರಬರಾಜು, ಒಳ ಚರಂಡಿ ವ್ಯವಸ್ಥೆ ಇತ್ಯಾದಿಗಳನ್ನು ಆರೋಗ್ಯ ನೈರ್ಮಲೀಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಬೇಗಾಕಿಸಿಕೊಡುವ ರೀತ್ಯಾ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

08. ಈ ಜಮೀನಿಗೆ ತಾಕು ಘೂಟ್ ಖರಾಬ್ ಜಮೀನು ಇದ್ದಲ್ಲಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ಕಲಂ:67 ರಂತೆ ಸರ್ಕಾರದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು ಹಾಗೂ ತಹಶೀಲ್ದಾರ್ ರವರು ಈ ಬಾಬ್ತು ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ನಮೂದಿಸತಕ್ಕದ್ದು.

09. ಸರ್ಕಾರದ ಆದೇಶ ಸಂ:ಪಿ.ಡಬ್ಲ್ಯೂ.ಡಿ.7556-665 ಆರ್ ಮತ್ತು ಬಿ-6 -54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರದ ಸಂಖ್ಯೆ ಟಿ:7(11) 67, ದಿನಾಂಕ:1.1.1966 ರಂತೆ ಸರ್ಕಾರವು ಕಾಲಕಾಲಕ್ಕೆ ನೀಡುವ ಆದೇಶದಂತೆ ಈ ಜಮೀನನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯ ಭಾಗದಿಂದ 40 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ, ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಕಾಯ್ದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

10. ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಹೊರಡೂಡುವ ಹೊಗೆ, ಅನಿಲ, ಇತರೆ ಕಲ್ಮಶಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೈಗಾರಿಕ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ / ಪರಿಸರ ಇಲಾಖೆಗೆ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು. ಹಾಗೂ ಸದರಿ ಜಮೀನು ಪೋಡಿ ದುರಸ್ಥಿ ಪಡಿಸಿದ ನಂತರ ನಿವೇಶನಗಳನ್ನು ವಿಂಗಡಿಸತಕ್ಕದ್ದು.

11. ಈ ಆದೇಶವು ಸದರಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿನ ದಾವೆ / ರಿಟ್ ಅರ್ಜಿ / ಮೇಲ್ಮನವಿಯ ತೀರ್ಪಿಗೆ ಒಳ ಪಟ್ಟಿರುತ್ತದೆ.

12. ಪ್ರಸ್ತಾವಿತ ಜಮೀನಿನ ಬಗ್ಗೆ ಯಾವುದೇ ಭೂ ಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಈ ಪ್ರಾಧಿಕಾರವು ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ.

13. ಪರಷ್ಕೃತ ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ 2015 ರಲ್ಲಿ ಸೂಕ್ಷ್ಮ ವಲಯ (Sensitive Zone) ನಲ್ಲಿ ಬರುವ ಪ್ರದೇಶಗಳಿಗೆ ಪೂರ್ವಾನುಮತಿಯಿಲ್ಲದೆ ಉದ್ದೇಶಿತ ಭಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯಾ ಅಭಿವೃದ್ಧಿಯನ್ನು ಕೈಗೊಳ್ಳಬಾರದು.

14. ಉದ್ದೇಶಿತ ಭಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯಾ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳನ್ನು ಕೈಗೊಳ್ಳಬೇಕಾದ್ದಲ್ಲಿ ಪ್ರಾದಿಕಾರದಿಂದ ರಚಿತವಾದ ಉಪ ಸಮಿತಿಯ ನಿರ್ಣಯದಂತೆ ನಕ್ಷೆಗಳನ್ನು ಅನುಮೋದಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

15. ಪ್ರಸ್ತಿತ ಜಮೀನು ಸರ್ಕಾರಿ ಜಮೀನು ನ್ಯಾಪ್ತಿಗೆ ಒಳಪಟ್ಟಲ್ಲಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964ರ ಕಲಂ:136(3) ರ ಅಡಿ ವಿಚಾರಣೆ ನಡಿಸಿ ಹೊರಡಿಸುವ ತೀರ್ಮಾನಕ್ಕೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

16. ಪ್ರಸ್ತಿತ ಜಮೀನು ಸರ್ಕಾರದಿಂದ ಮಂಜೂರಾದ ಯಾವುದೇ ಸರ್ಕಾರಿ ಜಮೀನು ಆಗಿದ್ದಲ್ಲಿ ಪಕ್ಕ ಪೋಡಿಯಾಗದ ಮತ್ತು ಪಕ್ಕ ಪೋಡಿ ಮಾಡಿಕೊಳ್ಳದೇ ತಪ್ಪು ಮಾಹಿತಿ ನೀಡಿ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಪಡೆದಿದ್ದು ಕಂಡು ಬಂದಲ್ಲಿ ಸದರಿ ಆದೇಶವನ್ನು ರದ್ದುಗೊಳಿಸಲಾಗುವುದು.

17. ಅರ್ಜಿದಾರರು ಯಾವುದೇ ಸತ್ಯಾಂಶಗಳನ್ನು ಮರೆ ಮಾಚಿ, ಅನಧಿಕೃತ ದಾಖಲೆಗಳ ಮೇಲೆ ಈ ನೋಟಿಸ್ ಪಡೆದಿರುವುದು ಸತ್ಯ ಪಟ್ಟಲ್ಲಿ ಇನ್ನೂ ಯಾವುದೇ ತಿಳುವಳಿಕೆ ಇಲ್ಲದೇ ಈ ಅಧಿಕೃತ ಜ್ಞಾಪನ ತನ್ನತಾನೆ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ. ಹಾಗೂ ಇದರಿಂದ ಅರ್ಜಿದಾರರಿಗೆ ಆಗಲೀ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳಿಗಾಗಲೀ ಆಗುವ ಯಾವುದೇ ಲುಕ್ಸಾನಿಗೆ ಸರ್ಕಾರವಾಗಲಿ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲಿ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರರಾಗಿರುವುದಿಲ್ಲ. ಇದರ ಪೂರ್ಣ ಹೊಣೆಗಾರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೆ ಆಗಿರುತ್ತದೆ.

18. ಉಲ್ಲೇಖ(5) ರ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪೂರ್ವ) ನಗರ ಯೋಜನಾ ವಿಭಾಗ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಪತ್ರದ ದಿ:29.10.2018 ರಲ್ಲಿ ತಿಳಿಸಿರುವ ಷರತ್ತಿಗೆ ಒಳಪಡಿಸಿದೆ.

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19. ಮೇಲ್ಕಂಡ ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದ್ದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಯಾವುದೇ ನೋಟಿಸ್ ನೀಡದೆ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964ರ ಕಲಂ 96 ರಂತೆ ದಂಡ ಮತ್ತು ಬೆಲ್ಲವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೇ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೆ ಕಡ್ಡಾಯವಾಗಿ ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂ ಕಂದಾಯ ಬಾಕಿ ಕಾಶೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

20. ಅರ್ಜಿದಾರನು ರಾಷ್ಟ್ರೀಯ ಹೆದ್ದಾರಿ ನ್ಯಾಯ ಮಂಡಳಿಯ ಮೂಲ ಅರ್ಜಿ ಸಂಖ್ಯೆ:222/2014, ದಿನಾಂಕ:04.05.2016 ರಂತೆ ಕೆರೆ, ಪ್ರೈಮರಿ, ಸೆಕೆಂಡರಿ, ಟರ್ಷರಿ ಡ್ರೈನ್ ಗಳು ಇದ್ದಲ್ಲಿ ಸಿಗಧಿತ ಬಫರ್ ಬಿಡುವ ನ ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳನ್ನು ನಡೆಸುತ್ತಾರೆಂಬ ಪರತ್ತಿಗೊಳಪಟ್ಟಿರುತ್ತದೆ.

:: <u>ಪೆಡ್ಯೂಲ್ ವಿವರ</u> ::

ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ: 46/1 ರಲ್ಲಿ 21 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿಗೆ ಚಕ್ಕು ಬಂದಿ:-

<u>-::ಚಕ್ಕು ಬಂದಿ::-</u>

ಸ.ನಂ	ಪೂರ್ವಕ್ಕೆ	ಪಶ್ಚಿಮಕ್ಕೆ	ಉತ್ತರಕ್ಕೆ	ದಕ್ಷಿಣಕ್ಕೆ
46/1	ಸ.ನಂ.47	ಸ.ನಂ.45	ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗಡಿ	ಸ.ನಂ.46/2

ಸಹಿ/-

[ಬಿ.ಎಂ. ವಿಜಯ್ ಶಂಕರ್]
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು

<u>ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ:-</u>

01) ತಹಶೀಲ್ದಾರ್ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಚಲನ್ ನೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೇ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಕೀಕೃತ ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸಿತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿಮೆಗೊಳಿಸುವುದು.

02) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪೂರ್ವ-1), ನಗರ ಯೋಜನಾ ವಿಭಾಗ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ಬಳ್ಳಾರಿ ರಸ್ತೆ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.

03) ಉಪ ವಿಭಾಗಧಿಕಾರಿಗಳು ಬೆಂಗಳೂರು ಉತ್ತರ ಉಪ ವಿಭಾಗ, ಬೆಂಗಳೂರು

04) ಭೂ ಮಾಪನ ತಾಂತ್ರಿಕ ಸಹಾಯಕರು ಹಾಗೂ ಪದನಿಮಿತ್ತ ಭೂ ದಾಖಲೆಗಳ ಉಪ ನಿರ್ದೇಶಕರು, ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಛೇರಿ, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ. ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತ, ಭೂ ಪರಿವರ್ತನಾ ಪೋಡಿ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಪೂರೈಸಲು ಸೂಚಿಸಿದೆ.

05) ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ

06) ಅರ್ಜಿದಾರರಾದ ಕೋರಿ ಶ್ರೀಮತಿ ಯಲ್ಲಮ್ಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರಿಗೆ ದೃಢೀಕೃತ ಅಂಚೆ ಮೂಲಕ.

07) ಹೆಚ್ಚಿನ ಪ್ರತಿ.

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

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ನಂ: ಎಎಲ್‌ಎನ್(ಇಬಿಕೆ)ಎಸ್‌ಆರ್/08/16-17

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳವರ ಕಾರ್ಯಾಲಯ
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ
ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 19/08/2016

:: **ಅಧಿಕೃತ ಜ್ಞಾಪನ** ::

ವಿಷಯ: ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, **ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ. 46/6 ರಲ್ಲಿ 2-10 ಎ/ಗುಂಟೆ** ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ **ಶ್ರೀ ರಾಜಪ್ಪ, ಶ್ರೀನಿವಾಸ, ನಾಗರಾಜು ಮತ್ತು ಸತೀಶ್ ಬಿನ್ ಲೇಟ್ ಶಾಮಯ್ಯ** ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿ: 28/04/2016

ಉಲ್ಲೇಖ: 1) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ. 7 ಎಲ್‌ಜಿಪಿ 95 ದಿ: 07-06-1999

2) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಪತ್ರ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ.56 ಎಲ್.ಜಿ.ಪಿ:2008 ದಿ: 10-9-2008 ಮತ್ತು 24-9-2008

3) ಸಹಾಯಕ ಕಮೀಷನರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರ ವರದಿ ಸಂಖ್ಯೆ: ಎಎಲ್‌ಎನ್(ಕಾ)/ಸಿಆರ್/09/16-17 ದಿನಾಂಕ: 13/07/2016

4) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು, ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರುರವರ ಪತ್ರದ ಸಂ: ಬೆಂಅಪ್ರಾ/ನಯೋಸ/ಸಿಓಎನ್-521/566/16-17, ದಿ: 01/08/2016, ಉಪ ಆಯುಕ್ತರು (ಭೂ.ಸ್ವಾ), ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರುರವರ ಪತ್ರದ ಸಂ: ಬೆಂಅಪ್ರಾ/ಉಪ(ಭೂಸ್ವಾ)/350/16-17 ದಿ: 23/07/2016 ಮತ್ತು ವಿಶೇಷ ಭೂ ಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು, ಪೋಡಿಯಂ ಬ್ಲಾಕ್, ಬೆಂಗಳೂರುರವರ ಪತ್ರ ಸಂ: ಎಸ್‌ಎಲ್‌ಎಒ/ಎಎಲ್‌ಎನ್/76/16-17, ದಿ: 26/07/2016 ಹಾಗೂ ವಿಶೇಷ ಭೂ ಸ್ವಾಧೀನಾಧಿಕಾರಿ-2, ಕರ್ನಾಟಕ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಮಂಡಳಿ, ಖನಿಜ ಭವನ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ: ಬೆಂಗಳೂರು/ವಿಭೂಸ್ವಾಅ/1290/16-17, ದಿ: 26/07/2016

5) ಅರ್ಜಿದಾರರು ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ. 1,22,513/- ಮತ್ತು ಪೋಡಿ ಶುಲ್ಕ ರೂ. 55/- ಒಟ್ಟು 1,22,568/-ರೂ.ಗಳನ್ನು, ಚಲನ್ ನಂ. 20 & 21 ರಂತೆ ದಿನಾಂಕ: 19/08/2016 ರಂದು ಎಸ್.ಬಿ.ಎಂ. ಬೆಂಗಳೂರು ಇಲ್ಲಿ ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ಕಲಂ 95(2), 95(4) ಮತ್ತು 95(7)ರ ಷರತ್ತುಗಳು ಹಾಗೂ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994ರ ನಿಯಮ 107(1)ರಂತೆ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ 54,450/-(ಐವತ್ನಾಲ್ಕು ಸಾವಿರದ ನಾಲ್ಕು ನೂರ ಐವತ್ತು ರೂಪಾಯಿಗಳು ಮಾತ್ರ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ (5) ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ **ಶ್ರೀ ರಾಜಪ್ಪ, ಶ್ರೀನಿವಾಸ, ನಾಗರಾಜು ಮತ್ತು ಸತೀಶ್ ಬಿನ್ ಲೇಟ್ ಶಾಮಯ್ಯ, ನಂ. 24, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು** ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ, **ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ. 46/6 ರಲ್ಲಿ 2-10 ಎ/ಗುಂಟೆ** ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1 ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯಿಂದ ಅಂದರೆ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ /ಬಿಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ),ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.

2 ಈ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೆ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.

3 ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿಐಎಎಪಿಎ/ಬಿಬಿಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ), ಬಿ.ಎಂ.ಐ.ಸಿ. ಎ.ಪಿ.ಎ /ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್ ಪ್ಲಾನಿಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಭಾರೆ ಮಾಡಕೂಡದು.

46/2 2-10

ನಂ: ಎಎಲ್‌ಎನ್(ಇಬಿಕೆ)ಎಸ್‌ಆರ್/08/16-17

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳವರ ಕಾರ್ಯಾಲಯ
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ
ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 19/08/2016

:: <u>ಅಧಿಕೃತ ಜ್ಞಾಪನ</u> ::

ವಿಷಯ: ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, **ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ. 46/6 ರಲ್ಲಿ 2-10 ಎ/ಗುಂಟೆ** ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ **ಶ್ರೀ ರಾಜಪ್ಪ, ಶ್ರೀನಿವಾಸ, ನಾಗರಾಜು ಮತ್ತು ಸತೀಶ್ ಬಿನ್ ಲೇಟ್ ಶಾಮಯ್ಯ** ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿ: 28/04/2016

ಉಲ್ಲೇಖ: 1) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ. 7 ಎಲ್‌ಜಿಪಿ 95 ದಿ: 07-06-1999
2) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಪತ್ರ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ.56 ಎಲ್.ಜಿ.ಪಿ:2008 ದಿ: 10-9-2008 ಮತ್ತು 24-9-2008
3) ಸಹಾಶೀಲ್ದಾರ್. ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರ ವರದಿ ಸಂಖ್ಯೆ: ಎಎಲ್‌ಎನ್(ಕಾ)/ಸಿಆರ್/09/16-17 ದಿನಾಂಕ: 13/07/2016
4) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು, ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರುರವರ ಪತ್ರದ ಸಂ: ಬೆಂಅಪ್ರಾ/ನಯೋಸ/ಸಿಓಎನ್-521/566/16-17, ದಿ: 01/08/2016, ಉಪ ಆಯುಕ್ತರು (ಭೂ.ಸ್ವಾ), ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರುರವರ ಪತ್ರದ ಸಂ: ಬೆಂಅಪ್ರಾ/ಉಪ(ಭೂಸ್ವಾ)/350/16-17 ದಿ: 23/07/2016 ಮತ್ತು ವಿಶೇಷ ಭೂ ಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು, ಪೋಡಿಯಂ ಬ್ಲಾಕ್, ಬೆಂಗಳೂರುರವರ ಪತ್ರ ಸಂ: ಎಸ್‌ಎಲ್‌ಎಒ/ಎಎಲ್‌ಎನ್/76/16-17, ದಿ: 26/07/2016 ಹಾಗೂ ವಿಶೇಷ ಭೂ ಸ್ವಾಧೀನಾಧಿಕಾರಿ-2, ಕರ್ನಾಟಕ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಮಂಡಳಿ, ಖನಿಜ ಭವನ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ: ಬೆಂಗಳೂರು/ವಿಭೂಸ್ವಾಅ/1290/16-17, ದಿ: 26/07/2016
5) ಅರ್ಜಿದಾರರು ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ. 1,22,513/- ಮತ್ತು ಪೋಡಿ ಶುಲ್ಕ ರೂ. 55/- ಒಟ್ಟು 1,22,568/-ರೂ.ಗಳನ್ನು, ಚಲನ್ ನಂ. 20 & 21 ರಂತೆ ದಿನಾಂಕ: 19/08/2016 ರಂದು ಎಸ್.ಬಿ.ಎಂ. ಬೆಂಗಳೂರು ಇಲ್ಲಿ ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ಕಲಂ 95(2), 95(4) ಮತ್ತು 95(7)ರ ಷರತ್ತುಗಳು ಹಾಗೂ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994ರ ನಿಯಮ 107(1)ರಂತೆ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ 54,450/-(ಐವತ್ನಾಲ್ಕು ಸಾವಿರದ ನಾಲ್ಕು ನೂರ ಐವತ್ತು ರೂಪಾಯಿಗಳು ಮಾತ್ರ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ (5) ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ **ಶ್ರೀ ರಾಜಪ್ಪ, ಶ್ರೀನಿವಾಸ, ನಾಗರಾಜು ಮತ್ತು ಸತೀಶ್ ಬಿನ್ ಲೇಟ್ ಶಾಮಯ್ಯ, ನಂ. 24, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು** ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ, **ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ. 46/6 ರಲ್ಲಿ 2-10 ಎ/ಗುಂಟೆ** ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1 ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯಿಂದ ಅಂದರೆ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ /ಬಿಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ),ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.

2 ಈ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೆ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.

3 ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿಐಎಎಪಿಎ/ಬಿಬಿಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ), ಬಿ.ಎಂ.ಐ.ಸಿ. ಎ.ಪಿ.ಎ /ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್ ಪ್ಲಾನಿಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಭಾರೆ ಮಾಡಕೂಡದು.

4 ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿರುವ ಜಮೀನಿನಲ್ಲಿ ಮೂಲಭೂತ ಸೌಕರ್ಯಗಳಿಗೆ ನಿಗಧಿಪಡಿಸಲಾದ ಅಂದರೆ ರಸ್ತೆ ಜಾಗ, ರಸ್ತೆ ಮಾರ್ಜಿನ್, ಉದ್ಯಾನವನ, ಸಿ.ಎ. ನಿವೇಶನ, ಖಾಲಿ ಜಾಗ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ /ಬಿ.ಐ.ಎಎಪಿಎ /ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ) ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ. ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ನಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟ ಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತ್ಯಾ ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸಿ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಗಳಿಗೆ ಪರಿತ್ಯಾಗ ಪತ್ರ (Relinquish Deed) ಮಾಡಿಕೊಡತಕ್ಕದ್ದು. ಹಾಗೂ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ವಿಧಿಸಿರುವ ಷರತ್ತುಗಳಿಗೊಳಪಟ್ಟಿರುತ್ತದೆ.

5 ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿತ ನಕ್ಷೆ ಪಡೆಯದೆ ನಿವೇಶನಗಳನ್ನು/ ಕಟ್ಟಡಗಳನ್ನು ಸಂಬಂಧಪಟ್ಟ ನೊಂದಾವಣಾಧೀಕಾರಿಗಳಿಂದ/ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳಿಂದ ನೊಂದಾವಣೆ ಮಾಡತಕ್ಕದ್ದಲ್ಲ, ಖಾತೆದಾರರು ಒಂದು ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರು ಮಾಡಿರುವ ಜಮೀನಿಗೆ ಪೂರಾ ವಿಸ್ತೀರ್ಣವನ್ನು ಮಾರಾಟ ಮಾಡಲು ಉದ್ದೇಶಿಸಿದ್ದಲ್ಲಿ ಈ ಆದೇಶ ಅಡ್ಡಿ ಬರುವುದಿಲ್ಲ.

6 ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರೀಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಛಕ್ತಿ, ನೀರು ಸರಬರಾಜು, ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆ ಇತ್ಯಾದಿಗಳನ್ನು ಆರೋಗ್ಯ ನೈರ್ಮಲೀಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಇತರೆಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾನೂನು ರೀತ್ಯಾ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

7 ಸದರಿ ಜಮೀನಿಗೆ ತಾಕು ಘೂಟ್ ಖರಾಬು ಇದ್ದಲ್ಲಿ, ಇದನ್ನು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕಲಂ 67 ರಂತೆ ಸರ್ಕಾರಕ್ಕೆ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು. ತಹಶೀಲ್ದಾರ್‌ರವರು ಈ ಬಾಬ್ತು ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ನಮೂದಿಸತಕ್ಕದ್ದು.

8 ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ: ಪಿಡಬ್ಲ್ಯೂಡಿ:7556-665 ಆರ್ ಮತ್ತು ಬಿ-6-54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರದ ನಂ.ಪಿ 1/7(11) 67, ದಿನಾಂಕ: 1.1.1966 ರಂತೆ ಸರ್ಕಾರವು ಕಾಲಕಾಲಕ್ಕೆ ನೀಡುವ ಆದೇಶದಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಕಾದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

9 ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಹೊರಡೂಡುವ ಹೊಗೆ,ಅನಿಲ, ಇತರೆ ಕಲ್ಮಶಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ಹಾಗೂ ಪರಿಸರ ಇಲಾಖೆಯ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು.

10 ಪ್ರಸ್ತಾವಿತ ಜಮೀನಿನ ಬಗ್ಗೆ ಯಾವುದೇ ಭೂ ಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಈ ಪ್ರಾಧಿಕಾರವು ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ

11 ಈ ಆದೇಶವು ಸದರಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿನ ದಾವೆ/ ರಿಟ್ ಅರ್ಜಿ ಮೇಲ್ಮನವಿಯ ತೀರ್ಪಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

12 ಪರಿಷ್ಕೃತ ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ -2015 ರಲ್ಲಿ ಸೂಕ್ಷ್ಮ ವಲಯ (Sensitive Zone) ನಲ್ಲಿ ಬರುವ ಪ್ರದೇಶಗಳಿಗೆ ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದ ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿಯನ್ನು ಕೈಗೊಳ್ಳಬಾರದು. ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳನ್ನು ಕೈಗೊಳ್ಳಬೇಕಾದಲ್ಲಿ ಪ್ರಾಧಿಕಾರದಿಂದ ರಚಿತವಾದ ಉಪ ಸಮಿತಿಯ ನಿರ್ಣಯದಂತೆ ನಕ್ಷೆಗಳನ್ನು ಅನುಮೋದಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

13 ಪ್ರಶ್ನಿತ ಜಮೀನು ಮಂಜೂರಾದ ಯಾವುದೇ ಸರ್ಕಾರಿ ಜಮೀನಾಗಿದ್ದಲ್ಲಿ, ಪಕ್ಕಾ ಮೋಡಿಯಾಗದ ಮತ್ತು ಪಕ್ಕಾ ಮೋಡಿ ಮಾಡಿಸಿಕೊಳ್ಳದೇ ತಪ್ಪು ಮಾಹಿತಿ ನೀಡಿ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಪಡೆದಿದ್ದು ಕಂಡುಬಂದಲ್ಲಿ, ಸದರಿ ಆದೇಶವನ್ನು ರದ್ದುಗೊಳಿಸಲಾಗುವುದು.

14 ಅರ್ಜಿದಾರರು ಯಾವುದೇ ಸತ್ಯಾಂಶಗಳನ್ನು ಮರೆ ಮಾಚಿ, ಅನಧಿಕೃತ ದಾಖಲೆಗಳ ಮೇಲೆ ಈ ಅಧಿಕೃತಜ್ಞಾಪನ ಪಡೆದಿರುವುದು ಸ್ಪಷ್ಟಪಟ್ಟಲ್ಲಿ ತನ್‌ತಾನೆ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ. ಹಾಗೂ ಇದರಿಂದ ಅರ್ಜಿದಾರರಿಗಾಗಲೀ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳಿಗಾಗಲೀ ಆಗುವ ಯಾವುದೇ ಲುಕ್ಸಾನಿಗೆ ಸರ್ಕಾರವಾಗಲೀ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲೀ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರರಾಗಿರುವುದಿಲ್ಲ. ಇದರ ಪೂರ್ಣ ಹೊಣೆಗಾರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೇ ಆಗಿರುತ್ತದೆ.

15 ಪ್ರಶ್ನಿತ ಜಾಗದಲ್ಲಿ ಸರ್ಕಾರಿ ಜಮೀನು ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964ರ ಕಲಂ 136(3) ರ ಅಡಿ ವಿಚಾರಣೆ ನಡೆಸಿ ಹೊರಡಿಸುವ ತೀರ್ಮಾನಕ್ಕೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

16 ಸಹಾಯಕ ನಿರ್ದೇಶಕರು, ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ದಿ: 01/08/2016ರ ಪತ್ರದಲ್ಲಿ ತಿಳಿಸಿರುವ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

17 ಮೇಲ್ಕಂಡ ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964ರ ಕಲಂ 96 ರಂತೆ ದಂಡ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮಕೈಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೆ ಕೆಡವಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂ ಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

: : <u>ಷೆಡ್ಯೂಲ್ ವಿವರ</u> : :

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, **ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 46/6 ರಲ್ಲಿ 2–10 ಎ/ಗುಂಟೆ** ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು **ವ್ಯವಸಾಯೇತರ ವಾಸದ** ಉದ್ದೇಶದ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿಗೆ ಚಕ್ಕುಬಂದಿ.

:: <u>ಚಕ್ಕುಬಂದಿ</u> ::

ಸ.ನಂ.	ಪೂರ್ವಕ್ಕೆ	ಪಶ್ಚಿಮಕ್ಕೆ	ಉತ್ತರಕ್ಕೆ	ದಕ್ಷಿಣಕ್ಕೆ
46/6	ಲಾ.ಗು.ನಂ. 47ರ ಜಮೀನು	ಲಾ.ಗು.ನಂ. 45ರ ಜಮೀನು	ಲಾ.ಗು.ಹಿಸ್ಸೆ 46/5ರ ಜಮೀನು	ಲಾ.ಗು. ರಸ್ತೆ & ಸ.ನಂ. 49ರ ಜಮೀನು

ಸಹಿ/–
(ವಿ. ಶಂಕರ್)
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು

<u>ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ:–</u>

1) ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮೇಲ್ಕಂಡ ಅಧಿಕೃತ ಜ್ಞಾಪನವನ್ನು ಕಳುಹಿಸುತ್ತಾ, ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಕೀಕೃತ ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿಮೆಗೊಳಿಸುವುದು.
2) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು, ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
3) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಉತ್ತರ ಉಪ ವಿಭಾಗ, ಕಂದಾಯ ಭವನ, ಕೆ.ಜಿ.ರಸ್ತೆ, ಬೆಂಗಳೂರು
4) ಉಪ ನಿರ್ದೇಶಕರು, ಭೂ ಮಾಪನ ಮತ್ತು ಭೂ ದಾಖಲೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು ಉಪ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ. ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಭೂ ಪರಿವರ್ತನಾ ಪೋಡಿ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಪೂರೈಸಲು ಸೂಚಿಸಿದೆ.
5) ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.
6) ಅರ್ಜಿದಾರರಾದ **ಶ್ರೀ ರಾಜಪ್ಪ, ಶ್ರೀನಿವಾಸ, ನಾಗರಾಜು ಮತ್ತು ಸತೀಶ್ ಬಿನ್ ಲೇಟ್ ಶಾಮಯ್ಯ, ನಂ. 24, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು** ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ
7) ಹೆಚ್ಚಿನ ಪ್ರತಿ

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು

ಸ್ಥಳೀಯ ವಿಚಾರಣೆ ವರದಿ (ಆ)ಸಿ.ಆರ್.ಪಿ.59/17-18

ಆಯುಕ್ತರು/ಅಧಿಕಾರಿಯವರ ಅಂಚೆ ವಿಳಾಸ
ಸಂಪೂರ್ಣ ಹೆಸರಿನ ಅಚ್ಚು
ಸಹಿ ಮತ್ತು ಪೂರ್ಣ

ಇವರಿಗೆ,
ಅಧ್ಯಕ್ಷರು/ಸದಸ್ಯರು,
ಜಿಲ್ಲಾ ಪಂಚಾಯತ್,
ಬೆಳಗಾವಿ.

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ಮಾನ್ಯರೆ,

ವಿಷಯ: ಬೆಳಗಾವಿ ಜಿಲ್ಲಾ ಪಂಚಾಯತ್, ಬೆಳಗಾವಿ ಜಿಲ್ಲೆಯ, ಮೂಡಲಗಿ ತಾಲ್ಲೂಕಿನ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.40/3 ರಲ್ಲಿ 0-21 ಗುಂಟೆ ಜಮೀನನ್ನು ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಂಜೂರಾತಿ ಮಾಡಿಕೊಡಲು ಕೋರಿ ಪ್ರಸ್ತಾವನ್ನು ಕೋರಿ ಸಲ್ಲಿಸುವ ಬಗ್ಗೆ.

ಉಲ್ಲೇಖ: 1) ಜಿಲ್ಲಾ ಪಂಚಾಯತ್ ಪತ್ರ ಸಂಖ್ಯೆ: ಪ.ಪಂ.ಜಿ.ಪಂ(ಮಜಿಕ್ಷ)/ಜಾಗ/ಎಲ್.ಆರ್/59/17-18, ದಿನಾಂಕ: 29/09/2018.

2) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳ ಮಟ್ಟದಲ್ಲಿ ಕಾರ್ಯನಿರ್ವಹಣೆ ಮಾಡಿ ಸಲ್ಲಿಸಿದ ವರದಿ ಸಂಖ್ಯೆ:ಮೂ.ಕಾ.ಕ(ಪ)ಜಾ.ಮಂಜೂ.ಎಸ್.ಪಿ.ಆರ್.174/17-18, ದಿನಾಂಕ: 09/03/2018.

3) ಕಾರ್ಯನಿರ್ವಹಣಾಧಿಕಾರಿಗಳ ಪತ್ರ ಮತ್ತು ಪೂರಕ ದಾಖಲೆಗಳು ಸಂಖ್ಯೆ: ಗ್ರಾಪಂ.(ಗ)ಮೂ.ಆ.ಪಂ.414/17-18.

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ಮೇಲಾಯಿಯ ಮೂರ್ಯ ಅಧಿಕಾರಿ, ಬೆಳಗಾವಿ ಜಿಲ್ಲೆಯ, ಮೂಡಲಗಿ ತಾಲ್ಲೂಕಿನ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.40/3 ರಲ್ಲಿ 0-21 ಗುಂಟೆ ಜಮೀನನ್ನು ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಂಜೂರಾತಿ ಮಾಡಿಕೊಡಲು ಕೋರಿ ಪ್ರಸ್ತಾವನ್ನು ಕೋರಿ ಉಲ್ಲೇಖಿಸಿರುವ ಪತ್ರ ಮತ್ತು ಸಲ್ಲಿಸಿರುವ ಪತ್ರಿ ಉಲ್ಲೇಖ(1) ರ ಪತ್ರದಲ್ಲಿ ಪರಿಶೀಲನೆ ಮಾಡಲಿಕ್ಕಾಗಿ ಇದರ ಸಲ್ಲಿಕೆಯ ಪೂರ್ವದಲ್ಲಿ ಅರ್ಜಿದಾರರಲ್ಲಿ ಇದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ಮಾಹಿತಿಯನ್ನು ಕೋರಿದ್ದು, ಅದರಂತೆಯೇ ಅರ್ಜಿದಾರರು ಅವಶ್ಯ ಸಿಬ್ಬಂದಿಯ ಮಾಹಿತಿಯನ್ನು ಉಲ್ಲೇಖ(2)&(3) ರಲ್ಲಿ ಸಲ್ಲಿಸಿರುವ ಬಗ್ಗೆ ಮಾಹಿತಿಯನ್ವಯ ಮೇಲ್ಕಂಡ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.40/3 ರಲ್ಲಿ 0-21 ಗುಂಟೆ ಜಮೀನು ಮಾಜಿ ಮೇಗಳಾಯಿ ಪಟ್ಟಣ ಪಂಚಾಯತ ಮುಖ್ಯಾಧಿಕಾರಿಗಳ ಅರ್ಜಿಯ ಸಂಬಂಧ ಜಿ.ಪಂ(ಮಜಿಕ್ಷ)/ಜಾಗ/ಎಲ್.ಆರ್/76-77, ದಿನಾಂಕ: 16/11/2010 ರಂತೆ ಮಂಜೂರಾತಿಗೆ ಕೋರಿ ಪ್ರಸ್ತಾವನೆಯನ್ನು ಮೇಲಿನ ಪತ್ರದಲ್ಲಿ ಅಭಿಪ್ರಾಯ ನೀಡಿರುವಂತೆ ಮಾನ್ಯ.ಜಿ.ಪಂ/2010-11 ರಂತೆ ಅನುಮೋದನೆಯಾಗಿರುವಂತೆ ಕಂದಾಯ ಇಲಾಖೆ ಪತ್ರ ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಛೇರಿಗೆ ಸಲ್ಲಿಸಿರುವ ಸರ್ವೆ ನಂ.40/3 ರಲ್ಲಿ ಜಮೀನಿನಲ್ಲಿ/ಸುತ್ತಲೂ ಇದರ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿರುವ ಜಮೀನಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಈ ಕೆಳಕಂಡಂತೆ ವಾಸ್ತವಾಂಶಗಳನ್ನು ವರದಿಸಿದೆ.

1) ಅರ್ಜಿಗೆ ಲಗತ್ತಿಸಿರುವ ಪ್ರಾಯೋಜ್ಯ ನಕ್ಷೆಯ ಅರ್ಜಿಗೆ ಸೇರಿ ಪರಿಶೀಲಿಸಲಾಗಿ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ವಾಸಕ್ಕೆ ಸೂಕ್ತವೆಂದು ಗ್ರಹಿಸಲಾಗಿರುತ್ತದೆ.
2) ಜಾಲಿ ಗಿಡಗಳನ್ನು ಹೊರತು ಪಡಿಸಿ 3 ಮತ್ತು 9 ಕ್ಕೆ ಬರುತ್ತದೆ.
3) ಮಾಮಾಕ್ರ.14/2011-12 ರ ಪ್ರಕಾರ ಪೂರ್ಣವಾಗಿ ಪೂರೈಸಲಾಗಿರುತ್ತದೆ.
4) ಸದರಿ ಜಮೀನಿನ ಮಾಲೀಕರುಗಳಾದ ಸಾರ್ವಜನಿಕರಿಂದ ಅಭ್ಯಂತರವಿರುವ ಬಗ್ಗೆ ದಿನಾಂಕ: 01/09/2004 ರಿಂದ ದಿನಾಂಕ: 19/12/2017 ರವರೆಗೆ ಯಾವುದೇ ಅರ್ಜಿ ಇರುವುದಿಲ್ಲವೆಂದು ವರದಿ ಮಾಡಲಾಗಿರುತ್ತದೆ.
5) ಮಾನ್ಯ ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಅನುಮತಿಯಂತೆ ಅರ್ಜಿಯ ಸಂಬಂಧ ಜಿ.ಪಂ.ಉ.ಕಾ.ಪ್ರ(ಪ)ಜಿಪಂ/ಕ.ಸ 76-77, ದಿನಾಂಕ: 16/11/2010 ರಂತೆ ಮಾಮಾಯಾದ ಜಾಗೆ ಪ್ರಾಯೋಜ್ಯ ನಕ್ಷೆಯ ಪ್ರಕಾರ ಪ್ರತಿಶತವಾಗಿ ಸೂಕ್ತವೆಂದು ಗ್ರಹಿಸಲಾಗಿರುತ್ತದೆ.

6) ಕರ್ನಾಟಕ ಭೂಸುಧಾರಣಾ ಕಾಯ್ದೆ ಕಲಂ 79 (ಎ)&(ಬಿ) 80 ರಡಿಪ್ರಕಾರ ದಾಖಲಾಗಿರುವುದಿಲ್ಲ ಬಗ್ಗೆ ದಿನಾಂಕ 21/12/2017 ರಂದು ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳಿಂದ ಪಡೆದ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಹಾಜರು ಪಡಿಸುತ್ತಾರೆ.

7) ಭೂ ಪರಿವರ್ತನೆಗೆ ಕೋರಿರುವ ಜಮೀನಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪಿ.ಟಿ.ಸಿ.ಎಲ್. ಕಾಯ್ದೆಯಡಿ ಪ್ರಕರಣ ದಾಖಲಾಗಿರುವುದಿಲ್ಲವೆಂಬ ಬಗ್ಗೆ ದಿನಾಂಕ 21/12/2017 ರಂದು ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳಿಂದ ಪಡೆದ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಹಾಜರು ಪಡಿಸುತ್ತಾರೆ.

8) ದಿನಾಂಕ 19/12/2017 ರಂದು ಪಡೆದ ಗೇಣಿ ರಹಿತ ಧೃಢೀಕರಣ ಪತ್ರವನ್ನು ಹಾಜರುಪಡಿಸಿರುತ್ತಾರೆ. ಅದರಂತೆ ಗೇಣಿ ದಾಖಲಾಗಿರುವುದು ಕಂಡುಬಂದಿರುವುದಿಲ್ಲ.

9) ಸದರಿ ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮವು ಮೂಲತಃ ಚೋಂಡಿ ಇನಾಂ ಗ್ರಾಮವಾಗಿದ್ದು, ಸ.ನಂ.46 ರಲ್ಲಿ 0-21 ಎ/ಗು ಜಮೀನು ಮಾಸ್ತಿ ಬೆಂಗಳೂರು ದತ್ತಿಗೆ ಸೇರಿದ್ದಕ್ಕು ಭೂನ್ಯಾಯಮಂಡಳಿ ಆದೇಗದ ಸಂಖ್ಯೆ: ಭೂಸು.ಆರ್.ಎಂ.ಪಿ(ಬಿ)18ಎನ್.05/76-77, ದಿನಾಂಕ: 16/11/2010 ರಂತೆ ಮಂಜೂರಾದ ಬಗ್ಗೆ ಫಾರಂ-10 ರ ಜಂಟ್ಸ್ ಪ್ರತಿಯನ್ನು ಪಟಾಕ್ಕೆ ಸಲ್ಲಿಸಿರುತ್ತಾರೆ.

10) ಭೂಪರಿವರ್ತನೆ ಕೋರಿರುವ ಜಮೀನಿನ ಅಂದರಬಲ್, ಖರ್ಡಾ, ಟಿಪ್ಪಣಿ ನಕಲು ಮತ್ತು ಸರ್ವೆ ದಾಖಲೆಯನ್ನು ಹಾಜರುಪಡಿಸಿರುತ್ತಾರೆ.

11) ಸದರಿ ಭೂಪರಿವರ್ತನೆ ಕೋರಿರುವ ಪ್ರದೇಶವನ್ನು ಕಾಲ್ಕೂರು ಮೋಜಿಲೆದಾರರು ಅಳತೆ ಮಾಡಿ ಹದ್ದುಬಸ್ತು ನೀಡಿ ಮತ್ತು ಬಾಡಿಯಂತೆ ಸದರಿ ಭೂಪರಿವರ್ತನೆ ಕೋರಿರುವ ಜಮೀನು ಸಿ.ಡಿ.ಪಿ ಸ್ಕೆಚ್ಚಿನಂತೆ ಹಳದಿ ಬಣ್ಣದಲ್ಲಿ ಬರುತ್ತಿದ್ದು, ಸ.ನಂ.47 ರ ಜಮೀನಿನಲ್ಲಿ ಸಂಪರ್ಕ ರಸ್ತೆಯನ್ನು ಗುರುತಿಸಿರುತ್ತಾರೆ. ಸದರಿ ಜಾಬ್ರಿನಲ್ಲಿ ಅಕಾರ್‌ಬಂದಿನಂತೆ ಬರಬಹುದು ಇರುವುದಿಲ್ಲವೆಂದು ಟೆಕ್ಕುಂಡಿಗಳಿಂದಿಗೆ ವರದಿ ನೀಡಿರುತ್ತಾರೆ. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಯಾವುದೇ ಅಧಿಕ ತರಹೆ ವಿದ್ಯುತ್ ಶಾಂತಿ ಹಾದುಹೋಗಿರುವುದಿಲ್ಲ.

12) ಸದರಿ ಜಮೀನು ಭೂಬ್ಯಾಂಕಿನ ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಟ್ಟಿದೆಯೇ/ಇಲ್ಲವೇ ಎಂಬ ಬಗ್ಗೆ ಪಹಣಿ ಕಾಲಂ 11 ರಲ್ಲಿ ಉಪಾಧ್ಯಕ್ಷರು ನಮೂದುಗೊಳಿಸಿರುವುದಿಲ್ಲ.

13) ಟೀಪ್ಪಣಿಸ್ಥ ಅನುಬಂಧ 3 ಮತ್ತು 4 ರಲ್ಲಿ ಎಲ್ಲಾ ವಿವರಗಳನ್ನು ಬರವಣಿಗೆಯಲ್ಲಿ ಭರ್ತಿ ಮಾಡಿ ಲಗತ್ತಿಸಿದೆ.

14) ಪಾಪಿ ಅಥವಾ ಸ್ಟೆಯಲ್ಲಿ ಶಿಥಿಲಾವಸ್ಥೆ ಕಂಡುಬರುವುದಿಲ್ಲ.

15) ಸದರಿ ಜಮೀನು ಬಿ.ಎಂ.ಟಿ.ಸಿ. ಬ್ಯಾಪ್ತಿಗೆ ಸುಮಾರು 2 ಕಿ.ಮೀ ದೂರವಿರುತ್ತದೆ.

16) ಅರ್ಜಿದಾರರಿಗೆ ಸದರಿ ಜಮೀನಿನ ಮೇಲೆ ಪ್ರಾಪ್ತಿಯಾದ ಬಗ್ಗೆ ಮೇಲ್ಕಂಡಂತೆ ದಾಖಲೆಗಳನ್ನು ಹಾಜರುಪಡಿಸಿರುತ್ತಾರೆ.

ಮೇಲ್ಕಂಡ ವಿಷಯ ಹಾಗೂ ಅಂಶಗಳಂತೆ ಮಾನ್ಯರು ಅರ್ಜಿದಾರರು ಕೋರಿರುವಂತೆ ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.46/3 ರಲ್ಲಿ 0-21 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನು ವಸತಿ ಉದ್ದೇಶಕ್ಕೆ ಮೀಸಲಾಗಿದೆಯೇ/ಹಳದಿ ಪ್ರದೇಶವಲ್ಲದೆಯೇ/ಬೆಳೆ ರಹಿತ ಜಮೀನೇ/ಭೂಬ್ಯಾಂಕಿನದ ಜಮೀನೇ ಎಂಬುದರ ಬಗ್ಗೆ ಸಂಬಂಧಿಸಿದ ಇಲಾಖೆಗಳಿಂದ ವರದಿಯನ್ನು ಪಡೆದು ಸಂಪೂರ್ಣ ನಿಯಮಾನುಸಾರ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 95(2) ರಡಿಯಲ್ಲಿ ಮಾಡಿದ ಉದ್ದೇಶಕ್ಕೆ ಭೂಪರಿವರ್ತನೆ ಮಾಡುವ ಬಗ್ಗೆ ಮುಂದಿನ ಕ್ರಮಕ್ಕಾಗಿ ಪೂರ್ಣ ಕಡತವನ್ನೊದಿಗೆ ಶಿರಸ್ತೆದಾರರಿಗೆ ಸಲ್ಲಿಸಿದೆ.

ತಮ್ಮ ನಂಬುಗೆಯ,

ಸಹಾಯಕ ಕಮೀಷನರ್,
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು,
ಬೆಂಗಳೂರು

46/5-0-21

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕಂದಾಯ ಇಲಾಖೆ

ಸಂಖ್ಯೆ: ಮಿಸಲ್ಲಾನ್(ಇಬಿಕೆ)ಎಸ್ಆರ್/18/2018-19

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,

ಬೆಂಗಳೂರು ದಿನಾಂಕ: 01-09-2020.

:: ಪರಿಷ್ಕೃತ ಅಧಿಕೃತ ಜ್ಞಾಪನ ::

ವಿಷಯ:- ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.46/5 ರಲ್ಲಿ 0-21 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವ್ಯಾಪಾರಾಯೇತರ ವಾಸದ (Main)(Sensitive) ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿರುವ ಬಗ್ಗೆ.

ಉಲ್ಲೇಖ: 1. ಇದೆ ಸಮ ಸಂಖ್ಯೆಯ ಅಧಿಕೃತ ಜ್ಞಾಪನ ದಿನಾಂಕ: 19-03-2019.

2. ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪೂರ್ವ), ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ರವರ ಪತ್ರ ಸಂ:ಬೆಅಪ್ರಾ/ನಯೋಸ/ಸಿಒಎನ್-344/373/18-19 ದಿನಾಂಕ: 27-11-2018.

3. ಅರ್ಜಿದಾರರ ಮನವಿ ದಿನಾಂಕ: 03-08-2020.

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ಈ ಕಾರ್ಯಾಲಯದ ಉಲ್ಲೇಖ(1)ರಂತೆ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.46/5 ರಲ್ಲಿ 0-21 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವಾಸದ (Personal) ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶ ಹೊರಡಿಸಿದ್ದು,

ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ(3)ರಂತೆ ಮನವಿ ಸಲ್ಲಿಸಿ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.46/5 ರಲ್ಲಿ 0-21 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವಾಸದ (Personal) ಉದ್ದೇಶದ ಬದಲು ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದ್ದು, ವಾಸದ (Main)(Sensitive)ಉದ್ದೇಶಕ್ಕಾಗಿ ತಿದ್ದುಪಡಿ ಮಾಡಿಕೊಡುವಂತೆ ಕೋರಿರುತ್ತಾರೆ.

ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ರವರು ಉಲ್ಲೇಖ(2)ರ ಮೂಲಕ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.46/5 ರಲ್ಲಿ 0-21 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವ್ಯಾಪಾರಾಯೇತರ ವಾಸದ (Main)(Sensitive) ವಲಯದಲ್ಲಿರುತ್ತದೆಂದು ಅಭಿಪ್ರಾಯ ನೀಡಿರುತ್ತಾರೆ.

ಆದರಂತೆ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.46/5 ರಲ್ಲಿ 0-21 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವ್ಯಾಪಾರಾಯೇತರ ವಾಸದ (Main)(Sensitive) ಬಡಾವಣೆಗೆ ಬಿಡುಗಡೆಗೊಳಿಸಿದ ಷರತ್ತುಗಳಿಗೆ ಬದ್ಧವಾಗಿ ಮಾರ್ಪಡಿಸಿ ಆದೇಶ ಹೊರಡಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 19-03-2019 ರ ಅಧಿಕೃತ ಜ್ಞಾಪನೆಯಲ್ಲಿನ ಇತರೆ ಷರತ್ತುಗಳಲ್ಲಿ ಯಾವುದೇ ಬದಲಾವಣೆ ಇರುವುದಿಲ್ಲವೆಂದು ತಿಳಿಯಪಡಿಸಿದೆ.

ಸಹಿ/-

[ಜಿ.ಎಸ್.ಶಿವಮೂರ್ತಿ]

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

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ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ:-

1. ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಚಲನ್ ನೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಕೀಕೃತ ಆರ್.ಟಿ.ಸಿಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿಮೆಗೊಳಿಸುವುದು.
2. ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಕುಮಾರಪಾರ್ಕ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.
3. ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು, ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.
4. ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ. ರಾಮಕೃಷ್ಣಪ್ಪ ನಂ.01, ಬೆಳತ್ತೂರು ಕಾಲೋನಿ, ಬಿದರಹಳ್ಳಿ, ಬೆಂಗಳೂರು-560067 ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.
5. ಹಚ್ಚಿನ ಪ್ರತಿ.

SHIVAMURTHY G N, BUR-DC(GNS), O/o DEPUTY COMMISSIONER- BENGALURU URBAN
Deputy Commissioner
04/09/2020

61/2
0-28.8

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕಂದಾಯ ಇಲಾಖೆ

ಸಂಖ್ಯೆ: ಎಮರ್ಜೆನ್ಸ್(ಇಜಿಕೆ)ಎಸ್‌ಆರ್/19/2018-19

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ,
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,
ಬೆಂಗಳೂರು ದಿನಾಂಕ: 01-09-2020.

:: ಪರಿಷ್ಕೃತ ಅಧಿಕೃತ ಜ್ಞಾಪನ ::

ವಿಷಯ:- ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.61/2 ರಲ್ಲಿ 0-28.08 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ (Main)(Sensitive) ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿರುವ ಬಗ್ಗೆ.

ಉಲ್ಲೇಖ: 1. ಇದೆ ಸಮ ಸಂಖ್ಯೆಯ ಅಧಿಕೃತ ಜ್ಞಾಪನ ದಿನಾಂಕ: 27-02-2019.

2. ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪೂರ್ವ), ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ರವರ ಪತ್ರ ಸಂ:ಬೆಂಅಪ್ರಾ/ನಯೋಸ/ಸಿಒಎನ್-344/371/18-19 ದಿನಾಂಕ: 27-11-2018.

3. ಅರ್ಜಿದಾರರ ಮನವಿ ದಿನಾಂಕ: 03-08-2020.

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ಈ ಕಾರ್ಯಾಲಯದ ಉಲ್ಲೇಖ(1)ರಂತೆ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.61/2 ರಲ್ಲಿ 0-28.08 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವಾಸದ (Personal) ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶ ಹೊರಡಿಸಿದ್ದು,

ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ(3)ರಂತೆ ಮನವಿ ಸಲ್ಲಿಸಿ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.61/2 ರಲ್ಲಿ 0-28.08 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವಾಸದ (Personal) ಉದ್ದೇಶಕ್ಕೆ ಏಂದು ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದ್ದು, ವಾಸದ (Main)(Sensitive)ಉದ್ದೇಶಕ್ಕಾಗಿ ತಿದ್ದುಪಡಿ ಮಾಡಿಕೊಡುವಂತೆ ಕೋರಿರುತ್ತಾರೆ.

ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ರವರು ಉಲ್ಲೇಖ(2)ರ ಹೂಲಕ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.61/2 ರಲ್ಲಿ 0-28.08 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ (Main)(Sensitive) ಪರಿವರ್ತನೆಗೆ ಅಭಿಪ್ರಾಯ ನೀಡಿರುತ್ತಾರೆ.

ಆದರಂತೆ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.61/2 ರಲ್ಲಿ 0-28.08 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ (Main)(Sensitive) ಏಂದು ಬಿಂಬಿಸಿಕೊಳ್ಳಬಹುದು. ದಿನಾಂಕ: 27-02-2019ರ ಅಧಿಕೃತ ಜ್ಞಾಪನದಲ್ಲಿನ ಷರತ್ತುಗಳಲ್ಲಿ ಯಾವುದೇ ಬದಲಾವಣೆ ಇರುವುದಿಲ್ಲವೆಂದು ತಿಳಿಯುವುದು.

ಸಹಿ/-

[ಜೆ.ಎನ್.ಶಿವಮೂರ್ತಿ]

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

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ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ:-

1. ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಚಲನ್ ನೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಕೀಕೃತ ಆರ್.ಟಿ.ಸಿಯಲ್ಲಿ ಕೂಡಲೇ ಸಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿಮೆಗೊಳಿಸುವುದು.
2. ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಕುಮಾರಪಾರ್ಕ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.
3. ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು, ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.
4. ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ. ಕೃಷ್ಣಪ್ಪ, ರವೀಂದ್ರ, ಚಂದ್ರಶೇಖರ್, ನಾಗೇಂದ್ರ ನಂ.01, ಬೆಳತ್ತೂರು ಕಾಲೋನಿ, ಬಿದರಹಳ್ಳಿ, ಬೆಂಗಳೂರು-560067 ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.
5. ಹೆಚ್ಚಿನ ಪ್ರತಿ.

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Deputy Commissioner
04/09/2020

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕಂದಾಯ ಇಲಾಖೆ

ಸಂಖ್ಯೆ: ಮಿಲಿಎಸ್(ಇಬಿಕೆ)ಎಸ್ಆರ್/21/2018-19

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,

ಬೆಂಗಳೂರು ದಿನಾಂಕ: 01-09-2020.

:: ಪರಿಷ್ಕೃತ ಅಧಿಕೃತ ಜ್ಞಾಪನ ::

ವಿಷಯ:- ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.46/2 ರಲ್ಲಿ 0-21 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ (Main)(Sensitive) ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿರುವ ಬಗ್ಗೆ.

ಉಲ್ಲೇಖ: 1. ಇದೆ ಸಮ ಸಂಖ್ಯೆಯ ಅಧಿಕೃತ ಜ್ಞಾಪನ ದಿನಾಂಕ: 19-03-2019.

2. ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪೂರ್ವ), ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ರವರ ಪತ್ರ ಸಂ:ಬೆಂಅಪ್ರಾ/ನಯೋಸ/ಸಿಒಎನ್-344/370/18-19 ದಿನಾಂಕ: 27-11-2018.

3. ಅರ್ಜಿದಾರರ ಮನವಿ ದಿನಾಂಕ: 03-08-2020.

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ಈ ಕಾರ್ಯಾಲಯದ ಉಲ್ಲೇಖ(1)ರಂತೆ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.46/2 ರಲ್ಲಿ 0-21 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವಾಸದ (Personal) ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶ ಹೊರಡಿಸಿದ್ದು,

ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ(3)ರಂತೆ ಮನವಿ ಸಲ್ಲಿಸಿ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.46/2 ರಲ್ಲಿ 0-21 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವಾಸದ (Personal) ಉದ್ದೇಶ ಎಂದು ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದ್ದು, ವಾಸದ (Main)(Sensitive)ಉದ್ದೇಶಕ್ಕಾಗಿ ತಿದ್ದುಪಡಿ ಮಾಡಿಕೊಡುವಂತೆ ಕೋರಿರುತ್ತಾರೆ.

ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ರವರು ಉಲ್ಲೇಖ(2)ರ ಮೂಲಕ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.46/2 ರಲ್ಲಿ 0-21 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ (Main)(Sensitive) ಪಲಯದಲ್ಲಿರುತ್ತದೆಂದು ಅಭಿಪ್ರಾಯ ನೀಡಿರುತ್ತಾರೆ.

ಆದರಂತೆ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.46/2 ರಲ್ಲಿ 0-21 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ (Main)(Sensitive) ಎಂದು ಓದಿಕೊಳ್ಳತಕ್ಕದ್ದು. ದಿನಾಂಕ: 19-03-2019 ರ ಅಧಿಕೃತ ಜ್ಞಾಪನದಲ್ಲಿನ ಇರತ್ತುಗಳಲ್ಲಿ ಯಾವುದೇ ಬದಲಾವಣೆ ಇರುವುದಿಲ್ಲವೆಂದು ತಿಳಿಸಿದೆ.

ಸಹಿ/-

[ಜಿ.ಎನ್.ಶಿವಮೂರ್ತಿ]

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

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ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ:-

1. ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಚಲನ್ ನೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಕೀಕೃತ ಆರ್.ಟಿ.ಸಿಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿಮೆಗೊಳಿಸುವುದು.
2. ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಕುಮಾರಪಾರ್ಕ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.
3. ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು, ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.
4. ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ. ಬಿ.ಕೃಷ್ಣಪ್ಪ, ಸಂ.01, ದೊಮ್ಮಸಂದ್ರ, ಬಿದರಹಳ್ಳಿ, ಬೆಂಗಳೂರು-562125 ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.
5. ಪೆಟ್ಟಿನ ಪ್ರತಿ.

SHIVAMURTHY G N, BUR-DC(GNS), O/o DEPUTY COMMISSIONER- BENGALURU URBAN
Deputy Commissioner
04/09/2020

ನಂ: ಎಎಲ್ಎನ್(ಇಬಿಕೆ)ಎಸ್ಆರ್/10/16-17

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳವರ ಕಾರ್ಯಾಲಯ
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ
ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 19/08/2016

:: **ಅಧಿಕೃತ ಜ್ಞಾಪನ** ::

ವಿಷಯ: ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, **ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ. 47 ರಲ್ಲಿ 7-16 ಎ/ಗುಂಟೆ** ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ **ಶ್ರೀ ರಾಜಪ್ಪ, ಶ್ರೀನಿವಾಸ, ನಾಗರಾಜು ಮತ್ತು ಸತೀಶ್ ಬಿನ್ ಲೇಟ್ ಶಾಮಯ್ಯ** ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿ: 28/04/2016

47 7-16

ಉಲ್ಲೇಖ: 1) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ. 7 ಎಲ್‌ಜಿಪಿ 95 ದಿ: 07-06-1999

2) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಪತ್ರ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ.56 ಎಲ್.ಜಿ.ಪಿ:2008 ದಿ: 10-9-2008 ಮತ್ತು 24-9-2008

ತಹಶೀಲ್ದಾರ್. ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರ ವರದಿ ಸಂಖ್ಯೆ: ಎಎಲ್ಎನ್(ಕಾ)/ಸಿಆರ್/08/16-17 ದಿನಾಂಕ: 13/07/2016

4) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು, ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರುರವರ ಪತ್ರದ ಸಂ: ಬೆಂಅಪ್ರಾ/ನಯೋಸ/ಸಿಒಎಸ್-520/565/16-17, ದಿ: 01/08/2016, ಉಪ ಆಯುಕ್ತರು (ಭೂ.ಸ್ವಾ), ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರುರವರ ಪತ್ರದ ಸಂ: ಬೆಂಅಪ್ರಾ/ಉಪ(ಭೂಸ್ವಾ)/351/16-17 ದಿ: 23/07/2016 ಮತ್ತು ವಿಶೇಷ ಭೂ ಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು, ಮೋಡಿಯಂ ಬ್ಲಾಕ್, ಬೆಂಗಳೂರುರವರ ಪತ್ರ ಸಂ: ಎಸ್ಎಲ್ಎಒ/ಎಎಲ್ಎನ್/78/16-17, ದಿ: 26/07/2016 ಹಾಗೂ ವಿಶೇಷ ಭೂ ಸ್ವಾಧೀನಾಧಿಕಾರಿ-2, ಕರ್ನಾಟಕ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಮಂಡಳಿ, ಖನಿಜ ಭವನ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ: ಬೆಂಗಳೂರು/ವಿಭೂಸ್ವಾಅ/1292/16-17, ದಿ: 26/07/2016

5) ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ. 4,02,930/- ಮತ್ತು ಮೋಡಿ ಶುಲ್ಕ ರೂ. 55/- ಒಟ್ಟು 4,02,985/-ರೂ.ಗಳನ್ನು, ಚಲನ್ ನಂ. 18 & 19 ರಂತೆ ದಿನಾಂಕ: 19/08/2016 ರಂದು ಎಸ್.ಬಿ.ಎಂ. ಬೆಂಗಳೂರು ಇಲ್ಲಿ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ಕಲಂ 95(2), 95(4) ಮತ್ತು 95(7)ರ ಷರತ್ತುಗಳು ಹಾಗೂ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994ರ ನಿಯಮ 107(1)ರಂತೆ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ 54,450/-(ಐವತ್ನಾಲ್ಕು ಸಾವಿರದ ನಾಲ್ಕು ನೂರ ಐವತ್ತು ರೂಪಾಯಿಗಳು ಮಾತ್ರ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ (5) ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ **ಶ್ರೀ ರಾಜಪ್ಪ, ಶ್ರೀನಿವಾಸ, ನಾಗರಾಜು ಮತ್ತು ಸತೀಶ್ ಬಿನ್ ಲೇಟ್ ಶಾಮಯ್ಯ, ನಂ. 24, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು** ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ, **ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ. 47 ರಲ್ಲಿ 7-16 ಎ/ಗುಂಟೆ** ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1 ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯಿಂದ ಅಂದರೆ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ /ಬಿಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ),ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.

2 ಈ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೆ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.

3 ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿಐಎಎಪಿಎ/ಬಿಬಿಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ), ಬಿ.ಎಂ.ಐ.ಸಿ. ಎ.ಪಿ.ಎ /ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್ ಪ್ಲಾನಿಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಭಾರೆ ಮಾಡಕೂಡದು.

4 ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿರುವ ಜಮೀನಿನಲ್ಲಿ ಮೂಲಭೂತ ಸೌಕರ್ಯಗಳಿಗೆ ನಿಗಧಿಪಡಿಸಲಾದ ಅಂದರೆ ರಸ್ತೆ ಜಾಗ, ರಸ್ತೆ ಮಾರ್ಜಿನ್, ಉದ್ಯಾನವನ, ಸಿ.ಎ. ನಿವೇಶನ, ಖಾಲಿ ಜಾಗ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ /ಬಿ.ಐ.ಎಎಪಿಎ /ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ) ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ. ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ನಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟ ಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತ್ಯಾ ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸಿ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಗಳಿಗೆ ಪರಿತ್ಯಾಗ ಪತ್ರ (Relinquish Deed) ಮಾಡಿಕೊಡತಕ್ಕದ್ದು. ಹಾಗೂ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ವಿಧಿಸಿರುವ ಷರತ್ತುಗಳಿಗೊಳಪಟ್ಟಿರುತ್ತದೆ.

5 ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿತ ನಕ್ಷೆ ಪಡೆಯದೆ ನಿವೇಶನಗಳನ್ನು/ ಕಟ್ಟಡಗಳನ್ನು ಸಂಬಂಧಪಟ್ಟ ಸ್ಥಾಂದಾವಣಾಧೀಕಾರಿಗಳಿಂದ/ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳಿಂದ ನೊಂದಾವಣೆ ಮಾಡತಕ್ಕದ್ದಲ್ಲ. ಖಾತೆದಾರರು ಒಂದು ವೇಳೆ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರು ಮಾಡಿರುವ ಜಮೀನಿಗೆ ಪೂರಾ ವಿಸ್ತೀರ್ಣವನ್ನು ಮಾರಾಟ ಮಾಡಲು ಉದ್ದೇಶಿಸಿದ್ದಲ್ಲಿ ಈ ಆದೇಶ ಅಡ್ಡಿ ಬರುವುದಿಲ್ಲ.

6 ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರೀಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಛಕ್ತಿ, ನೀರು ಸರಬರಾಜು, ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆ ಇತ್ಯಾದಿಗಳನ್ನು ಆರೋಗ್ಯ ನೈರ್ಮಲೀಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾನೂನು ರೀತ್ಯಾ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

7 **ಸದರಿ ಜಮೀನಿಗೆ ತಾಕು ಪೂಟ್ ಖರಾಬು ಇದ್ದಲ್ಲಿ,** ಇದನ್ನು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕಲಂ 67 ರಂತೆ ಸರ್ಕಾರಕ್ಕೆ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು. ತಹಶೀಲ್ದಾರ್‌ರವರು ಈ ಬಾಬ್ತು ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ನಮೂದಿಸತಕ್ಕದ್ದು.

8 ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ: ಪಿಡಬ್ಲ್ಯೂಡಿ:7556-665 ಆರ್ ಮತ್ತು ಬಿ-6-54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರದ ನಂ.ಪಿ 1/7(11) 67, ದಿನಾಂಕ: 1.1.1966 ರಂತೆ ಸರ್ಕಾರವು ಕಾಲಕಾಲಕ್ಕೆ ನೀಡುವ ಆದೇಶದಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಕಾದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

9 ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಹೊರಡೂಡುವ ಹೊಗೆ,ಅನಿಲ, ಇತರೆ ಕಲ್ಮಶಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ಹಾಗೂ ಪರಿಸರ ಇಲಾಖೆಯ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು.

10 ಪ್ರಸ್ತಾವಿತ ಜಮೀನಿನ ಬಗ್ಗೆ ಯಾವುದೇ ಭೂ ಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಈ ಪ್ರಾಧಿಕಾರವು ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ

11 ಈ ಆದೇಶವು ಸದರಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿನ ದಾವೆ/ ರಿಟ್ ಅರ್ಜಿ ಮೇಲ್ಮನವಿಯ ತೀರ್ಪಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

12 ಪರಿಷ್ಕೃತ ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ -2015 ರಲ್ಲಿ ಸೂಕ್ಷ್ಮ ವಲಯ (Sensitive Zone) ನಲ್ಲಿ ಬರುವ ಪ್ರದೇಶಗಳಿಗೆ ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದ ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿಯನ್ನು ಕೈಗೊಳ್ಳಬಾರದು. ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳನ್ನು ಕೈಗೊಳ್ಳಬೇಕಾದಲ್ಲಿ ಪ್ರಾಧಿಕಾರದಿಂದ ರಚಿತವಾದ ಉಪ ಸಮಿತಿಯ ನಿರ್ಣಯದಂತೆ ನಕ್ಷೆಗಳನ್ನು ಅನುಮೋದಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

13 ಪ್ರಶ್ನಿತ ಜಮೀನು ಮಂಜೂರಾದ ಯಾವುದೇ ಸರ್ಕಾರಿ ಜಮೀನಾಗಿದ್ದಲ್ಲಿ, ಪಕ್ಕಾ ಪೋಡಿಯಾಗದ ಮತ್ತು ಪಕ್ಕಾ ಪೋಡಿ ಮಾಡಿಸಿಕೊಳ್ಳದೇ ತಪ್ಪು ಮಾಹಿತಿ ನೀಡಿ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಪಡೆದಿದ್ದು ಕಂಡುಬಂದಲ್ಲಿ, ಸದರಿ ಆದೇಶವನ್ನು ರದ್ದುಗೊಳಿಸಲಾಗುವುದು.

14 ಅರ್ಜಿದಾರರು ಯಾವುದೇ ಸತ್ಯಾಂಶಗಳನ್ನು ಮರೆ ಮಾಚಿ, ಅನಧಿಕೃತ ದಾಖಲೆಗಳ ಮೇಲೆ ಈ ಅಧಿಕೃತಜ್ಞಾಪನ ಪಡೆದಿರುವುದು ಸ್ಪಷ್ಟಪಟ್ಟಲ್ಲಿ ತನ್‌ತಾನೆ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ. ಹಾಗೂ ಇದರಿಂದ ಅರ್ಜಿದಾರರಿಗಾಗಲೀ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳಿಗಾಗಲೀ ಆಗುವ ಯಾವುದೇ ಲುಕ್ಸಾನಿಗೆ ಸರ್ಕಾರವಾಗಲೀ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲೀ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರರಾಗಿರುವುದಿಲ್ಲ. ಇದರ ಪೂರ್ಣ ಹೊಣೆಗಾರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೇ ಆಗಿರುತ್ತದೆ.

15 ಪ್ರಶ್ನಿತ ಜಾಗದಲ್ಲಿ ಸರ್ಕಾರಿ ಜಮೀನು ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964ರ ಕಲಂ 136(3) ರ ಅಡಿ ವಿಚಾರಣೆ ನಡೆಸಿ ಹೊರಡಿಸುವ ತೀರ್ಮಾನಕ್ಕೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

16 ಸಹಾಯಕ ನಿರ್ದೇಶಕರು, ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ದಿ: 01/08/2016ರ ಪತ್ರದಲ್ಲಿ ತಿಳಿಸಿರುವ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

17 ಮೇಲ್ಕಂಡ ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964ರ ಕಲಂ 96 ರಂತೆ ದಂಡ/ಪ್ರಮಾಣವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೆ ಕೆಡವಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂ ಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

: : ಷೆಡ್ಯೂಲ್ ವಿವರ : :

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, **ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 47 ರಲ್ಲಿ 7-16 ಎ/ಗುಂಟೆ** ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು **ವ್ಯವಸಾಯೇತರ ವಾಸದ** ಉದ್ದೇಶದ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿಗೆ ಚಕ್ಕುಬಂದಿ.

:: ಚಕ್ಕುಬಂದಿ ::

ಸ.ನಂ.	ಪೂರ್ವಕ್ಕೆ	ಪಶ್ಚಿಮಕ್ಕೆ	ಉತ್ತರಕ್ಕೆ	ದಕ್ಷಿಣಕ್ಕೆ
47	ಲಾ.ಗು.ನಂ. ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗಡಿ	ಲಾ.ಗು.ನಂ. 46ರ ಜಮೀನು	ಲಾ.ಗು.ನಂ. ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗಡಿ	ಲಾ.ಗು.ನಂ. 48ರ ಜಮೀನು & ಗಡಿ

ಸಹಿ/-
(ವಿ. ಶಂಕರ್)
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು

ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ:-

1) ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮೇಲ್ಕಂಡ ಅಧಿಕೃತ ಜ್ಞಾಪನವನ್ನು ಕಳುಹಿಸುತ್ತಾ, ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಕೀಕೃತ ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಕೂಡಲೇ ಸಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿಮೆಗೊಳಿಸುವುದು.
2) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು, ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
3) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಉತ್ತರ ಉಪ ವಿಭಾಗ, ಕಂದಾಯ ಭವನ, ಕೆ.ಜಿ.ರಸ್ತೆ, ಬೆಂಗಳೂರು
4) ಉಪ ನಿರ್ದೇಶಕರು, ಭೂ ಮಾಪನ ಮತ್ತು ಭೂ ದಾಖಲೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು ಉಪ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ. ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಭೂ ಪರಿವರ್ತನಾ ಪೋಡಿ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಪೂರೈಸಲು ಸೂಚಿಸಿದೆ.
5) ಉಪ ನೊಂದಣಾಧಿಕಾರಿಗಳು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.
6) ಅರ್ಜಿದಾರರಾದ **ಶ್ರೀ ರಾಜಪ್ಪ, ಶ್ರೀನಿವಾಸ, ನಾಗರಾಜು ಮತ್ತು ಸತೀಶ್ ಬಿನ್ ಲೇಟ್ ಶಾಮಯ್ಯ, ನಂ. 24, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು** ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ
7) ಹೆಚ್ಚಿನ ಪ್ರತಿ

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನಂ.ಎಎಲ್ಎನ್(ಇ.ಬಿ.ಕೆ.):ಸಿ.ಆರ್/10/16–17

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ,
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,
ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 21–07–2016

ನಗರ ಯೋಜಕ ಸದಸ್ಯರು,
ನಗರ ಯೋಜನಾ ವಿಭಾಗ,
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ,
ಬೆಂಗಳೂರು.

ಉಪ ಆಯುಕ್ತರು (ಭೂ.ಸ್ವಾ)
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ,
ಬೆಂಗಳೂರು.

ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು,
ವಿಶ್ವೇಶ್ವರಯ್ಯ ಟವರ್, ಪೋಡಿಯಂ ಬ್ಲಾಕ್,
2ನೇ ಮಹಡಿ, ಅಂಬೇಡ್ಕರ್ ವೀದಿ,
ಬೆಂಗಳೂರು.

ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು–2,
ಕೆ.ಐ.ಎ.ಡಿ.ಬಿ. (ಬಿ.ಎಂ.ಐ.ಸಿ.ಪಿ.) ನಗರ ಯೋಜನಾ
ಖನಿಜ ಭವನ, 5ನೇ ಮಹಡಿ,
ಬೆಂಗಳೂರು–01.

ಮಾನ್ಯರೇ,

ವಿಷಯ:– ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ. 47 ರಲ್ಲಿ 7–16 ಎ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ ಶ್ರೀ ರಾಜಪ್ಪ, ಶ್ರೀನಿವಾಸ, ನಾಗರಾಜ, ಸತೀಶ್ ಬಿನ್ ಶಾಮಯ್ಯ ರವರ ಅರ್ಜಿ ಬಗ್ಗೆ.

1. ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ:ಆರ್ಡಿ 7 ಎಲ್ಜಿಪಿ 95 ದಿನಾಂಕ: 7–6–1999.
2. ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಪತ್ರದ ಸಂ:ಆರ್.ಡಿ:56:ಎಲ್ಜಿಪಿ2008 ದಿನಾಂಕ:10–9–2008.
3. ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ರವರ ಪತ್ರ ಸಂ:ಎಎಲ್ಎನ್/(ಕಾ)/ಸಿಆರ್:/08/16–17, ದಿನಾಂಕ: 13–07–2016.

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ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ. 47 ರಲ್ಲಿ 7–16 ಎ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರಿ ಕೋರಿರುವ ವಿಚಾರದಲ್ಲಿ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರು ಈ ಕಛೇರಿಗೆ ಉಲ್ಲೇಖ (3) ರ ಪತ್ರದಲ್ಲಿ ವರದಿ ಸಲ್ಲಿಸಿರುತ್ತಾರೆ.

ಅರ್ಜಿದಾರರು ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರಿ ಕೋರಿರುವ ವಿಚಾರದಲ್ಲಿ ಭೂ ಪರಿವರ್ತನೆ ಮಾಡುವ ಬಗ್ಗೆ ಸದರಿ ಜಮೀನು ಯಾವ ವಲಯಕ್ಕೆ ಬರುತ್ತದೆ ಹಾಗೂ ಸದರಿ ಜಮೀನು ಭೂಸ್ವಾಧೀನಕ್ಕೆ ಒಳಪಟ್ಟಿದೆಯೇ ಎಂಬ ಬಗ್ಗೆ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರವನ್ನು ಕಳುಹಿಸಲು ಕೋರಿದೆ.

ತಮ್ಮ ನಂಬುಗೆಯ,

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಪರವಾಗಿ,
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

ಪ್ರತಿಯನ್ನು:– ಶ್ರೀ ರಾಜಪ್ಪ, ಶ್ರೀನಿವಾಸ, ನಾಗರಾಜ, ಸತೀಶ್ ಬಿನ್ ಶಾಮಯ್ಯ, ನಂ.24, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ ಸಲ್ಲಿಸಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಸಂ:ಎಎಲ್ಎನ್(ಇ.ಬಿ.ಕೆ.):ಎಸ್ಆರ್/10/16-17

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ,
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,
ಬೆಂಗಳೂರು ದಿನಾಂಕ: 16-08-2016.

:: ತಿಳುವಳಿಕೆ ಪತ್ರ::

ವಿಷಯ:- ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ. 47 ರಲ್ಲಿ 7-16 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರು ಮಾಡುವ ಬಗ್ಗೆ.

ಉಲ್ಲೇಖ:- ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರ ಪತ್ರದ ಸಂಖ್ಯೆ:ಎಎಲ್ಎನ್/(ಕಾ)/ಸಿಆರ್/08/16-17, ದಿನಾಂಕ: 13-07-2016.

ನೀವು ದಿನಾಂಕ: 28-04-2016 ರಂದು ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ. 47 ರಲ್ಲಿ 7-16 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಸಲ್ಲಿಸಿರುವ ಭೂ ಪರಿವರ್ತನೆ ಪರಿಶೀಲಿಸಲಾಗಿದೆ ಹಾಗೂ ಈ ಬಾಬ್ತು ಈ ಕೆಳಗೆ ನಮೂದಿಸಿರುವ ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕವನ್ನು ಮತ್ತು ಮೋಡಿ ಶುಲ್ಕವನ್ನು ಸರ್ಕಾರಕ್ಕೆ ಜಮಾ ಮಾಡಿ ಈ ತಿಳುವಳಿಕೆ ಪತ್ರದೊಂದಿಗೆ ಲಗತ್ತಿಸಿರುವ ನಮೂನೆಯಲ್ಲಿ ರೂ. 100-00 (ರೂಪಾಯಿ ಒಂದು ನೂರು ಮಾತ್ರ)ಛಾಪಾ ಕಾಗದದಲ್ಲಿ ಕರಾರು ಪತ್ರದೊಂದಿಗೆ ಚಲನ್/ಡಿಡಿ ಅನ್ನು 15 ದಿವಸದೊಳಗಾಗಿ ಹಾಜರುಪಡಿಸುವುದು.

2)ಅಂತಿಮವಾಗಿ ಅಧಿಕೃತ ಜ್ಞಾಪನ ನೀಡುವವರೆಗೆ ಭೂ ಪರಿವರ್ತನೆ ಬಗ್ಗೆ ಈ ನೋಟೀಸು ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದೆಂದು ಭಾವಿಸತಕ್ಕದ್ದಲ್ಲ.

3)ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿರುವ ಜಮೀನು ಮಂಜೂರಾದ ಸರ್ಕಾರಿ ಜಮೀನಾಗಿದ್ದಲ್ಲಿ ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ಪಾವತಿಸುವುದಕ್ಕೆ ಮುಂಚಿತವಾಗಿ ಈ ನೋಟೀಸು ತಲುಪಿದ 7 ದಿನಗಳೊಳಗಾಗಿ ಭೂ ಮಂಜೂರಾತಿ ಆದ ಬಗ್ಗೆ ದೃಢೀಕೃತ ದಾಖಲೆಗಳನ್ನು ಈ ಕಛೇರಿಗೆ ಹಾಜರುಪಡಿಸಿ ಸ್ವೀಕೃತಿ ಪತ್ರ ಪಡೆಯತಕ್ಕದ್ದು.

4)ಭೂ ಪರಿವರ್ತನೆಗೆ ಕೋರಿರುವ ಜಮೀನು ಮಂಜೂರಾದ ಸರ್ಕಾರಿ ಜಮೀನಾಗಿದ್ದಲ್ಲಿ ತಕ್ಷಣವೇ ಪಕ್ಕಾ ಮೋಡಿ ಮಾಡಿಸಿಕೊಂಡು ದಾಖಲೆಗಳನ್ನು ಹಾಜರುಪಡಿತಕ್ಕದ್ದು.

5)ಅರ್ಜಿದಾರರು ಯಾವುದೇ ಸತ್ಯಾಂಶಗಳನ್ನು ಮರೆ ಮಾಚಿ, ಅನಧಿಕೃತ ದಾಖಲೆಗಳ ಮೇಲೆ ಈ ನೋಟೀಸು ಪಡೆದಿರುವುದು ಸ್ಪಷ್ಟಪಟ್ಟಲ್ಲಿ ಇನ್ನಾವುದೇ ತಿಳುವಳಿಕೆ ಇಲ್ಲದೆ ಈ ನೋಟೀಸು ತನ್ನಿಂತಾನೇ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ ಹಾಗೂ ಇದರಿಂದ ಅರ್ಜಿದಾರರಿಗಾಗಲೀ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳೀಗಾಗಲೀ ಆಗುವ ಯಾವುದೇ ಲುಕ್ಸಾನಿಗೆ ಸರ್ಕಾರವಾಗಲೀ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲೀ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರರಾಗಿರುವುದಿಲ್ಲ. ಇದರ ಪೂರ್ಣ ಹೊಣೆಗಾರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೇ ಆಗಿರುತ್ತದೆ.

6)ನಿಗದಿಪಡಿಸಿದ ಅವಧಿಯಲ್ಲಿ ಭೂ ಪರಿವರ್ತನೆ ಶುಲ್ಕ ಪಾವತಿಸಿದ ಬಗ್ಗೆ ಚಲನ್/ಡಿಡಿ ಮತ್ತು ಕರಾರು ಪತ್ರ, ಅನುಮೋದನೆ ಪತ್ರ, ಹಾಜರುಪಡಿಸದಿದ್ದಲ್ಲಿ ನಿಮ್ಮ ಅರ್ಜಿಯನ್ನು ತಿರಸ್ಕರಿಸಲಾಗುವುದು.

ಸರ್ವೆ ನಂಬರ್	ವಿಸ್ತೀರ್ಣ ಎಕರೆ/ಗುಂಟೆ	ಪಾವತಿ ವಿವರ	ಮೊಬಲಗು ರೂ. ಪೈಸೆ
47	7-16	1) ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ಎಕರೆ ಒಂದಕ್ಕೆ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆರೂ. 54,450-00 ರಂತೆ	4,02,930-00
		2) ಮೋಡಿ ಶುಲ್ಕ ರೂ.55-00 ರಂತೆ	55-00
		ಒಟ್ಟು	4,02,985-00

(ರೂ.ಅಕ್ಷರಗಳಲ್ಲಿ:- ನಾಲ್ಕು ಲಕ್ಷದ ಎರಡು ಸಾವಿರದ ಒಂಭೈನೂರ ಎಂಭತ್ತೈದು ರೂ.ಗಳು ಮಾತ್ರ)

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಪರವಾಗಿ,
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

ಶ್ರೀ ರಾಜಪ್ಪ, ಶ್ರೀನಿವಾಸ, ನಾಗರಾಜು, ಸತೀಶ್ ಬಿನ್ ಶಾಮಯ್ಯ,
ನಂ.24, ಕುಂಬೇನ ಅಗ್ರಹಾರ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ,
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನಂ: ಎಎಲ್ಎನ್(ಇಬಿಕೆ)ಎಸ್ಆರ್/ 29 /17-18

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳವರ ಕಾರ್ಯಾಲಯ,
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,
ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 11-4-2018

-: ಅಧಿಕೃತ ಜ್ಞಾಪನ :-

ವಿಷಯ: ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, **ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.57 ರಲ್ಲಿ 0-12 ಗುಂಟೆ** ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ **ಶ್ರೀಮತಿ ನಾಗರತ್ನಮ್ಮ ಕೋಂ ಲೇ ತಿಮ್ಮಯ್ಯ, ಚಿಕ್ಕತಿಮ್ಮಯ್ಯ, ನಂ.38/1, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು** ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿನಾಂಕ 13-11-2017

ಉಲ್ಲೇಖ: 1. ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ.7 ಎಲ್ಜಿಪಿ 95 ದಿನಾಂಕ: 07-06-1999

2. ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಪತ್ರ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ.56 ಎಲ್.ಜಿ.ಪಿ. 2008 ದಿನಾಂಕ: 10-9-2008 ಮತ್ತು 24-9-2008

3. ತಹಶೀಲ್ದಾರ್. ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರ ವರದಿ ಸಂಖ್ಯೆ: ಎಎಲ್ಎನ್ ಸಿಆರ್ 27 /17-18 ದಿನಾಂಕ 30-12-2017

4 ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ.16,335-00 ಮತ್ತು ಪೋಡಿ ಶುಲ್ಕ ರೂ.55-00 ಒಟ್ಟು ರೂ.16,390-00 ಗಳನ್ನು ಚಲನ್ ನಂ.ಜೆ-083254378 ದಿನಾಂಕ 12-4-2018 ರಂದು ಎಸ್.ಬಿ.ಎಂ., ಎಲ್.ಸಿ. ಶಾಖೆ, ಬೆಂಗಳೂರು ಇಲ್ಲಿ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.

5 ಸಹಾಯಕ ನಿರ್ದೇಶಕರು(ಪೂರ್ವ-1), ನಗರ ಯೋಜನ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಬೆಂಅಪ್ರಾ/ನಯೋಸ/ಸಿಒಎನ್-1072/1236/2017-18 ದಿನಾಂಕ 23-2-2018, ಉಪ ಆಯುಕ್ತರು (ಭೂ.ಸ್ವಾ), ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಬೆಂಅಪ್ರಾ/ಉಪ(ಭೂ.ಸ್ವಾ) 807/2017-18 ದಿನಾಂಕ 5-1-2018, ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು, ಪೋಡಿಯಂ ಬ್ಲಾಕ್, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಎಸ್ಎಲ್ಎಒ/ಎಎಲ್ಎನ್/1650/17-18 ದಿನಾಂಕ 8-1-2018 ಮತ್ತು ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು-2, ಕರ್ನಾಟಕ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಮಂಡಳಿ, ಖನಿಜ ಭವನ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಬೆಂಗಳೂರು/ವಿಭೂಸ್ವಾಅ-2/3410/2017-18 ದಿನಾಂಕ 5-1-2018

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ಕಲಂ 95(2),95(4) ಮತ್ತು 95(7) ರ ಷರತ್ತುಗಳು ಹಾಗೂ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994ರ ನಿಯಮ 107(1)ರಂತೆ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ.54,450/- (ಐವತ್ನಾಲ್ಕು ಸಾವಿರದ ನಾಲ್ಕುನೂರಾ ಐವತ್ತು ಮಾತ್ರ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ (4) ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ **ಅರ್ಜಿದಾರರಾದ ಶ್ರೀಮತಿ ನಾಗರತ್ನಮ್ಮ ಕೋಂ ಲೇ ತಿಮ್ಮಯ್ಯ, ಚಿಕ್ಕತಿಮ್ಮಯ್ಯ, ನಂ.38/1, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು** ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, **ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.57 ರಲ್ಲಿ 0-12 ಗುಂಟೆ** ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1 ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯಿಂದ ಅಂದರೆ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ /ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ. (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ), ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ. /ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.

2 ಈ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೆ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.

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3 ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ ಬಿಐಐಎಪಿಎ/ ಬಿಬಿಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ), ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್ ಪ್ಲಾನಿಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಭಾರೆ ಮಾಡಕೂಡದು.

4 ಭೂಪರಿವರ್ತನೆ ಕೋರಿರುವ ಜಮೀನಿನಲ್ಲಿ ಮೂಲಭೂತ ಸೌಕರ್ಯಗಳಿಗೆ ನಿಗಧಿಪಡಿಸಲಾದ ಅಂದರೆ ರಸ್ತೆ ಜಾಗ, ರಸ್ತೆ ಮಾರ್ಜಿನ್, ಉದ್ಯಾನವನ, ಸಿ.ಎ ನಿವೇಶನ , ಖಾಲಿ ಜಾಗ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ /ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ)/ ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ. ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ನಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ಧಿಷ್ಟ ಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತ್ಯಾ ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸಿ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಗಳಿಗೆ ಪರಿತ್ಯಾಗ ಪತ್ರ (Relinquish Deed) ಮಾಡಿಕೊಡತಕ್ಕದ್ದು. ಹಾಗೂ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ವಿಧಿಸಿರುವ ಷರತ್ತುಗಳಿಗೊಳಪಟ್ಟಿರುತ್ತದೆ

5 ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿತ ನಕ್ಷೆ ಪಡೆಯದೆ ನಿವೇಶನಗಳನ್ನು/ ಕಟ್ಟಡಗಳನ್ನು ಸಂಬಂಧಪಟ್ಟ ನೊಂದಾವಣಾಧಿಕಾರಿಗಳಿಂದ/ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳಿಂದ ನೊಂದಾವಣೆ ಮಾಡತಕ್ಕದ್ದಲ್ಲ, ಖಾತೆದಾರರು ಒಂದು ವೇಳೆ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರು ಮಾಡಿರುವ ಜಮೀನಿಗೆ ಪೂರಾ ವಿಸ್ತೀರ್ಣವನ್ನು ಮಾರಾಟ ಮಾಡಲು ಉದ್ದೇಶಿಸಿದ್ದಲ್ಲಿ ಈ ಆದೇಶ ಅಡ್ಡಿ ಬರುವುದಿಲ್ಲ.

6 ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರೀಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಛಕ್ತಿ, ನೀರು ಸರಬರಾಜು, ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆ ಇತ್ಯಾದಿಗಳನ್ನು ಆರೋಗ್ಯ ನೈರ್ಮಲೀಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾನೂನು ರೀತ್ಯಾ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

7 **ಈ ಜಮೀನಿನ್ಲಿ ತಾಕು ಪೂಟ್ ಖರಾಬು ಜಮೀನು ಇದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕಲಂ 67 ರಂತೆ ಸರ್ಕಾರದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು. ತಹಶೀಲ್ದಾರ್ ರವರು ಈ ಬಾಬ್ತು ಆರ್.ಟಿ.ಸಿ. ಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ನಮೂದಿಸತಕ್ಕದ್ದು**

8 ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ: ಪಿಡಬ್ಲ್ಯೂಡಿ:7556-665 ಆರ್ ಮತ್ತು ಬಿ-6-54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರದ ನಂ.ಪಿ 1/7(11) 67, ದಿನಾಂಕ: 1.1.1966 ರಂತೆ ಸರ್ಕಾರವು ಕಾಲಕಾಲಕ್ಕೆ ನೀಡುವ ಆದೇಶದಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಕಾದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

9 ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಹೊರಹೊಮ್ಮುವ ಹೊಗೆ,ಅನಿಲ, ಇತರೆ ಕಲ್ಮಶಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ಹಾಗೂ ಪರಿಸರ ಇಲಾಖೆಯ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು.

10 ಈ ಆದೇಶವು ಸದರಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿನ ದಾವೆ/ ರಿಟ್ ಅರ್ಜಿ ಮೇಲ್ಮನವಿಯ ತೀರ್ಪಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

11 ಪ್ರಸ್ತಾವಿತ ಜಮೀನಿನ ಬಗ್ಗೆ ಯಾವುದೇ ಭೂ ಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಈ ಪ್ರಾಧಿಕಾರವು ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ.

12 ಪರಿಷ್ಕೃತ ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ -2015 ರಲ್ಲಿ ಸೂಕ್ಷ್ಮ ವಲಯ (Sensitive Zone) ನಲ್ಲಿ ಬರುವ ಪ್ರದೇಶಗಳಿಗೆ , ಸಂಬಂದಪಟ್ಟ ಪ್ರಾಧಿಕಾರದ ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿಯನ್ನು ಕೈಗೊಳ್ಳಬಾರದು.

13 ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳನ್ನು ಕೈಗೊಳ್ಳಬೇಕಾದಲ್ಲಿ ಪ್ರಾಧಿಕಾರದಿಂದ ರಚಿತವಾದ ಉಪ ಸಮಿತಿಯ ನಿರ್ಣಯದಂತೆ ನಕ್ಷೆಗಳನ್ನು ಅನುಮೋದಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

14 ಅರ್ಜಿದಾರರು ಯಾವುದೇ ಸತ್ಯಾಂಶಗಳನ್ನು ಮರೆ ಮಾಚಿ, ಅನಧಿಕೃತ ದಾಖಲೆಗಳ ಮೇಲೆ ಈ ಅಧಿಕೃತ ಜ್ಞಾಪನ ಪಡೆದಿರುವುದು ಸ್ಪಷ್ಟಪಟ್ಟಲ್ಲಿ ತನ್‌ತಾನೆ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ. ಹಾಗೂ ಇದರಿಂದ ಅರ್ಜಿದಾರರಿಗಾಗಲೀ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳಿಗಾಗಲೀ ಆಗುವ ಯಾವುದೇ ಲುಕ್ಸಾನಿಗೆ ಸರ್ಕಾರವಾಗಲೀ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲೀ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರರಾಗಿರುವುದಿಲ್ಲ. ಇದರ ಪೂರ್ಣ ಹೊಣೆಗಾರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೇ ಆಗಿರುತ್ತದೆ.

15 ಪ್ರಶ್ನಿತ ಜಮೀನು ಸರ್ಕಾರದಿಂದ ಮಂಜೂರಾದ ಯಾವುದೇ ಸರ್ಕಾರಿ ಜಮೀನಾಗಿದ್ದಲ್ಲಿ ಪಕ್ಕಾ ಪೋಡಿಯಾಗದ ಮತ್ತು ಪಕ್ಕಾ ಪೋಡಿ ಮಾಡಿಸಿಕೊಳ್ಳದೇ ತಪ್ಪು ಮಾಹಿತಿ ನೀಡಿ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಪಡೆದಿದ್ದು ಕಂಡು ಬಂದಲ್ಲಿ ಸದರಿ ಆದೇಶವನ್ನು ರದ್ದುಗೊಳಿಸಲಾಗುವುದು.

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16 ಪ್ರಶ್ನಿತ ಜಾಗದಲ್ಲಿ ಸರ್ಕಾರಿ ಜಮೀನು ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964ರ ಕಲಂ 136(3) ರ ಅಡಿ ವಿಚಾರಣೆ ನಡೆಸಿ ಹೊರಡಿಸುವ ತೀರ್ಮಾನಕ್ಕೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

17 ಉಲ್ಲೇಖ (5) ರ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ರವರು ದಿನಾಂಕ 23-2-2018 ರ ಪತ್ರದಲ್ಲಿ ತಿಳಿಸಿರುವ ಷರತ್ತಿಗೆ ಒಳಪಡಿಸಿದೆ.

18 ಮೇಲ್ಕಂಡ ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964ರ ಕಲಂ 96 ರಂತೆ ದಂಡ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೆ ಕೆಡವಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂ ಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

19 ಈ ಆದೇಶವು ರಾಷ್ಟ್ರೀಯ ಹೆದ್ದಾರಿ ನ್ಯಾಯ ಮಂಡಳಿಯ ಮೂಲ ಅರ್ಜಿ ಸಂ.222/2014 ದಿನಾಂಕ 4-5-2016 ರಂತೆ ಕೆರೆ, ಪ್ರೈಮರಿ, ಸೆಕೆಂಡರಿ, ಟರ್ಷರಿ, ಡ್ರೈನ್‌ಗಳಿದ್ದಲ್ಲಿ ನಿಗಧಿತ ಬಫರ್ ಬಿಡುವ ಷರತ್ತಿಗೆ ಹಾಗೂ ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳು ಬರಬಾರದೆಂಬ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

:: <u>ಷೆಡ್ಯೂಲ್ ವಿವರ</u> ::

ಚಿಕ್ಕಬಳ್ಳಾಪುರ ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, **ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.57 ರಲ್ಲಿ 0-12 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿಗೆ ಚಕ್ಕುಬಂದಿ**

ಸ.ನಂ.	ಪೂರ್ವಕ್ಕೆ	ಪಶ್ಚಿಮಕ್ಕೆ	ಉತ್ತರಕ್ಕೆ	ದಕ್ಷಿಣಕ್ಕೆ
57	ಸ.ನಂ.57 ರ ಉಳಿಕೆ ಜಮೀನು	ಸ.ನಂ.57 ರ ಉಳಿಕೆ ಜಮೀನು	ಸ.ನಂ.49 ರ ಜಮೀನು	ಸ.ನಂ.58 ರ ಜಮೀನು

ಸಹಿ/-
(ಕೆ.ಎ. ದಯಾನಂದ)
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

<u>ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ:-</u>

1) ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರಿಗೆ ಮೇಲ್ಕಂಡ ಅಧಿಕೃತ ಜ್ಞಾಪನ ಮತ್ತು ಚಲನ್ ಹಾಗೂ ಕರಾರು ಪತ್ರದೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಕೀಕೃತ ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿಮೆಗೊಳಿಸುವುದು.

2) ನಗರ ಯೋಜನ ಸದಸ್ಯರು, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.

3) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಉತ್ತರ ಉಪ ವಿಭಾಗ, ಬೆಂಗಳೂರು

4) ಉಪ ನಿರ್ದೇಶಕರು, ಭೂ ಮಾಪನ ಮತ್ತು ಭೂ ದಾಖಲೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು ಉಪ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ. ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಭೂ ಪರಿವರ್ತನಾ ಪೋಡಿ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಪೂರೈಸಲು ಸೂಚಿಸಿದೆ.

5) ಉಪ ನೊಂದಣಾಧಿಕಾರಿಗಳು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.

6) ಅರ್ಜಿದಾರರಾದ **ಶ್ರೀಮತಿ ನಾಗರತ್ನಮ್ಮ ಕೋಂ ಲೇ ತಿಮ್ಮಯ್ಯ, ಚಿಕ್ಕತಿಮ್ಮಯ್ಯ, ನಂ.38/1, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು** ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.

7) ಹೆಚ್ಚಿನ ಪ್ರತಿ

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನಂ. ಎಎಲ್‌ಎನ್(ಇ.ಬಿ.ಕೆ)ಎಸ್.ಆರ್./29/17-18

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ
ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 05-04-2018.

:: ತಿಳುವಳಿಕೆ ಪತ್ರ ::

ವಿಷಯ:- ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ. 57 ರಲ್ಲಿ 0-12 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿರುವ ಬಗ್ಗೆ

ಉಲ್ಲೇಖ:- ತಹಸೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ:ಎಎಲ್‌ಎನ್/ಸಿಆರ್/27/17-18, ದಿನಾಂಕ: 30-12-2017.

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1) ನೀವು ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ. 57 ರಲ್ಲಿ 0-12 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿಯನ್ನು ಪರಿಶೀಲಿಸಲಾಗಿದೆ. ಹಾಗೂ ಈ ಬಾಬ್ತು ಈ ಕೆಳಕಂಡಂತೆ ನಮೂದಿಸಿರುವ ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕವನ್ನು ಮತ್ತು ಮೋಡಿ ಶುಲ್ಕವನ್ನು ಸರ್ಕಾರಕ್ಕೆ ಜಮಾ ಮಾಡಿ ಈ ತಿಳುವಳಿಕೆ ಪತ್ರದಲ್ಲಿರುವ ಷೆಡ್ಯೂಲ್ ವಿವರವನ್ನು ಕರಾರು ಪತ್ರದಲ್ಲಿ ನಮೂದು ಮಾಡಿ ಲಗತ್ತಿಸಿರುವ ನಮೂನೆಯಲ್ಲಿ ರೂ. 100-00 (ರೂಪಾಯಿ ಒಂದು ನೂರು ಮಾತ್ರ) ಛಾಪಾ ಕಾಗದದಲ್ಲಿ ಅರ್ಜಿದಾರರ ಸಹಿಯೊಂದಿಗೆ ಕರಾರು ಪತ್ರವನ್ನು ನೋಟರಿಯವರಿಂದ ಪ್ರಮಾಣೀಕರಿಸಿ ಚಲನ್/ಡಿ.ಡಿ. ಅನ್ನು 15 ದಿವಸದೊಳಗಾಗಿ ಹಾಜರುಪಡಿಸತಕ್ಕದ್ದು, ತಪ್ಪಿದಲ್ಲಿ ನಿಮ್ಮ ಅರ್ಜಿಯನ್ನು ತಿರಸ್ಕರಿಸಲಾಗುವುದು ತಿಳಿಯುವುದು.

2) ಅಂತಿಮವಾಗಿ ಅಧಿಕೃತ ಜ್ಞಾಪನ ನೀಡುವವರೆಗೆ ಭೂ ಪರಿವರ್ತನೆ ಬಗ್ಗೆ ಈ ನೋಟೀಸು ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲವೆಂದು ಭಾವಿಸತಕ್ಕದ್ದು.

3) ಅರ್ಜಿದಾರರು ಯಾವುದೇ ಸತ್ಯಾಂಶಗಳನ್ನು ಮರೆ ಮಾಚಿ ಅನಧಿಕೃತ ದಾಖಲೆಗಳ ಮೇಲೆ ಈ ನೋಟೀಸ್ ಪಡೆದಿರುವುದು ಸ್ಪಷ್ಟಪಟ್ಟಲ್ಲಿ, ಯಾವುದೇ ತಿಳುವಳಿಕೆ ನೀಡದೇ ಈ ನೋಟೀಸ್ ತಂತಾನೆ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ. ಹಾಗೂ ಇದರಿಂದ ಅರ್ಜಿದಾರರಿಗಾಗಲಿ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳಿಗಾಗಲಿ ಆಗುವ ಯಾವುದೇ ಲುಕ್ಸಾನಿಗೆ ಸರ್ಕಾರವಾಗಲೀ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲೀ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರರಾಗಿರುವುದಿಲ್ಲ. ಇದರ ಪೂರ್ಣ ಹೊಣೆಗಾರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೆ ಆಗಿರುತ್ತದೆ.

ಚಕ್ಕುಬಂದಿ

ಪೂರ್ವಕ್ಕೆ	ಪಶ್ಚಿಮಕ್ಕೆ	ಉತ್ತರಕ್ಕೆ	ದಕ್ಷಿಣಕ್ಕೆ
ಸ.ನಂ. 57 ರ ಉಳಿಕೆ ಜಮೀನು	ಸ.ನಂ. 57 ರ ಉಳಿಕೆ ಜಮೀನು	ಸ.ನಂ. 49 ರ ಜಮೀನು	ಸ.ನಂ. 58 ರ ಜಮೀನು

ಸರ್ವೆ ನಂ.	ವಿಸ್ತೀರ್ಣ ಎ/ಗುಂಟೆ	ಪಾವತಿಯ ವಿವರ	ಮೊಬಲಗು ರೂ ಪೈ.
57	0-12	1. ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ (ಎಕರೆ ಒಂದಕ್ಕೆ 54,450/- ರೂ.ಗಳಂತೆ) 2. ಮೋಡಿ ಶುಲ್ಕ ರೂ. 55/- ರಂತೆ	16,335-00 55-00
ಒಟ್ಟು	0-12	ಒಟ್ಟು ಮೊಬಲಗು	16,390-00

(ರೂ. ಅಕ್ಷರದಲ್ಲಿ: ಹದಿನಾರು ಸಾವಿರದ ಮೂನ್ನೂರ ತೊಂಭತ್ತು ರೂ.ಗಳು ಮಾತ್ರ)

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಪರವಾಗಿ
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು

ಶ್ರೀಮತಿ ನಾಗರತ್ನಮ್ಮ ಕೋಂ ಲೇ. ತಿಮ್ಮಯ್ಯ
ಶ್ರೀ ಚಿಕ್ಕತಿಮ್ಮಯ್ಯ,
ನಂ. 38/1, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮ,
ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು,

[illegible]ber's copy

ಚಲನ್ ಚಾಲ್ತಿ ಅವಧಿ Challan Validity	ಜಿಲ್ಲೆ District	ಇಲಾಖೆ Department	ಡಿಡಿಓ ಕಚೇರಿ DDO Office
7 Days	BENGALURU URBAN	REVENUE SECRETARIAT	DEPUTY COMMISSIONER'S OFFICE, BANGALORE URBAN DISTRICT
ವರ್ಗ Category	ದಿನಾಂಕ Date	ಚಲನ್ ಉಲ್ಲೇಖ ಸಂಖ್ಯೆ Challan Reference Number	ಡಿಡಿಓ ಕೋಡ್ DDO Code
Government	11/04/2018	CR0418002900001181	20053O
ಸಂದಾಯದಾರನ ಹೆಸರು Remitter Name	Smt Nagarathanamma		
ವಿಳಾಸ Address	No.38/1, Kumbena Agrahara Grama, Bidarahalli Hobli, Bangalore East		

ಉದ್ದೇಶ Purpose	ಲೆಕ್ಕ ಶೀರ್ಷಿಕೆ Head of Account	ಉಪ ಉದ್ದೇಶದ ಹೆಸರು Sub Purpose Name	ಉದ್ದೇಶ ನಿರ್ದಿಷ್ಟ ಐಡಿ Purpose Specific ID	ಮೊತ್ತ Amount
Land Conversion Fee	0029~00~106~0~06~000	NA	Survey No-57	16390
ಸಂದಾಯ ಮಾಡುವ ಬ್ಯಾಂಕ್ Remittance Bank	STATE BANK OF INDIA	ಒಟ್ಟು ಮೊತ್ತ Grand Total		16390
ಪಾವತಿ ಹಂತ Payment Status	Payment pending with agency bank	ಒಟ್ಟು ಮೊತ್ತ ಅಕ್ಷರಗಳಲ್ಲಿ Total Amount in Words	Sixteen Thousand Three Hundred Ninety Only	

ಪಾವತಿ ವಿವರಗಳು Payment Details

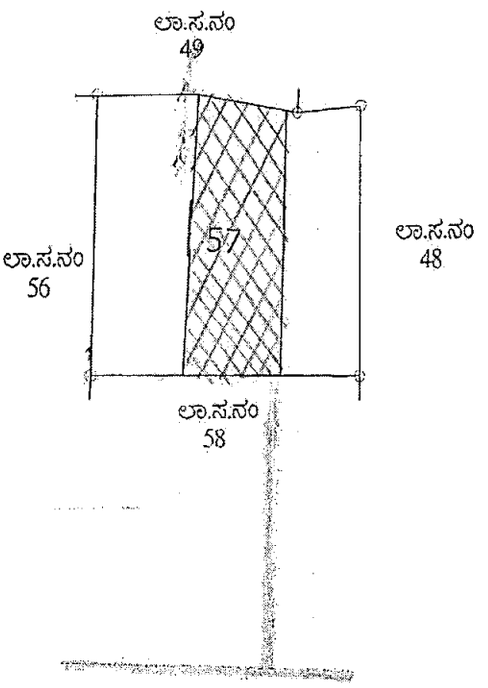
ಪಾವತಿ ವಿಧ Payment Mode	Cash

ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್
STATE BANK OF INDIA
ಕಂದಾಯ ಕಛೇರಿ ಶಾಖೆ, ಕೆ. ಜಿ. ರಸ್ತೆ, ಕಂದಾಯ ಭವನ ಶಾಖೆ, ಕೆ. ಜಿ. ರಸ್ತೆ,
12 APR 2018
Kandaya Bhavan,K G Road, Bhore-9
ಕಂದಾಯ ಭವನ, ಕೆ.ಜಿ. ರಸ್ತೆ, ಬೆಂಗಳೂರು-9 CASH RECEIVED

J: 083254378

ಗ್ರಾಮ:-ದೊಮ್ಮಸಂದ್ರ ಹೋಬಳಿ:-ಬಿದರಹಳ್ಳಿ ತಾಲ್ಲೂಕು:-ಬೆಂಗಳೂರು ಪೂರ್ವ

ರೀ.ಸ.ನಂ.57 ರ ಭೂಪರಿವರ್ತನೆ ಮಂಜೂರಾತಿ ಕೋರಿರುವ ಬಗ್ಗೆ ತಯಾರಿಸಿದ ಬಾಬ್ತು ನಕ್ಷೆ. (೭೧)



scale
1cm | 16mts

	ಐನ್	ಖರಾಬು	ಬಾಕಿ
	A-G	A-G	A-G
1. ಈಬಣ್ಣದಿಂದ ನಕ್ಷೆಯಲ್ಲಿ ತೋರಿಸಿರುವಂತೆ ರೀ.ಸ.ನಂ.57 ರ ಪೈಕಿ ವಿಸ್ತೀರ್ಣ	0-12	0-00	0-12

ಪ್ರದೇಶವನ್ನು ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂಪರಿವರ್ತನೆ ಬಗ್ಗೆ ಕೋರಿರುವಂತೆ ಪ್ರದೇಶವಾಗಿರುತ್ತದೆ.

ಸದರಿ ಪ್ರದೇಶವು ಸಿ.ಡಿ.ಪಿ. ನಕ್ಷೆಯಲ್ಲಿ ವಾಸದ ವಲಯದಲ್ಲಿ ಬರುತ್ತದೆ.

ಆಕಾರಬಂದಿನಂತೆ ಈ ನಂಬರಿನಲ್ಲಿ ಖರಾಬು ಇರುವುದಿಲ್ಲ.

2. ಈ ಬಣ್ಣದಿಂದ ನಕ್ಷೆಯಲ್ಲಿ ತೋರಿಸಿರುವಂತೆ ಭೂಪರಿವರ್ತನೆ ಮಂಜೂರಾತಿ ಕೋರಿರುವ ಪ್ರದೇಶಕ್ಕೆ ಇರುವ ದಾರಿ

ಭೂಪರಿವರ್ತನೆ ಕೋರಿರುವ ಪ್ರದೇಶಕ್ಕೆ ಚೆಕ್ಕುಬಂದಿ
ಪೂರ್ವಕ್ಕೆ :- ಸ.ನಂ57 ರ ಉಳಿಕೆ ಜಮೀನು
ಪಶ್ಚಿಮಕ್ಕೆ :- ಸ.ನಂ57 ರ ಉಳಿಕೆ ಜಮೀನು
ಉತ್ತರಕ್ಕೆ :- ಸ.ನಂ.49 ರ ಜಮೀನು
ದಕ್ಷಿಣಕ್ಕೆ :- ಸ.ನಂ.58 ರ ಜಮೀನು

ತಯಾರಿಸಿದವರು
ತಾಲ್ಲೂಕು ಭೂಮಾಪಕರು
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು,
ಕೆ.ಆರ್.ಪುರ.

ತಹಶೀಲ್ದಾರ್,
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು,
ಕೃಷ್ಣರಾಜಪುರ

58/0-22

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನಂ: ಎಎಲ್ಎನ್(ಇಬಿಕೆ)ಎಸ್ಆರ್/ 30 /17-18

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳವರ ಕಾರ್ಯಾಲಯ,
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,
ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 11-4-2018

-: ಅಧಿಕೃತ ಜ್ಞಾಪನ :-

ವಿಷಯ: ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, **ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.58 ರಲ್ಲಿ 0-22 ಗುಂಟೆ** ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ **ಶ್ರೀಮತಿ ನಾಗರತ್ನಮ್ಮ ಕೋಂ ಲೇ ತಿಮ್ಮಯ್ಯ, ಚಿಕ್ಕತಿಮ್ಮಯ್ಯ, ನಂ.38/1, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು** ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿನಾಂಕ 10-11-2017

ಉಲ್ಲೇಖ: 1. ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ.7 ಎಲ್ಜಿಪಿ 95 ದಿನಾಂಕ: 07-06-1999

2 ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಪತ್ರ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ.56 ಎಲ್.ಜಿ.ಪಿ. 2008 ದಿನಾಂಕ: 10-9-2008 ಮತ್ತು 24-9-2008

3. ತಹಶೀಲ್ದಾರ್. ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರ ವರದಿ ಸಂಖ್ಯೆ: ಎಎಲ್ಎನ್ ಸಿಆರ್ 28 /17-18 ದಿನಾಂಕ 30-12-2017

4 ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ.29,948-00 ಮತ್ತು ಪೋಡಿ ಶುಲ್ಕ ರೂ.55-00 ಒಟ್ಟು ರೂ.30,003-00 ಗಳನ್ನು ಚಲನ್ ನಂ.ಜೆ-083573570 ದಿನಾಂಕ 12-4-2018 ರಂದು ಎಸ್.ಬಿ.ಎಂ., ಎಲ್.ಸಿ. ಶಾಖೆ, ಬೆಂಗಳೂರು ಇಲ್ಲಿ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.

5 ಸಹಾಯಕ ನಿರ್ದೇಶಕರು(ಪೂರ್ವ-1), ನಗರ ಯೋಜನ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಬೆಂಅಪ್ರಾ/ನಯೋಸ/ಸಿಒಎನ್-1073/1237/2017-18 ದಿನಾಂಕ 23-2-2018, ಉಪ ಆಯುಕ್ತರು (ಭೂ.ಸ್ವಾ), ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಬೆಂಅಪ್ರಾ/ಉಪ(ಭೂ.ಸ್ವಾ) 805/2017-18 ದಿನಾಂಕ 5-1-2018, ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು, ಮೋಡಿಯಂ ಬ್ಲಾಕ್, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಎಸ್ಎಲ್ಎಒ/ಎಎಲ್ಎನ್/1649/17-18 ದಿನಾಂಕ 8-1-2018 ಮತ್ತು ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು-2, ಕರ್ನಾಟಕ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಮಂಡಳಿ, ಖನಿಜ ಭವನ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಬೆಂಗಳೂರು/ವಿಭೂಸ್ವಾಅ-2/3414/2017-18 ದಿನಾಂಕ 5-1-2018

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ಕಲಂ 95(2),95(4) ಮತ್ತು 95(7) ರ ಷರತ್ತುಗಳು ಹಾಗೂ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994ರ ನಿಯಮ 107(1)ರಂತೆ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ.54,450/- (ಐವತ್ನಾಲ್ಕು ಸಾವಿರದ ನಾಲ್ಕುನೂರಾ ಐವತ್ತು ಮಾತ್ರ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ (4) ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ **ಅರ್ಜಿದಾರರಾದ ಶ್ರೀಮತಿ ನಾಗರತ್ನಮ್ಮ ಕೋಂ ಲೇ ತಿಮ್ಮಯ್ಯ, ಚಿಕ್ಕತಿಮ್ಮಯ್ಯ, ನಂ.38/1, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು** ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, **ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.58 ರಲ್ಲಿ 0-22 ಗುಂಟೆ** ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1 ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯಿಂದ ಅಂದರೆ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ /ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ. (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ), ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ. /ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.

2 ಈ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೆ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.

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3 ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ ಬಿಐಎಎಪಿಎ/ ಬಿಬಿಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ), ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್ ಪ್ಲಾನಿಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಭಾರೆ ಮಾಡಕೂಡದು.

4 ಭೂಪರಿವರ್ತನೆ ಕೋರಿರುವ ಜಮೀನಿನಲ್ಲಿ ಮೂಲಭೂತ ಸೌಕರ್ಯಗಳಿಗೆ ನಿಗಧಿಪಡಿಸಲಾದ ಅಂದರೆ ರಸ್ತೆ ಜಾಗ, ರಸ್ತೆ ಮಾರ್ಜಿನ್, ಉದ್ಯಾನವನ, ಸಿ.ಎ ನಿವೇಶನ , ಖಾಲಿ ಜಾಗ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ /ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ)/ ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ. ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ನಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟ ಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತ್ಯಾ ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸಿ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಗಳಿಗೆ ಪರಿತ್ಯಾಗ ಪತ್ರ (Relinquish Deed) ಮಾಡಿಕೊಡತಕ್ಕದ್ದು. ಹಾಗೂ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ವಿಧಿಸಿರುವ ಷರತ್ತುಗಳಿಗೊಳಪಟ್ಟಿರುತ್ತದೆ

5 ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿತ ನಕ್ಷೆ ಪಡೆಯದೆ ನಿವೇಶನಗಳನ್ನು/ ಕಟ್ಟಡಗಳನ್ನು ಸಂಬಂಧಪಟ್ಟ ನೊಂದಾವಣಾಧಿಕಾರಿಗಳಿಂದ/ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳಿಂದ ನೊಂದಾವಣೆ ಮಾಡತಕ್ಕದ್ದಲ್ಲ, ಖಾತೆದಾರರು ಒಂದು ವೇಳೆ ಭೂ-ಪರಿವರ್ತನೆ ಮಂಜೂರು ಮಾಡಿರುವ ಜಮೀನಿಗೆ ಪೂರಾ ವಿಸ್ತೀರ್ಣವನ್ನು ಮಾರಾಟ ಮಾಡಲು ಉದ್ದೇಶಿಸಿದ್ದಲ್ಲಿ ಈ ಆದೇಶ ಅಡ್ಡಿ ಬರುವುದಿಲ್ಲ.

6 ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರೀಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಛಕ್ತಿ, ನೀರು ಸರಬರಾಜು, ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆ ಇತ್ಯಾದಿಗಳನ್ನು ಆರೋಗ್ಯ ನೈರ್ಮಲೀಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾನೂನು ರೀತ್ಯಾ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

7 **ಸ.ನಂ.58 ರಲ್ಲಿ ಕಾಲುವೆ ಬಗ್ಗೆ 0-01 ಗುಂಟೆ ಬಿ ಖರಾಬಿದ್ದು, ಇದನ್ನು ಸರ್ಕಾರಕ್ಕೆ ಕಾಯ್ದಿರಿಸಲಾಗಿದೆ. ತಹಶೀಲ್ದಾರ್ ರವರು ಈ ಬಾಬ್ತು ಆರ್.ಟಿ.ಸಿ. ಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ನಮೂದಿಸತಕ್ಕದ್ದು.**

8 ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ: ಪಿಡಬ್ಲ್ಯೂಡಿ:7556-665 ಆರ್ ಮತ್ತು ಬಿ-6-54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರದ ನಂ.ಪಿ 1/7(11) 67, ದಿನಾಂಕ: 1.1.1966 ರಂತೆ ಸರ್ಕಾರವು ಕಾಲಕಾಲಕ್ಕೆ ನೀಡುವ ಆದೇಶದಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಕಾದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

9 ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಹೊರಡೂಡುವ ಹೊಗೆ,ಅನಿಲ, ಇತರೆ ಕಲ್ಮಶಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ಹಾಗೂ ಪರಿಸರ ಇಲಾಖೆಯ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು.

10 ಈ ಆದೇಶವು ಸದರಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿನ ದಾವೆ/ ರಿಟ್ ಅರ್ಜಿ ಮೇಲ್ಮನವಿಯ ತೀರ್ಪಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

11 ಪ್ರಸ್ತಾವಿತ ಜಮೀನಿನ ಬಗ್ಗೆ ಯಾವುದೇ ಭೂ ಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಈ ಪ್ರಾಧಿಕಾರವು ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ.

12 ಪರಿಷ್ಕೃತ ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ -2015 ರಲ್ಲಿ ಸೂಕ್ಷ್ಮ ವಲಯ (Sensitive Zone) ನಲ್ಲಿ ಬರುವ ಪ್ರದೇಶಗಳಿಗೆ ,ಸಂಬಂದಪಟ್ಟ ಪ್ರಾಧಿಕಾರದ ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿಯನ್ನು ಕೈಗೊಳ್ಳಬಾರದು.

13 ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳನ್ನು ಕೈಗೊಳ್ಳಬೇಕಾದಲ್ಲಿ ಪ್ರಾಧಿಕಾರದಿಂದ ರಚಿತವಾದ ಉಪ ಸಮಿತಿಯ ನಿರ್ಣಯದಂತೆ ನಕ್ಷೆಗಳನ್ನು ಅನುಮೋದಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

14 ಅರ್ಜಿದಾರರು ಯಾವುದೇ ಸತ್ಯಾಂಶಗಳನ್ನು ಮರೆ ಮಾಚಿ, ಅನಧಿಕೃತ ದಾಖಲೆಗಳ ಮೇಲೆ ಈ ಅಧಿಕೃತ ಜ್ಞಾಪನ ಪಡೆದಿರುವುದು ಸ್ಪಷ್ಟಪಟ್ಟಲ್ಲಿ ತನ್‌ತಾನೆ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ. ಹಾಗೂ ಇದರಿಂದ ಅರ್ಜಿದಾರರಿಗಾಗಲೀ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳಿಗಾಗಲೀ ಆಗುವ ಯಾವುದೇ ಲುಕ್ಸಾನಿಗೆ ಸರ್ಕಾರವಾಗಲೀ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲೀ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರರಾಗಿರುವುದಿಲ್ಲ. ಇದರ ಪೂರ್ಣ ಹೊಣೆಗಾರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೇ ಆಗಿರುತ್ತದೆ.

15 ಪ್ರಶ್ನಿತ ಜಮೀನು ಸರ್ಕಾರದಿಂದ ಮಂಜೂರಾದ ಯಾವುದೇ ಸರ್ಕಾರಿ ಜಮೀನಾಗಿದ್ದಲ್ಲಿ ಪಕ್ಕಾ ಮೋಡಿಯಾಗದ ಮತ್ತು ಪಕ್ಕಾ ಮೋಡಿ ಮಾಡಿಸಿಕೊಳ್ಳದೇ ತಪ್ಪು ಮಾಹಿತಿ ನೀಡಿ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಪಡೆದಿದ್ದು ಕಂಡು ಬಂದಲ್ಲಿ ಸದರಿ ಆದೇಶವನ್ನು ರದ್ದುಗೊಳಿಸಲಾಗುವುದು.

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16 ಪ್ರಶ್ನಿತ ಜಾಗದಲ್ಲಿ ಸರ್ಕಾರಿ ಜಮೀನು ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964ರ ಕಲಂ 136(3) ರ ಅಡಿ ವಿಚಾರಣೆ ನಡೆಸಿ ಹೊರಡಿಸುವ ತೀರ್ಮಾನಕ್ಕೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

17 ಉಲ್ಲೇಖ (5) ರ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ರವರು ದಿನಾಂಕ 23-2-2018 ರ ಪತ್ರದಲ್ಲಿ ತಿಳಿಸಿರುವ ಷರತ್ತಿಗೆ ಒಳಪಡಿಸಿದೆ.

18 ಮೇಲ್ಕಂಡ ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964ರ ಕಲಂ 96 ರಂತೆ ದಂಡ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೆ ಕೆಡವಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂ ಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

19 ಈ ಆದೇಶವು ರಾಷ್ಟ್ರೀಯ ಹಸಿರು ನ್ಯಾಯ ಮಂಡಳಿಯ ಮೂಲ ಅರ್ಜಿ ಸಂ.222/2014 ದಿನಾಂಕ 4-5-2016 ರಂತೆ ಕೆರೆ, ಪ್ರೈಮರಿ, ಸೆಕೆಂಡರಿ, ಟರ್ಷರಿ, ಡ್ರೈನ್‌ಗಳಿದ್ದಲ್ಲಿ ನಿಗಧಿತ ಬಫರ್ ಬಿಡುವ ಷರತ್ತಿಗೆ ಹಾಗೂ ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳು ಬರಬಾರದೆಂಬ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

:: <u>ಷೆಡ್ಯೂಲ್ ವಿವರ</u> ::

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, **ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.58 ರಲ್ಲಿ 0-22 ಗುಂಟೆ** ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿಗೆ **ಚಕ್ಕುಬಂದಿ**

ಸ.ನಂ.	ಪೂರ್ವಕ್ಕೆ	ಪಶ್ಚಿಮಕ್ಕೆ	ಉತ್ತರಕ್ಕೆ	ದಕ್ಷಿಣಕ್ಕೆ
58	ಸ.ನಂ.58 ರ ಉಳಿಕೆ ಜಮೀನು	ಸ.ನಂ.58 ರ ಉಳಿಕೆ ಜಮೀನು	ಸ.ನಂ.57 ರ ಜಮೀನು	ಸ.ನಂ.61 ರ ಜಮೀನು

ಸಹಿ/-
(ಕೆ.ಎ. ದಯಾನಂದ)
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

<u>ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ:-</u>

1) ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರಿಗೆ ಮೇಲ್ಕಂಡ ಅಧಿಕೃತ ಜ್ಞಾಪನ ಮತ್ತು ಚಲನ್ ಹಾಗೂ ಕರಾರು ಪತ್ರದೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಕೀಕೃತ ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿಮೆಗೊಳಿಸುವುದು.
2) ನಗರ ಯೋಜನ ಸದಸ್ಯರು, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
3) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಉತ್ತರ ಉಪ ವಿಭಾಗ, ಬೆಂಗಳೂರು
4) ಉಪ ನಿರ್ದೇಶಕರು, ಭೂ ಮಾಪನ ಮತ್ತು ಭೂ ದಾಖಲೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು ಉಪ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ. ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಭೂ ಪರಿವರ್ತನಾ ಪೋಡಿ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಪೂರೈಸಲು ಸೂಚಿಸಿದೆ.
5) ಉಪ ನೊಂದಣಾಧಿಕಾರಿಗಳು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.
6) ಅರ್ಜಿದಾರರಾದ **ಶ್ರೀಮತಿ ನಾಗರತ್ನಮ್ಮ ಕೋಂ ಲೇ ತಿಮ್ಮಯ್ಯ, ಚಿಕ್ಕತಿಮ್ಮಯ್ಯ, ನಂ.38/1, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು** ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.
7) ಹೆಚ್ಚಿನ ಪ್ರತಿ

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

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ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಸಂಖ್ಯೆ : LAND10011210 ದಿನಾಂಕ : 27/02/2019

ಅಧಿಕೃತ ಜ್ಞಾಪನ

ವಿಷಯ : ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ಬಿದರಹಳ್ಳಿ1 ಹೋಬಳಿ ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ: 61/*/2 ರಲ್ಲಿ 0.28.8.00 ಎಕರೆ ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ Residential - Personal ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ ಶ್ರೀ ಕೃಷ್ಣಪ್ಪ , ರವೀಂದ್ರ , ಚಂದ್ರಶೇಖರ್ , ನಾಗೇಂದ್ರ ರವರು ನಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿನಾಂಕ 25/10/2018

ಉಲ್ಲೇಖ : 1. ತಹಶೀಲ್ದಾರರು, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು. ರವರ ಪತ್ರ ಸಂಖ್ಯೆ: ಎಎಲ್‌ಎನ್(ಕಾ)ಸಿಆರ್:34/18-19 ದಿನಾಂಕ: 27/12/2018.

2. ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ 38796 ಪೋಡಿ ಶುಲ್ಕ ರೂ 55 ದಂಡ ಶುಲ್ಕ ರೂ 0 ಹಾಗೂ ಖರಾಬು ಶುಲ್ಕ ರೂ. 0 ಒಟ್ಟು ರೂ. 38851 ಗಳನ್ನು ದಿ. ದಿ ಚಲನ್ ನಂ: 122825916 ದಿನಾಂಕ 11/02/2019 ರಂದು ಖಜಾನೆಗೆ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ರ ಕಲಂ 95 (2), 95(4) ಮತ್ತು 95(7) ರ ಷರತ್ತುಗಳು ಹಾಗೂ ಈ ಕೆಳಕಾಣಿಸಿದ ಷರತ್ತುಗೊಳಪಡಿಸಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994 ರ ನಿಯಮ 107(1) ರಂತೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ 54450.0000 (ರೂಪಾಯಿಗಳು ಐವತ್ತು ನಾಲ್ಕು ಸಾವಿರ ನಾಲ್ಕು ನೂರು ಐವತ್ತು ರೂಪಾಯಿಗಳು ಮಾತ್ರ)ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ(2) ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ಕೃಷ್ಣಪ್ಪ , ರವೀಂದ್ರ , ಚಂದ್ರಶೇಖರ್ , ನಾಗೇಂದ್ರ ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ ಬಿದರಹಳ್ಳಿ1 ಹೋಬಳಿ ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ: 61/*/2 ರಲ್ಲಿ 0.28.8.00 ರಲ್ಲಿನ ಒಟ್ಟು 0.28.8.00 ಎಕರೆ ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ Residential | Personal ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1. ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕೆ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯಿಂದ, ಅಂದರೆ/ಅಭಿವೃದ್ಧಿ ಶುಂಡಳಿ /ಸಿಎಂಸಿ/ಟಿಎಂಸಿ/ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ/ಗ್ರಾಮ ಪಂಚಾಯಿತಿಗಳಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.

2. ಈ ಭೂಪರಿವರ್ತಿತ ಜಮೀನನ್ನು Residential | Personal ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೆ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಬಾರದು.

3. ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು BDA (ಪ್ರಾಧಿಕಾರ / ನಗರಪಾಲಿಕೆ/ಇತ್ಯಾದಿ) ರವರಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು, ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್ ಪ್ಲಾನಿಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರವಾಗಿ ಮಾಡಕೂಡದು

4. ಇತರೆ ಅವಶ್ಯವಾದ ರಸ್ತೆ ಜಾಗ, ರಸ್ತೆ ಮಾರ್ಜಿನ್, ಖಾಲಿ ಜಾಗ ಇತ್ಯಾದಿಗಳನ್ನು (ಪ್ರಾಧಿಕಾರ / ನಗರಪಾಲಿಕೆ/ಇತ್ಯಾದಿ) ರವರಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ನಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತ್ಯ ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು.

5. ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರೀಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಛಕ್ತಿ, ನೀರು ಸರಬರಾಜು ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆ. ಇತ್ಯಾದಿಗಳನ್ನು ಆದೋಗ್ಯ ನೈರ್ಮಲ್ಯೀಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾನೂನು ರೀತ್ಯ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

6. ಸರ್ಕಾರದ ಆದೇಶ ಸಂ:ಪಿಡಬ್ಲ್ಯೂಡಿ 7556-665-ಆರ್ ಮತ್ತು ಬಿ-6-54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ನಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರ ಸಂ ಪಿ:7(11)67, ದಿನಾಂಕ:1-1-1966 ರಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಲ್ಪಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್ ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್ ಗಳ ಅಂತರವನ್ನು ಕಾಯ್ದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

7. ಅರ್ಜಿದಾರರು ನಗರ ಭೂ ಪರಿಮಿತಿ ಕಾಯಿದೆ 1976 ವಿಧಿ 6(1) ರ ಪ್ರಕಾರ ನಕ್ಷಮ ಪ್ರಾಧಿಕಾರದಲ್ಲಿ ಘೋಷಣೆ ಪತ್ರವನ್ನು ಸಲ್ಲಿಸಿದ್ದಲ್ಲಿ ಈಗ ತಕ್ಷಣ ಅಂತಹ ಘೋಷಣೆ ಪತ್ರವನ್ನು ಸಲ್ಲಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಆದೇಶದ ಪ್ರತಿಯನ್ನು ಸಂಬಂಧಪಟ್ಟ ಭೂ ಪರಿಮಿತಿ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಕಳುಹಿಸಲಾಗಿದೆ.

8. ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳ ಹೊಗೆ ಅನಿಲ ಇತರೆ ಕಲ್ಮಶಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗು ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ/ಪರಿಸರ ಇಲಾಖೆಗಳ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು.

9. ಮೇಲ್ಕಂಡ ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 96 ರಂತೆ ದೊರೆ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮ ತಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೇ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೇ ತೆರವುಗೊಳಿಸಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಹಾಗೂ ಆದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

ಹೆಚ್ಚುವರಿ ಷರತ್ತುಗಳು

1. ಸದರಿ ಜಮೀನು ಯಾವ ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತನೆ ಆಗಿರುತ್ತದೆಯೋ ಅದೇ ಉದ್ದೇಶಕ್ಕೆ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರಿ ಆದ ಆದೇಶದ ದಿನದಿಂದ ಎರಡು ವರ್ಷಗಳ ಒಳಗಾಗಿ ಉಪಯೋಗಿಸತಕ್ಕದ್ದು.

2. ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪೂರ್ವ), ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂಖ್ಯೆ:ಬೆಂಅಪ್ರಾ/ನಯೋಸ/ಸಿಒಎನ್-345/371/2018-19, ದಿನಾಂಕ: 27-11-2018ರ ಪತ್ರದಲ್ಲಿ ತಿಳಿಸಿರುವ ಷರತ್ತುಗೊಳಪಟ್ಟಿರುತ್ತದೆ.

ಷೆಡ್ಯೂಲ್ ವಿವರ

ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ಬಿದರಹಳ್ಳಿ1 ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ: 61/*/2 ರಲ್ಲಿ 0.28.8.00, ಎಕರೆ ಗುಂಟೆ ವಿಸ್ತೀರ್ಣಕ್ಕೆ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿಗೆ ಚಕ್ಕುಬಂದಿ:

ಸ.ನಂ	ವಿಸ್ತೀರ್ಣ	ಚಕ್ಕುಬಂದಿ			
		ಪೂರ್ವಕ್ಕೆ	ಪಶ್ಚಿಮಕ್ಕೆ	ಉತ್ತರಕ್ಕೆ	ದಕ್ಷಿಣಕ್ಕೆ
61/*/2	0.28.8.00	ಲಾಪೋ.ಬ್ಲಾಕ್	ಲಾ.ಪೋ.ಬ್ಲಾಕ್	ಲಾ.ಸ.ನಂ 58	ಲಾ.ಸ.ನಂ 62

DC Name :
B M VIJAYA SHANKAR

ಸಹಿ/-
ಜಿಲ್ಲಾಧಿಕಾರಿ,
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ :

1. ತಹಶೀಲ್ದಾರ್ ಬೆಂಗಳೂರು ಪೂರ್ವ ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಚಲನ್ ನೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೇ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಸಂಬಂಧಪಟ್ಟ ಆರ್.ಟಿ.ಸಿ ಯಲ್ಲಿ ನಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೇದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿಮಿಗೊಳಿಸುವುದು.

2. BDA (ಪ್ರಾಧಿಕಾರ / ನಗರಪಾಲಿಕೆ) ಇವರಿಗೆ ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ.

3. ಉಪ ವಿಭಾಗಾಧಿಕಾರಿಗಳು, Bangalore North ಉಪ ವಿಭಾಗ.

4. ಉಪ ನಿರ್ದೇಶಕರು, ಭೂಮಾಪನ ಮತ್ತು ಭೂದಾಖಲೆಗಳ Bangalore North ಉಪ ವಿಭಾಗ.

5. ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ/ಶ್ರೀಮತಿ: ಕೃಷ್ಣಪ್ಪ , ರವೀಂದ್ರ , ಚಂದ್ರಶೇಖರ್ , ನಾಗೇಂದ್ರ ವಿಳಾಸ: 01, BELATHURU COLONY, BELATHURU, BIDARAHALLI, BENGALURU EAST, BENGALURU URBAN, 560067 ರವರಿಗೆ ದೃಢೀಕೃತ ಅಂಚೆ ಮೂಲಕ.

6. ಹೆಚ್ಚಿನ ಪ್ರತಿ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನಂ:ಎ.ಎಲ್.ಎನ್(ಇಬಿಕೆ)ಎಸ್ಆರ್/55/17-18

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳವರ ಕಾರ್ಯಾಲಯ,
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,
ಬೆಂಗಳೂರು ದಿನಾಂಕ:17-01-2019.

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-:: ಅಧಿಕೃತ ಜ್ಞಾಪನ ::-

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ವಿಷಯ:- ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, **ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ ಸ.ನಂ.107/2ರಲ್ಲಿ 1-06 ಎ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂಪರಿವರ್ತನೆ ಮಂಜೂರಿ ಕೋರಿ ಶ್ರೀಮತಿ. ಕನಕಮ್ಮ ಕೋಂ ಎನ್. ಶಾಮಣ್ಣ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಳತ್ತೂರು ಗ್ರಾಮ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು** ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿನಾಂಕ: 12-01-2018.

ಉಲ್ಲೇಖ:-

1] ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ:7:ಎಲ್‌ಜಿಪಿ:95 ದಿನಾಂಕ:07-06-1999.

2] ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಪತ್ರದ ಸಂಖ್ಯೆ:ಆರ್.ಡಿ:56:ಎಲ್‌ಜಿಪಿ:2008, ದಿನಾಂಕ:10-9-2008 ಮತ್ತು 24-9-2008.

3] ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರ ವರದಿ ಸಂಖ್ಯೆ: ಎಎಲ್‌ಎನ್.(ಕಾ)ಸಿಆರ್/51/17-18 ದಿನಾಂಕ:05-09-2018.

4] ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ.62,618-00/-, ಹಾಗೂ ಪೋಡಿ ಶುಲ್ಕ ರೂ.55/- ಒಟ್ಟು ರೂ. 62,673-00/- ಳನ್ನು ಚಲನ್ ನಂ CR119002900025555 ದಿನಾಂಕ:07-01-2019 ರಂತೆ ಎಸ್.ಬಿ.ಐ.ಗೆ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.

5] ಸಹಾಯಕ ನಿರ್ದೇಶಕರು, (ಪೂರ್ವ) ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂ.ಅ.ಪ್ರಾ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಬೆಂಅಪ್ರಾ/ನಯೋಸ/ಸಿಒಎನ್-292/334/18-19 ದಿನಾಂಕ:29-10-2018, ಉಪ ಆಯುಕ್ತರು (ಭೂಸ್ವಾ), ಬೆಂ.ಅ.ಪ್ರಾ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ:ಬೆಂ.ಅಪ್ರಾ/ಉಪ(ಭೂಸ್ವಾ)/328/18-19, ದಿನಾಂಕ:04-12-2018, ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು, ಪೋಡಿಯಂ ಬ್ಲಾಕ್, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ:ಎಸ್‌ಎಲ್‌ಎಒ/ಎಎಲ್‌ಎನ್/621/18-19 ದಿನಾಂಕ:11-12-2018, ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು-2, ಕರ್ನಾಟಕ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಮಂಡಳಿ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ:ಬೆಂಗಳೂರು/ವಿಭೂಸ್ವಾಅ-2/2060/18-19, ದಿನಾಂಕ:02-11-2018,

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964ರ ಕಲಂ 95(2), 95(4) ಮತ್ತು 95(7) ರ ಷರತ್ತುಗಳು ಹಾಗೂ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ(ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994ರ ನಿಯಮ 107(1)ರಂತೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ. 54,450-00 (ಐವತ್ತನಾಲ್ಕು ಸಾವಿರದ ನಾಲ್ಕುನೂರ ಐವತ್ತು ರೂ. ಮಾತ್ರ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ (4) ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಮೇಲ್ಕಂಡ **ಅರ್ಜಿದಾರರಾದ ಶ್ರೀಮತಿ. ಕನಕಮ್ಮ ಕೋಂ ಎನ್. ಶಾಮಣ್ಣ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಳತ್ತೂರು ಗ್ರಾಮ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು** ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, **ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ ಸ.ನಂ.107/2ರಲ್ಲಿ 1-06 ಎ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ** ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1. ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯಿಂದ ಅಂದರೆ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ) ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣಾ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.
2. ಈ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೆ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.
3. ಸದರಿ ಜಮೀನು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಆಗಿದೆಯೋ ಅದೇ ಉದ್ದೇಶಕ್ಕೆ ಈ ಆದೇಶ ಜಾರಿಯಾದ ದಿನದಿಂದ ಎರಡು ವರ್ಷದ ಒಳಗಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

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4. ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು ಅಂದರೆ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ) ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ ಪ್ರಾಧಿಕಾರದಿಂದ ರವರಿಂದ ಅನುಮೊದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್ ಪ್ಲಾನಿಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಭಾರೆ ಮಾಡಕೂಡದು.

5. ಭೂಪರಿವರ್ತನೆ ಕೋರಿರುವ ಜಮೀನಿನಲ್ಲಿ ಮೂಲಭೂತ ಸೌಕರ್ಯಗಳಿಗೆ ನಿಗಧಿಪಡಿಸಲಾದ ಅಂದರೆ ರಸ್ತೆ ಜಾಗ, ರಸ್ತೆ ಮಾರ್ಜಿನ್, ಉದ್ಯಾನವನ, ದೇವಸ್ಥಾನ, ಸಿ.ಎ ನಿವೇಶನ ಖಾಲಿ ಜಾಗ, ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ನಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತ್ಯಾ ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸಿ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಗಳಿಗೆ ಪರಿತ್ಯಾಗ ಪತ್ರ (Relinquish Deed) ಮಾಡಿಕೊಡತಕ್ಕದ್ದು, ಹಾಗೂ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ವಿಧಿಸಿರುವ ಷರತ್ತುಗಳಿಗೊಳಪಟ್ಟಿರುತ್ತದೆ.

6. ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿತ ನಕ್ಷೆ ಪಡೆಯದೆ ನಿವೇಶನಗಳನ್ನು/ಕಟ್ಟಡಗಳನ್ನು ನೊಂದಾವಣೆ ಮಾಡತಕ್ಕದ್ದಲ್ಲ, ಒಂದು ವೇಳೆ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರು ಮಾಡಿರುವ ಜಮೀನಿಗೆ ಪೂರಾ ವಿಸ್ತೀರ್ಣವನ್ನು ಮಾರಾಟ ಮಾಡಲು ಉದ್ದೇಶಿಸಿದಲ್ಲಿ ಈ ಆದೇಶ ಅಡ್ಡಿ ಬರುವುದಿಲ್ಲ.

7. ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರೀಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಚಕ್ತಿ, ನೀರು ಸರಬರಾಜು, ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆ ಇತ್ಯಾದಿಗಳನ್ನು ಆರೋಗ್ಯ ನೈರ್ಮಲೀಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾನೂನು ರೀತ್ಯಾ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

8. **ಈ ಜಮೀನಿಗೆ ತಾಕು ಫೂಟ್ ಖರಾಬ್ ಜಮೀನು ಇದ್ದಲ್ಲಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ಕಲಂ 67ರಂತೆ ಸರ್ಕಾರದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು ಹಾಗೂ ತಹಶೀಲ್ದಾರ್‌ರವರು ಈ ಬಾಬ್ತು ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ನಮೂದಿಸತಕ್ಕದ್ದು.**

9. ಸರ್ಕಾರದ ಅದೇಶ ಸಂಖ್ಯೆ: ಪಿಡಬ್ಲ್ಯೂಡಿ: 7556-665 ಆರ್ ಮತ್ತು ಬಿ-6 -54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರದ ನಂ ಪಿ 1:7(11) 67, ದಿನಾಂಕ: 1.1.1966 ರಂತೆ ಸರ್ಕಾರವು ಕಾಲಕಾಲಕ್ಕೆ ನೀಡುವ ಆದೇಶದಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ, ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಕಾದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

10. ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಹೊರಡೂಡುವ ಹೊಗೆ, ಅನಿಲ, ಇತರೆ ಕಲ್ಮಶಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ / ಪರಿಸರ ಇಲಾಖೆಗೆ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು. ಹಾಗೂ ಸದರಿ ಜಮೀನು ಪೋಡಿ ದುರಸ್ತಿ ಪಡಿಸಿದ ನಂತರ ನಿವೇಶನಗಳನ್ನು ವಿಂಗಡಿಸತಕ್ಕದ್ದು.

11. ಈ ಆದೇಶವು ಸದರಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿನ ದಾವೆ/ರಿಟ್ ಅರ್ಜಿ/ಮೇಲ್ಮನವಿಯ ತೀರ್ಪಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

12. ಪ್ರಸ್ತಾವಿತ ಜಮೀನಿನ ಬಗ್ಗೆ ಯಾವುದೇ ಭೂ ಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆಗೆ ಒಳಪಟ್ಟಿದಲ್ಲಿ ಈ ಪ್ರಾಧಿಕಾರವು ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ.

13. ಪರಿಷ್ಕೃತ ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ 2015ರಲ್ಲಿ ಸೂಕ್ಷ್ಮವಲಯ [Sensitive Zone] ನಲ್ಲಿ ಬರುವ ಪ್ರದೇಶಗಳಿಗೆ ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಉದ್ದೇಶಿತ ಭಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿಯನ್ನು ಕೈಗೊಳ್ಳಬಾರದು.

14. ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ದಿ ಚಟುವಟಿಕೆಗಳನ್ನು ಕೈಗೊಳ್ಳಬೇಕಾದಲ್ಲಿ ಪ್ರಾಧಿಕಾರದಿಂದ ರಚಿತವಾದ ಉಪಸಮಿತಿಯ ನಿರ್ಣಯದಂತೆ ನಕ್ಷೆಗಳನ್ನು ಅನುಮೊದಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

15. ಪ್ರಶ್ನಿತ ಜಮೀನು ಸರ್ಕಾರಿ ಜಮೀನು ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಟ್ಟಲ್ಲಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964ರ ಕಲಂ 136 [3] ರ ಅಡಿ ವಿಚಾರಣೆ ನಡೆಸಿ ಹೊರಡಿಸುವ ತೀರ್ಮಾನಕ್ಕೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

16. ಪ್ರಶ್ನಿತ ಜಮೀನು ಸರ್ಕಾರದಿಂದ ಮಂಜೂರಾದ ಯಾವುದೇ ಸರ್ಕಾರಿ ಜಮೀನಾಗಿದ್ದಲ್ಲಿ ಪಕ್ಕಾ ಪೋಡಿಯಾಗದ ಮತ್ತು ಪಕ್ಕಾ ಪೋಡಿ ಮಾಡಿಸಿಕೊಳ್ಳದೇ ತಪ್ಪು ಮಾಹಿತಿ ನೀಡಿ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಪಡೆದಿದ್ದು ಕಂಡುಬಂದಲ್ಲಿ ಸದರಿ ಆದೇಶವನ್ನು ರದ್ದುಗೊಳಿಸಲಾಗುವುದು.

17. ಅರ್ಜಿದಾರರು ಯಾವುದೇ ಸತ್ಯಾಂಶಗಳನ್ನು ಮರೆ ಮಾಚಿ, ಅನಧಿಕೃತ ದಾಖಲೆಗಳ ಮೇಲೆ ಈ ನೋಟೀಸ್ ಪಡೆದಿರುವುದು ಸತ್ಯಪಟ್ಟಲ್ಲಿ ಇನ್ನಾವುದೇ ತಿಳುವಳಿಕೆ ಇಲ್ಲದೆ ಈ ಅಧಿಕೃತ ಜ್ಞಾಪನ ತನ್‌ತಾನೇ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ ಹಾಗೂ ಇದರಿಂದ ಅರ್ಜಿದಾರರಿಗಾಗಲೀ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳಿಗಾಗಲೀ ಆಗುವ ಯಾವುದೇ ಲುಕ್ಸಾನಿಗೆ ಸರ್ಕಾರವಾಗಲೀ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲೀ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರರಾಗಿರುವುದಿಲ್ಲ. ಇದರ ಪೂರ್ಣ ಹೊಣೆಗಾರರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೇ ಆಗಿರುತ್ತದೆ.

- - - 3)

18. ಉಲ್ಲೇಖ(5)ರ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪೂರ್ವ) ನಗರ ಯೋಜನಾ ವಿಭಾಗ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಪತ್ರದ ದಿ:29-10-2018 ರಲ್ಲಿ ತಿಳಿಸಿರುವ ಷರತ್ತಿಗೆ ಒಳಪಡಿಸಿದೆ.
19. ಮೇಲ್ಕಂಡ ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕಲಂ 96 ರಂತೆ ದಂಡ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು ಅಲ್ಲದೇ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೆ ಕೆಡವಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂ ಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.
20. ಈ ಆದೇಶವು ರಾಷ್ಟ್ರೀಯ ಹೆಸರು ನ್ಯಾಯ ಮಂಡಳಿಯ ಮೂಲ ಅರ್ಜಿ ಸಂ:222/2014, ದಿನಾಂಕ:04.05.2016 ರಂತೆ ಕೆಂಪು ಪ್ರೈಮರಿ, ಸೆಕೆಂಡರಿ, ಟರ್ಷರಿ ಡ್ರೈನ್‌ಗಳಿದ್ದಲ್ಲಿ ನಿಗದಿತ ಬಫರ್ ಬಿಡುವ & ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳನ್ನು ನಡೆಸಬಾರದೆಂಬ ಷರತ್ತಿಗೊಳಪಟ್ಟಿರುತ್ತದೆ.

:: ಷೆಡ್ಯೂಲ್ ವಿವರ ::

ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, **ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ ಸ.ನಂ.107/2ರಲ್ಲಿ 1-06 ಎ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ-ಪರಿವರ್ತಿತ ಜಮೀನಿಗೆ ಚಕ್ಕುಬಂದಿ:-

-:: ಚಕ್ಕುಬಂದಿ ::-

ಸ.ನಂ.	ಪೂರ್ವಕ್ಕೆ	ಪಶ್ಚಿಮಕ್ಕೆ	ಉತ್ತರಕ್ಕೆ	ದಕ್ಷಿಣಕ್ಕೆ
107/2	ಕಾಲುವೆ	ಸ.ನಂ.108ರ ಜಮೀನು	ಸ.ನಂ.107/2ರ ಜಮೀನು	ಸ.ನಂ.107/2 ರ ಉಳಿಕೆ ಜಮೀನು

ಸಹಿ/-
[ಬಿ.ಎಂ. ವಿಜಯಶಂಕರ್]
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ:-

1) ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಚಲನ್ ನೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಕೀಕೃತ ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿಮೆಗೊಳಿಸುವುದು.
2) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪೂರ್ವ-1), ನಗರ ಯೋಜನಾ ವಿಭಾಗ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾದಿಕಾರ, ಬಳ್ಳಾರಿ ರಸ್ತೆ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
3) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಉತ್ತರ ಉಪ ವಿಭಾಗ, ಬೆಂಗಳೂರು.
4) ಭೂ ಮಾಪನ ತಾಂತ್ರಿಕ ಸಹಾಯಕರು ಹಾಗೂ ಪದನಿಮಿತ್ತ ಭೂ ದಾಖಲೆಗಳ ಉಪನಿರ್ದೇಶಕರು, ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಛೇರಿ, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ. ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಭೂ ಪರಿವರ್ತನಾ ಪೋಡಿ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಪೂರೈಸಲು ಸೂಚಿಸಿದೆ.
5) ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.
6) ಅರ್ಜಿದಾರರಾದ **ಕೋರಿ ಶ್ರೀಮತಿ. ಕನಕಮ್ಮ ಕೋಂ ಎನ್. ಶಾಮಣ್ಣ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಳತ್ತೂರು ಗ್ರಾಮ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು** ರವರಿಗೆ ದೃಢೀಕೃತ ಅಂಚೆ ಮೂಲಕ.
7) ಹೆಚ್ಚಿನ ಪ್ರತಿ.

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

Sy no 107/3

1.0 Acr

ಕಂದಾಯ ಇಲಾಖೆ

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಸಂಖ್ಯೆ : 200716 **ದಿನಾಂಕ :23/12/2020**

ಅಧಿಕೃತ ಜ್ಞಾಪನ

ವಿಷಯ : ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು - ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ1 ಹೋಬಳಿ, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ 107/*/3ಸ.ನಂಬರಿನ 1.0.0.00 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ಮಾಸ್ಟರ್ ಪ್ಲ್ಯಾನ್ ಆಧಾರಿತ ಡೀಮ್ಡ್ ಭೂಪರಿವರ್ತನೆ ಆದೇಶ ಹೊರಡಿಸುವ ಬಗ್ಗೆ.

ಉಲ್ಲೇಖ : 1. BDA ಯೋಜನಾ ಪ್ರಾಧಿಕಾರದ ನಿರಾಪೇಕ್ಷಣಾ ಪತ್ರ.

2. ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ 54450 ಗಳನ್ನು ಚಲನ್ ನಂ: IE1220002900037328 ದಿನಾಂಕ : 19/12/2020 ರಂತೆ,ಪೋಡಿ ಶುಲ್ಕ ರೂ 55 ಗಳನ್ನು ಚಲನ್ ನಂ: IE1220002900037331 ದಿನಾಂಕ : 19/12/2020 ರಂತೆ ಖರಾಬು ಶುಲ್ಕ ರೂ. : 0 ರಂತೆ ಹಾಗೂ ,ದಂಡ ಶುಲ್ಕ ರೂ : 0 ರಂತೆ ಒಟ್ಟು ರೂ. 54505 ಗಳನ್ನು ಖಜಾನೆಗೆ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ರ ಕಲಂ 95 (2) ರಡಿಯಲ್ಲಿ ಶ್ರೀ/ಶ್ರೀಮತಿ ಮುನಿಯಮ್ಮ,ಲೇ ಮುನಿಯಪ್ಪ, ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ ಬೆಂಗಳೂರು - ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ1 ಹೋಬಳಿ, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ 107/*/3 ಸ.ನಂಬರಿನ 1.0.0.00 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದಲ್ಲಿ 1.0.0.00 ವಿಸ್ತೀರ್ಣವು ಸ್ಥಳೀಯ ಯೋಜನೆ ಪ್ರದೇಶದೊಳಗೆ ಇದ್ದು, ಮಾಸ್ಟರ್ ಪ್ಲ್ಯಾನಿನಲ್ಲಿ ಸದರಿ ಜಮೀನು Apartment - Residential ಉದ್ದೇಶಕ್ಕೆ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ್ದು, ಈ ಬಗ್ಗೆ ಉಲ್ಲೇಖ (1) ರಂತೆ ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರ ಸಲ್ಲಿಸಿ ತಾವು ಅದೇ ಉದ್ದೇಶಕ್ಕೆ ಅಂದರೆ Apartment - Residential ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳುವುದಾಗಿ ತಿಳಿಸಿದ್ದು, ಅದರಂತೆ ಕಲಂ 95 (4) ಮತ್ತು 95 (7) ರ ಷರತ್ತುಗಳು ಹಾಗೂ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994 ನಿಯಮ 107 (1) ರಂತೆ ಶುಲ್ಕ ವಿಧಿಸಿದ್ದು ಉಲ್ಲೇಖ (2) ರಂತೆ ಅರ್ಜಿದಾರರು ಸದರಿ ಶುಲ್ಕವನ್ನು ಪಾವತಿಸಿರುವ ಹಿನ್ನೆಲೆಯಲ್ಲಿ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ1 ಹೋಬಳಿ, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ 107/*/3 ಸ.ನಂಬರಿನ 1.0.0.00 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದಲ್ಲಿ 1.0.0.00 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣವು Apartment - Residential ಉದ್ದೇಶಕ್ಕಾಗಿ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂಪರಿವರ್ತನೆ ಆದೇಶವನ್ನುಹೊರಡಿಸಲಾಗಿದೆ.

1. ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕೆ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯಿಂದ, ಅಂದರೆ/ಅಭಿವೃದ್ಧಿ ಮಂಡಳಿ /ಸಿಎಂಸಿ/ಟಿಎಂಸಿ/ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ/ಗ್ರಾಮ ಪಂಚಾಯಿತಿಗಳಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.

2. ಈ ಭೂಪರಿವರ್ತಿತ ಜಮೀನನ್ನು Apartment - Residential ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೆ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಬಾರದು.

3. ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು BDA (ಪ್ರಾಧಿಕಾರ / ನಗರಪಾಲಿಕೆ/ಇತ್ಯಾದಿ) ರವರಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು, ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ

ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್ ಪ್ಲಾನಿಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಬಾರೆ ಮಾಡಕೂಡದು

4. ಇತರೆ ಅವಶ್ಯವಾದ ರಸ್ತೆ ಜಾಗ, ರಸ್ತೆ ಮಾರ್ಜಿನ್, ಖಾಲಿ ಜಾಗ ಇತ್ಯಾದಿಗಳನ್ನು (ಪ್ರಾಧಿಕಾರ / ನಗರಪಾಲಿಕೆ/ ಇತ್ಯಾದಿ) ರವರಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ನಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತ್ಯ ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು.

5. ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರೀಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಛಕ್ತಿ, ನೀರು ಸರಬರಾಜು ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆ, ಇತ್ಯಾದಿಗಳನ್ನು ಆರೋಗ್ಯ ನೈರ್ಮಲ್ಯೀಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾನೂನು ರೀತ್ಯ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

6. ಸರ್ಕಾರದ ಆದೇಶ ಸಂ:ಪಿಡಬ್ಲ್ಯೂ.ಡಿ 7556-665-ಅರ್ ಮತ್ತು ಬಿ-6-54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರ ನಂ ಪಿ1:7(11)67, ದಿನಾಂಕ:1-1-1966 ರಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್ ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್ ಗಳ ಅಂತರವನ್ನು ಕಾಯ್ದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

7. ಅರ್ಜಿದಾರರು ನಗರ ಭೂ ಪರಿಮಿತಿ ಕಾಯಿದೆ 1976 ವಿಧಿ 6(1) ರ ಪ್ರಕಾರ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದಲ್ಲಿ ಘೋಷಣೆ ಪತ್ರವನ್ನು ಸಲ್ಲಿಸದಿದ್ದಲ್ಲಿ ಈಗ ತಕ್ಷಣ ಅಂತಹ ಘೋಷಣೆ ಪತ್ರವನ್ನು ಸಲ್ಲಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಆದೇಶದ ಪ್ರತಿಯನ್ನು ಸಂಬಂಧಪಟ್ಟ ಭೂ ಪರಿಮಿತಿ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಕಳುಹಿಸಲಾಗಿದೆ.

8. ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳ ಹೊಗೆ ಅನಿಲ ಇತರ ಕಲ್ಮಶಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗು ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ/ ಪರಿಸರ ಇಲಾಖೆಗಳ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು.

9. ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಪಡೆಯಲು ಯಾವುದೇ ಸುಳ್ಳು ಮಾಹಿತಿ ಅಥವಾ ದಾಖಲೆ ನೀಡಿದಲ್ಲಿ ಈ ಆದೇಶ ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ತಕ್ಷಣವೇ ಅಸಿಂಧುವಾಗುತ್ತದೆ ಹಾಗು ಸೂಚನೆ ನೀಡದೆ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು.

10. ಮೇಲ್ಕಂಡ ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 96 ರಂತೆ ದಂಡ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೇ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೇ ತೆರವುಗೊಳಿಸಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

<u>ಹೆಚ್ಚುವರಿ ಷರತ್ತುಗಳು</u>

1. ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶವು ಮುಂದಿನ ಆದೇಶದವರೆಗೂ ಶಾಶ್ವತವಾಗಿ ಮಾನ್ಯವಾಗಿರುತ್ತದೆ, ಭೂ ಪರಿವರ್ತನೆಯ ಉದ್ದೇಶ ಬದಲಾವಣೆಯಾಗಬೇಕಾದರೆ ಸೆಕ್ಷನ್ 97 ರ ಪ್ರಕಾರ ಹೊಸ ಆದೇಶ ಪಡೆಯತಕ್ಕದ್ದು.

2. ಷರತ್ತು (೨) ರಲ್ಲಿ ತಿಳಿಸಿರುವಂತೆ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು Apartment - Residential ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಬೇಕಾದರೆ ಸೆಕ್ಷನ್ 97 ರ ಪ್ರಕಾರ ಮರು ಅನುಮತಿಯನ್ನು ಪಡೆಯತಕ್ಕದ್ದು. ಸದರಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ಯಾವ ಉದ್ದೇಶಗಳಿಗೆ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಗಳಿಗೆ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ / ಅಭಿವೃದ್ಧಿ ಮಂಡಳಿ / ಸಿಎಂಸಿ / ಟಿಎಂಸಿ / ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ / ಗ್ರಾಮ ಪಂಚಾಯಿತಿಗಳಿಂದ ಅಗತ್ಯ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯತಕ್ಕದ್ದು.

3. ಸದರಿ ಭೂಪರಿವರ್ತನೆ ಆದೇಶವನ್ನು ಅರ್ಜಿದಾರರು ನೀಡಿರುವ ಅಫಿಡವಿಟ್ (ಪ್ರಮಾಣಪತ್ರ) ಆಧಾರದಲ್ಲಿ ನೀಡಲಾಗಿದ್ದು ಅಫಿಡವಿಟ್ ಪ್ರಮಾಣಪತ್ರದಲ್ಲಿ ನೀಡಿರುವ ಮಾಹಿತಿಯು ಒಂದು ವೇಳೆ ತಪ್ಪಾಗಿದ್ದಲ್ಲಿ ಈ ಆದೇಶವು ನಿಯಮಾನುಸಾರ ರದ್ದತಿ ಮಾಡುವ ಷರತ್ತಿಗೆ ಒಳಪಡುತ್ತದೆ.

4. ನಗರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ಗ್ರಾಮ ಪಂಚಾಯಿತಿ/ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು ಲೇ ಔಟ್ ಪ್ಲಾನ್ ಗೆ ಅನುಮೋದನೆ ನೀಡುವವರೆಗೆ ಮಾತ್ರವೇ ಕಂದಾಯ ಇಲಾಖೆಯ ಭೂಮಿ ತಂತ್ರಾಂಶದಲ್ಲಿ ನಿರ್ವಹಿಸಿ, ಕಾಲೋಚಿತಗೊಳಿಸುತ್ತಿರುವ ಪಹಣಿಯಲ್ಲಿರುವ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿರುವ ಕ್ಷೇತ್ರದ ಪೂರ್ಣ ವಿಸ್ತೀರ್ಣವನ್ನು ವಿಭಜನೆ ಮಾಡದೇ ಒಂದೇ ಘಟಕವನ್ನಾಗಿ ಮಾರಾಟ ಮಾಡಬಹುದಾಗಿದೆ. ನಗರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ಅಥವಾ ಗ್ರಾಮ ಪಂಚಾಯಿತಿ ಅಥವಾ ಸಂಬಂಧಿಸಿದ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು ಲೇ ಔಟ್ ಪ್ಲಾನ್ ಗೆ ಅನುಮೋದನೆ ನೀಡಿದ ನಂತರ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿರುವ ಕ್ಷೇತ್ರದಲ್ಲಿ ಸಾರ್ವಜನಿಕ ಉದ್ದೇಶಕ್ಕೆ ಮೀಸಲಿರಿಸಿದ ವಿಸ್ತೀರ್ಣವನ್ನು ಬಿಟ್ಟು ಉಳಿದ

ವಿಭಜಿತ ಕ್ಷೇತ್ರವನ್ನು ಆಯಾ ಕ್ಷೇತ್ರಕ್ಕೆ ನೀಡಿರುವ ಆಸ್ತಿಯ ಗುರುತಿನ ಸಂಖ್ಯೆ (Property id) ಮೇರೆಗೆ ಮಾರಾಟ ಮಾಡಬಹುದಾಗಿರುತ್ತದೆ.

ಷೆಡ್ಯೂಲ್ ವಿವರ

ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು - ಪೂರ್ವ ತಾಲ್ಲೂಕು ಬಿದರಹಳ್ಳಿ1 ಹೋಬಳಿ, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ 107/*/3 , ಸ.ನಂ. ರಲ್ಲಿನ ಒಟ್ಟು 1.0.0.00 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದಲ್ಲಿ 1.0.0.00 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿಗೆ ಚಕ್ಕುಬಂದಿ:

ಸ.ನಂ	ವಿಸ್ತೀರ್ಣ		ಚಕ್ಕುಬಂದಿ			
	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	ಭೂಪರಿವರ್ತಿತ ವಿಸ್ತೀರ್ಣ	ಪೂರ್ವಕ್ಕೆ	ಪಶ್ಚಿಮಕ್ಕೆ	ಉತ್ತರಕ್ಕೆ	ದಕ್ಷಿಣಕ್ಕೆ
107/*/3	1.0.0.00	1.0.0.00	ಹಳ್ಳ	ದೊಮ್ಮಸಂದ್ರ ಗಡಿ	ಸ.ನಂ 107 ರ 2 ರ ಲಾ.ಪೋಡಿ ಬ್ಲಾಕ್	ಲಾ.ಹಿ 107 ರ 1

ಸಹಿ
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

GOWDER NAGENDRAPPA SHIVAMURTHY

ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ :

1.ತಹಶೀಲ್ದಾರ್ ಬೆಂಗಳೂರು - ಪೂರ್ವ ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಚಲನ್ ನೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂದಪಟ್ಟ ಸರ್ವೇ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಸಂಬಂಧಪಟ್ಟ ಆರ್.ಟಿ.ಸಿ ಯಲ್ಲಿ ನಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೇದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿಮೆಗೊಳಿಸುವುದು.

2.BDA(ಪ್ರಾಧಿಕಾರ / ನಗರಪಾಲಿಕೆ) ಇವರಿಗೆ ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ.

3.ಉಪ ವಿಭಾಗಧಿಕಾರಿಗಳು,ಬೆಂಗಳೂರು ನಗರಉಪ ವಿಭಾಗ ರವರಿಗೆ.

4.ಉಪ ನಿರ್ದೇಶಕರು, ಭೂಮಾಪನ ಮತ್ತು ಭೂದಾಖಲೆಗಳ ಬೆಂಗಳೂರು ನಗರಉಪ ವಿಭಾಗ.

5.ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ/ಶ್ರೀಮತಿ: ಮುನಿಯಮ್ಮ,ಲೇ ಮುನಿಯಪ್ಪ , ವಿಳಾಸ: 1ST MAIN ROAD MARIYAMMA TEMPLE; ರವರಿಗೆ ದೃಡೀಕೃತ ಅಂಚೆ ಮೂಲಕ.

6.ಹೆಚ್ಚಿನ ಪ್ರತಿ.

ನಂ: ಎಎಲ್‌ಎನ್(ಇ.ಬಿ.ಕೆ.)ಎಸ್‌ಆರ್/31/17-18

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳವರ ಕಾರ್ಯಾಲಯ
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ
ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 16-03-2018

:: ಅಧಿಕೃತ ಜ್ಞಾಪನ ::

ವಿಷಯ: ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, **ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 49/3 ರಲ್ಲಿ** 0-31 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ **ಶ್ರೀಮತಿ ದಾಕ್ಷಾಯಿಣಿ** ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿನಾಂಕ: 10-11-2017.

ಉಲ್ಲೇಖ: 1) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ. 7 ಎಲ್‌ಜಿಪಿ 95 ದಿ: 07-06-1999

2) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಪತ್ರ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ.56 ಎಲ್.ಜಿ.ಪಿ:2008 ದಿ: 10-9-2008 ಮತ್ತು 24-9-2008

3) ತಹಶೀಲ್ದಾರ್. ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರ ವರದಿ ಸಂಖ್ಯೆ: ಎಎಲ್‌ಎನ್/ಸಿ.ಆರ್/27/17-18 ದಿನಾಂಕ: 30-12-2017.

4) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪೂರ್ವ-1), ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರದ ಸಂ.ಬೆಂಅಪ್ರಾ/ನಯೋಸ/ಸಿಒಎನ್-1074/1238/17-18, ದಿನಾಂಕ:23-02-2018, ಉಪ ಆಯುಕ್ತರು(ಭೂ.ಸ್ವಾ.), ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಬೆಂಅಪ್ರಾ/ಉಪ(ಭೂಸ್ವಾ)/806/17-18, ದಿನಾಂಕ:05-01-2018, ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿ-2, ಕರ್ನಾಟಕ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಮಂಡಳಿ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಬೆಂಗಳೂರು/ವಿಭೂಸ್ವಾಅ-2/3413/17-18, ದಿನಾಂಕ: 05-02-2018, ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು, ಮೋಡಿಯಂ ಬ್ಲಾಕ್, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ನಂ.ಎಸ್‌ಎಲ್‌ಎಒ/ಎಎಲ್‌ಎನ್/1648/17-18, ದಿನಾಂಕ: 08-01-2018.

5) ಭೂ ಪರಿವರ್ತನಾ ವಾಸದ ಶುಲ್ಕ ರೂ. 42,199/- ಮತ್ತು ಮೋಡಿ ಶುಲ್ಕ ರೂ. 55/- ಒಟ್ಟು 42,254/-ರೂ.ಗಳನ್ನು, ಚಲನ್ ನಂ. 09 & 141 ರಂತೆ ದಿ: 15/16-03-2018 ರಂದು ಎಸ್.ಬಿ.ಐ. ಬೆಂಗಳೂರು ಇಲ್ಲಿ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ಕಲಂ 95(2), 95(4) ಮತ್ತು 95(7)ರ ಷರತ್ತುಗಳು ಹಾಗೂ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994ರ ನಿಯಮ 107(1)ರಂತೆ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ.54,450/-(ಐವತ್ನಾಲ್ಕು ಸಾವಿರದ ನಾಲ್ಕು ನೂರ ಐವತ್ತು ರೂಪಾಯಿಗಳು ಮಾತ್ರ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ (5) ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ **ಶ್ರೀಮತಿ ದಾಕ್ಷಾಯಿಣಿ, ನಂ. 321, 14ನೇ ಕ್ರಾಸ್, 2ನೇ ಬ್ಲಾಕ್, ಜಯನಗರ, ಬೆಂಗಳೂರು** ರವರು **ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 49/3 ರಲ್ಲಿ** 0-31 **ಗುಂಟೆ** ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1 ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯಿಂದ ಅಂದರೆ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ /ಬಿಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ),ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.

2 ಈ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ **ವಾಸದ** ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೆ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.

3 ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿಐಎಎಪಿಎ/ಬಿಬಿಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ), ಬಿ.ಎಂ.ಐ.ಸಿ. ಎ.ಪಿ.ಎ /ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್ ಪ್ಲಾನಿಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಭಾರೆ ಮಾಡಕೂಡದು. -2

4 ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿರುವ ಜಮೀನಿನಲ್ಲಿ ಮೂಲಭೂತ ಸೌಕರ್ಯಗಳಿಗೆ ನಿಗಧಿಪಡಿಸಲಾದ ಅಂದರೆ ರಸ್ತೆ ಜಾಗ, ರಸ್ತೆ ಮಾರ್ಜಿನ್, ಉದ್ಯಾನವನ, ಸಿ.ಎ. ನಿವೇಶನ, ಖಾಲಿ ಜಾಗ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ /ಬಿ.ಐ.ಎಎಪಿಎ /ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ) ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ. ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ನಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟ ಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತ್ಯಾ ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸಿ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಗಳಿಗೆ ಪರಿತ್ಯಾಗ ಪತ್ರ (Relinquish Deed) ಮಾಡಿಕೊಡತಕ್ಕದ್ದು. ಹಾಗೂ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ವಿಧಿಸಿರುವ ಷರತ್ತುಗಳಿಗೊಳಪಟ್ಟಿರುತ್ತದೆ.

5 ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿತ ನಕ್ಷೆ ಪಡೆಯದೆ ನಿವೇಶನಗಳನ್ನು/ ಕಟ್ಟಡಗಳನ್ನು ಸಂಬಂಧಪಟ್ಟ ನೊಂದಾವಣಾಧೀಕಾರಿಗಳಿಂದ/ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳಿಂದ ನೊಂದಾವಣೆ ಮಾಡತಕ್ಕದ್ದಲ್ಲ, ಖಾತೆದಾರರು ಒಂದು ವೇಳೆ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರು ಮಾಡಿರುವ ಜಮೀನಿಗೆ ಪೂರಾ ವಿಸ್ತೀರ್ಣವನ್ನು ಮಾರಾಟ ಮಾಡಲು ಉದ್ದೇಶಿಸಿದ್ದಲ್ಲಿ ಈ ಆದೇಶ ಅಡ್ಡಿ ಬರುವುದಿಲ್ಲ.

6 ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರೀಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಛಕ್ತಿ, ನೀರು ಸರಬರಾಜು, ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆ ಇತ್ಯಾದಿಗಳನ್ನು ಆರೋಗ್ಯ ನೈರ್ಮಲೀಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾನೂನು ರೀತ್ಯಾ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

7 **ಸದರಿ ಜಮೀನಿಗೆ ತಾಕು ಘೂಟ್ ಖರಾಬು ಇದ್ದಲ್ಲಿ,** ಇದನ್ನು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕಲಂ 67 ರಂತೆ ಸರ್ಕಾರಕ್ಕೆ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು. ತಹಶೀಲ್ದಾರ್‌ರವರು ಈ ಬಾಬ್ತು ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ನಮೂದಿಸತಕ್ಕದ್ದು.

8 ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ: ಪಿಡಬ್ಲ್ಯೂಡಿ:7556-665 ಆರ್ ಮತ್ತು ಬಿ-6-54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರದ ನಂ.ಪಿ 1/7(11) 67, ದಿನಾಂಕ: 1.1.1966 ರಂತೆ ಸರ್ಕಾರವು ಕಾಲಕಾಲಕ್ಕೆ ನೀಡುವ ಆದೇಶದಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಕಾದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

9 ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಹೊರಡೂಡುವ ಹೊಗೆ,ಅನಿಲ, ಇತರೆ ಕಲ್ಮಶಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ಹಾಗೂ ಪರಿಸರ ಇಲಾಖೆಯ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು.

10 ಪ್ರಸ್ತಾವಿತ ಜಮೀನಿನ ಬಗ್ಗೆ ಯಾವುದೇ ಭೂ ಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಈ ಪ್ರಾಧಿಕಾರವು ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ

11 ಈ ಆದೇಶವು ಸದರಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿನ ದಾವೆ/ ರಿಟ್ ಅರ್ಜಿ ಮೇಲ್ಮನವಿಯ ತೀರ್ಪಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

12 ಪರಿಷ್ಕೃತ ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ -2015 ರಲ್ಲಿ ಸೂಕ್ಷ್ಮ ವಲಯ (Sensitive Zone) ನಲ್ಲಿ ಬರುವ ಪ್ರದೇಶಗಳಿಗೆ ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದ ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿಯನ್ನು ಕೈಗೊಳ್ಳಬಾರದು. ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳನ್ನು ಕೈಗೊಳ್ಳಬೇಕಾದಲ್ಲಿ ಪ್ರಾಧಿಕಾರದಿಂದ ರಚಿತವಾದ ಉಪ ಸಮಿತಿಯ ನಿರ್ಣಯದಂತೆ ನಕ್ಷೆಗಳನ್ನು ಅನುಮೋದಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

13 ಪ್ರಶ್ನಿತ ಜಮೀನು ಮಂಜೂರಾದ ಯಾವುದೇ ಸರ್ಕಾರಿ ಜಮೀನಾಗಿದ್ದಲ್ಲಿ, ಪಕ್ಕಾ ಮೋಡಿಯಾಗದ ಮತ್ತು ಪಕ್ಕಾ ಮೋಡಿ ಮಾಡಿಸಿಕೊಳ್ಳದೇ ತಪ್ಪು ಮಾಹಿತಿ ನೀಡಿ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಪಡೆದಿದ್ದು ಕಂಡುಬಂದಲ್ಲಿ, ಸದರಿ ಆದೇಶವನ್ನು ರದ್ದುಗೊಳಿಸಲಾಗುವುದು.

14 ಅರ್ಜಿದಾರರು ಯಾವುದೇ ಸತ್ಯಾಂಶಗಳನ್ನು ಮರೆ ಮಾಚಿ, ಅನಧಿಕೃತ ದಾಖಲೆಗಳ ಮೇಲೆ ಈ ಅಧಿಕೃತಜ್ಞಾಪನ ಪಡೆದಿರುವುದು ಸ್ಪಷ್ಟಪಟ್ಟಲ್ಲಿ ತನ್‌ತಾನೆ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ. ಹಾಗೂ ಇದರಿಂದ ಅರ್ಜಿದಾರರಿಗಾಗಲೀ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳಿಗಾಗಲೀ ಆಗುವ ಯಾವುದೇ ಲುಕ್ಸಾನಿಗೆ ಸರ್ಕಾರವಾಗಲೀ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲೀ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರರಾಗಿರುವುದಿಲ್ಲ. ಇದರ ಪೂರ್ಣ ಹೊಣೆಗಾರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೇ ಆಗಿರುತ್ತದೆ.

-3.

15 ಪ್ರಶ್ನಿತ ಜಾಗದಲ್ಲಿ ಸರ್ಕಾರಿ ಜಮೀನು ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 136(3) ರ ಅಡಿ ವಿಚಾರಣೆ ನಡೆಸಿ ಹೊರಡಿಸುವ ತೀರ್ಮಾನಕ್ಕೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

16 ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪೂರ್ವ-1), ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರದ ದಿ: 23-02-2018 ರ ಪತ್ರದಲ್ಲಿ ತಿಳಿಸಿರುವ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

17 ಮೇಲ್ಕಂಡ ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964ರ ಕಲಂ 96 ರಂತೆ ದಂಡ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೆ ಕೆಡವಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂ ಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

18 ಈ ಆದೇಶವು ರಾಷ್ಟ್ರೀಯ ಹಸಿರು ನ್ಯಾಯ ಮಂಡಳಿಯ ಮೂಲ ಅರ್ಜಿ ಸಂ: 222/2014, ದಿ: 04/05/2016ರ ಆದೇಶದಂತೆ ಕೆರೆ, ಪ್ರೈಮರಿ, ಸೆಕೆಂಡರಿ, ಟರ್ಷರಿ ಡ್ರೈನ್‌ಗಳಿದ್ದಲ್ಲಿ ನಿಗಧಿತ ಬಫರ್ ಬಿಡುವ ಷರತ್ತಿಗೆ ಹಾಗೂ ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳು ಮಾಡಬಾರದೆಂಬ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

: : <u>ಷೆಡ್ಯೂಲ್ ವಿವರ</u> : :

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, **ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 49/3 ರಲ್ಲಿ 0-31 ಗುಂಟೆ** ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು **ವ್ಯವಸಾಯೇತರ ವಾಸದ** ಉದ್ದೇಶದ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿಗೆ ಚಕ್ಕುಬಂದಿ.

:: <u>ಚಕ್ಕುಬಂದಿ</u> ::

ಸ.ನಂ.	ಪೂರ್ವಕ್ಕೆ	ಪಶ್ಚಿಮಕ್ಕೆ	ಉತ್ತರಕ್ಕೆ	ದಕ್ಷಿಣಕ್ಕೆ
49/3	ಸ.ನಂ.49/2 ರ ಜಮೀನು	ಸ.ನಂ. 49/1 ರ ಜಮೀನು	ಸ.ನಂ. 45, 46 ರ ಜಮೀನು	ಸ.ನಂ. 57 ರ ಜಮೀನು

ಸಹಿ/-
(ಕೆ.ಎ.ದಯಾನಂದ)
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು

<u>ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ:-</u>

1) ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮೇಲ್ಕಂಡ ಅಧಿಕೃತ ಜ್ಞಾಪನವನ್ನು ಕಳುಹಿಸುತ್ತಾ, ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಕೀಕೃತ ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿಮೆಗೊಳಿಸುವುದು.
2) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪೂರ್ವ-1), ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
3) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಉತ್ತರ ಉಪ ವಿಭಾಗ, ಕಂದಾಯ ಭವನ, ಕೆ.ಜಿ.ರಸ್ತೆ, ಬೆಂಗಳೂರು
4) ಉಪ ನಿರ್ದೇಶಕರು, ಭೂ ಮಾಪನ ಮತ್ತು ಭೂ ದಾಖಲೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು ಉಪ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ. ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಭೂ ಪರಿವರ್ತನಾ ಪೋಡಿ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಪೂರೈಸಲು ಸೂಚಿಸಿದೆ.
5) ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.
6) ಅರ್ಜಿದಾರರಾದ **ಶ್ರೀಮತಿ ದಾಕ್ಷಾಯಿಣಿ, ನಂ. 321, 14ನೇ ಕ್ರಾಸ್, 2ನೇ ಬ್ಲಾಕ್, ಜಯನಗರ, ಬೆಂಗಳೂರು** ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ
7) ಹೆಚ್ಚಿನ ಪ್ರತಿ

24/7/14
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು

ನಂ: ಎಎಲ್‌ಎನ್(ಇ.ಬಿ.ಕೆ.)ಎಸ್‌ಆರ್/47/16-17

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳವರ ಕಾರ್ಯಾಲಯ
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ
ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 17-01-2018

:: ಅಧಿಕೃತ ಜ್ಞಾಪನ ::

ವಿಷಯ: ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 107/1 ರಲ್ಲಿ 0-33 ಗುಂಟೆ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಮತ್ತು 0-07 ಗುಂಟೆ ಉದ್ಯಾನವನ ಉದ್ದೇಶಕ್ಕೆ ಒಟ್ಟು 1-00 ಎಕರೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ/ಉದ್ಯಾನವನ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ ಶ್ರೀ ಮುನಿಯಪ್ಪ ಆರ್. ಬಿನ್ ರಾಮಯ್ಯ @ ರಾಮಣ್ಣ ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿ: 15-12-2016.

ಉಲ್ಲೇಖ: 1) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ. 7 ಎಲ್‌ಜಿಪಿ 95 ದಿ: 07-06-1999
2) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಪತ್ರ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ.56 ಎಲ್.ಜಿ.ಪಿ:2008 ದಿ: 10-9-2008 ಮತ್ತು 24-9-2008
3) ತಹಶೀಲ್ದಾರ್. ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರ ವರದಿ ಸಂಖ್ಯೆ: ಎಎಲ್‌ಎನ್/(ಕಾ)/ಸಿ.ಆರ್/56/16-17, ದಿನಾಂಕ: 24-04-2017.
4) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ದಕ್ಷಿಣ), ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರದ ಸಂ.ಬೆಂಅಪ್ರಾ/ನಯೋಸ/ಸಿಒಎನ್-750/791/17-18, ದಿ:20-11-2017, ಉಪ ಆಯುಕ್ತರು(ಭೂ.ಸ್ವಾ), ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಬೆಂಅಪ್ರಾ/ಉಪ(ಭೂ.ಸ್ವಾ)/126/17-18, ದಿನಾಂಕ:16-05-2017, ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿ-2, ಕರ್ನಾಟಕ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಮಂಡಳಿ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಬೆಂಗಳೂರು/ವಿಭೂಸ್ವಾಅ-2/483/17-18, ದಿನಾಂಕ: 16-05-2017, ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು, ಪೋಡಿಯಂ ಬ್ಲಾಕ್, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ನಂ.ಎಸ್.ಎಲ್.ಐಒ/ಎಎಲ್‌ಎನ್/277/17-18, ದಿನಾಂಕ: 23-05-2017.
5) ಭೂ ಪರಿವರ್ತನಾ ವಾಸದ ಶುಲ್ಕ ರೂ. 44,922/- ಮತ್ತು ಉದ್ಯಾನವನ ಶುಲ್ಕ ರೂ. 30,492/- & ಪೋಡಿ ಶುಲ್ಕ ರೂ. 55/- ಒಟ್ಟು 75,469/-ರೂ.ಗಳನ್ನು, ಚಲನ್ ನಂ. 26/102 & 172 ರಂತೆ ದಿ: 10-01-2018 ರಂದು ಎಸ್.ಬಿ.ಐ. ಬೆಂಗಳೂರು ಇಲ್ಲಿ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.

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ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ಕಲಂ 95(2), 95(4) ಮತ್ತು 95(7)ರ ಷರತ್ತುಗಳು ಹಾಗೂ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994ರ ನಿಯಮ 107(1)ರಂತೆ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಎಕರೆ ಒಂದಕ್ಕೆ ರೂ.54,450/-& ಉದ್ಯಾನವನ ಉದ್ದೇಶಕ್ಕೆ 1,74,240/- (ಐವತ್ನಾಲ್ಕು ಸಾವಿರದ ನಾಲ್ಕು ನೂರ ಐವತ್ತು& ಒಂದು ಲಕ್ಷದ ಎಪ್ಪತ್ನಾಲ್ಕು ಸಾವಿರದ ಇನ್ನೂರ ನಲವತ್ತು ರೂಪಾಯಿಗಳು ಮಾತ್ರ) ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ (5) ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ಮುನಿಯಪ್ಪ ಆರ್. ಬಿನ್ ರಾಮಯ್ಯ @ ರಾಮಣ್ಣ, ಆನಂದ ಆರ್. ಬಿನ್ ರಾಮಯ್ಯ @ ರಾಮಣ್ಣ, ಬೆಳತ್ತೂರು ಗ್ರಾಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರು ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 107/1 ರಲ್ಲಿ 0-33 ಗುಂಟೆ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಮತ್ತು 0-07 ಗುಂಟೆ ಉದ್ಯಾನವನ ಉದ್ದೇಶಕ್ಕೆ ಒಟ್ಟು 1-00 ಎಕರೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ/ಉದ್ಯಾನವನ ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

1 ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯಿಂದ ಅಂದರೆ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ /ಬಿಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ),ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.

2 ಈ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ/ಉದ್ಯಾನವನ ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು, ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೆ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.

3 ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರವಾನಗಿ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿಐಎಎಪಿಎ/ಬಿಬಿಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ), ಬಿ.ಎಂ.ಐ.ಸಿ. ಎ.ಪಿ.ಎ /ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್ ಪ್ಲಾನಿಗೆ ಅನುಮೋದನೆ ಪಡೆಯದೆ ಪರಭಾರೆ ಮಾಡಕೂಡದು. -2

4 ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿರುವ ಜಮೀನಿನಲ್ಲಿ ಮೂಲಭೂತ ಸೌಕರ್ಯಗಳಿಗೆ ನಿಗಧಿಪಡಿಸಲಾದ ಅಂದರೆ ರಸ್ತೆ ಜಾಗ, ರಸ್ತೆ ಮಾರ್ಜಿನ್, ಉದ್ಯಾನವನ, ಸಿ.ಎ. ನಿವೇಶನ, ಖಾಲಿ ಜಾಗ ಇತ್ಯಾದಿಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ /ಬಿ.ಐ.ಎ.ಎಪಿಎ /ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ) ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ. ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ನಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟ ಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತ್ಯಾ ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸಿ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಗಳಿಗೆ ಪರಿತ್ಯಾಗ ಪತ್ರ (Relinquish Deed) ಮಾಡಿಕೊಡತಕ್ಕದ್ದು. ಹಾಗೂ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ವಿಧಿಸಿರುವ ಷರತ್ತುಗಳಿಗೊಳಪಟ್ಟಿರುತ್ತದೆ.

5 ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿತ ನಕ್ಷೆ ಪಡೆಯದೆ ನಿವೇಶನಗಳನ್ನು/ ಕಟ್ಟಡಗಳನ್ನು ಸಂಬಂಧಪಟ್ಟ ನೋಂಧ್ಣಾವಣಾಧೀಕಾರಿಗಳಿಂದ/ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳಿಂದ ನೊಂದಾವಣೆ ಮಾಡತಕ್ಕದ್ದಲ್ಲ, ಖಾತೆದಾರರು ಒಂದು ವೇಳೆ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರು ಮಾಡಿರುವ ಜಮೀನಿಗೆ ಪೂರಾ ವಿಸ್ತೀರ್ಣವನ್ನು ಮಾರಾಟ ಮಾಡಲು ಉದ್ದೇಶಿಸಿದ್ದಲ್ಲಿ ಈ ಆದೇಶ ಅಡ್ಡಿ ಬರುವುದಿಲ್ಲ.

6 ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರೀಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಛಕ್ತಿ, ನೀರು ಸರಬರಾಜು, ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆ ಇತ್ಯಾದಿಗಳನ್ನು ಆರೋಗ್ಯ ನೈರ್ಮಲೀಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾನೂನು ರೀತ್ಯಾ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

7 **ಸದರಿ ಜಮೀನಿಗೆ ತಾಕು ಪೂಟ್ ಖರಾಬು ಇದ್ದಲ್ಲಿ,** ಇದನ್ನು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕಲಂ 67 ರಂತೆ ಸರ್ಕಾರಕ್ಕೆ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು. ತಹಶೀಲ್ದಾರ್‌ರವರು ಈ ಬಾಬ್ತು ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ನಮೂದಿಸತಕ್ಕದ್ದು.

8 ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ: ಪಿಡಬ್ಲ್ಯೂಡಿ:7556-665 ಆರ್ ಮತ್ತು ಬಿ-6-54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರದ ನಂ.ಪಿ 1/7(11) 67, ದಿನಾಂಕ: 1.1.1966 ರಂತೆ ಸರ್ಕಾರವು ಕಾಲಕಾಲಕ್ಕೆ ನೀಡುವ ಆದೇಶದಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್‌ಗಳ ಅಂತರವನ್ನು ಕಾದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.

9 ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಹೊರಹೊಮ್ಮುವ ಹೊಗೆ,ಅನಿಲ, ಇತರೆ ಕಲ್ಮಶಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ ಹಾಗೂ ಪರಿಸರ ಇಲಾಖೆಯ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು.

10 ಪ್ರಸ್ತಾವಿತ ಜಮೀನಿನ ಬಗ್ಗೆ ಯಾವುದೇ ಭೂ ಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಈ ಪ್ರಾಧಿಕಾರವು ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ

11 ಈ ಆದೇಶವು ಸದರಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿನ ದಾವೆ/ ರಿಟ್ ಅರ್ಜಿ ಮೇಲ್ಮನವಿಯ ತೀರ್ಪಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

12 ಪರಿಷ್ಕೃತ ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ -2015 ರಲ್ಲಿ ಸೂಕ್ಷ್ಮ ವಲಯ (Sensitive Zone) ನಲ್ಲಿ ಬರುವ ಪ್ರದೇಶಗಳಿಗೆ ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದ ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿಯನ್ನು ಕೈಗೊಳ್ಳಬಾರದು. ಉದ್ದೇಶಿತ ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳನ್ನು ಕೈಗೊಳ್ಳಬೇಕಾದಲ್ಲಿ ಪ್ರಾಧಿಕಾರದಿಂದ ರಚಿತವಾದ ಉಪ ಸಮಿತಿಯ ನಿರ್ಣಯದಂತೆ ನಕ್ಷೆಗಳನ್ನು ಅನುಮೋದಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

13 ಪ್ರಶ್ನಿತ ಜಮೀನು ಮಂಜೂರಾದ ಯಾವುದೇ ಸರ್ಕಾರಿ ಜಮೀನಾಗಿದ್ದಲ್ಲಿ, ಪಕ್ಕಾ ಪೋಡಿಯಾಗದ ಮತ್ತು ಪಕ್ಕಾ ಪೋಡಿ ಮಾಡಿಸಿಕೊಳ್ಳದೇ ತಪ್ಪು ಮಾಹಿತಿ ನೀಡಿ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಪಡೆದಿದ್ದು ಕಂಡುಬಂದಲ್ಲಿ, ಸದರಿ ಆದೇಶವನ್ನು ರದ್ದುಗೊಳಿಸಲಾಗುವುದು.

14 ಅರ್ಜಿದಾರರು ಯಾವುದೇ ಸತ್ಯಾಂಶಗಳನ್ನು ಮರೆ ಮಾಚಿ, ಅನಧಿಕೃತ ದಾಖಲೆಗಳ ಮೇಲೆ ಈ ಅಧಿಕೃತಜ್ಞಾಪನ ಪಡೆದಿರುವುದು ಸ್ಪಷ್ಟಪಟ್ಟಲ್ಲಿ ತನ್‌ತಾನೆ ರದ್ದುಗೊಳ್ಳುತ್ತದೆ. ಹಾಗೂ ಇದರಿಂದ ಅರ್ಜಿದಾರರಿಗಾಗಲೀ ಅಥವಾ ಅವರ ಉತ್ತರಾಧಿಕಾರಿಗಳಿಗಾಗಲೀ ಆಗುವ ಯಾವುದೇ ಲುಕ್ಸಾನಿಗೆ ಸರ್ಕಾರವಾಗಲೀ ಅಥವಾ ಈ ಪ್ರಾಧಿಕಾರವಾಗಲೀ ಯಾವುದೇ ರೀತಿಯ ಜವಾಬ್ದಾರರಾಗಿರುವುದಿಲ್ಲ. ಇದರ ಪೂರ್ಣ ಹೊಣೆಗಾರಿಕೆ ಅರ್ಜಿದಾರರದ್ದೇ ಆಗಿರುತ್ತದೆ.

-3.

15 ಪ್ರಶ್ನಿತ ಜಾಗದಲ್ಲಿ ಸರ್ಕಾರಿ ಜಮೀನು ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಟ್ಟಿದ್ದಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 136(3) ರ ಅಡಿ ವಿಚಾರಣೆ ನಡೆಸಿ ಹೊರಡಿಸುವ ತೀರ್ಮಾನಕ್ಕೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

16 ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ದಕ್ಷಿಣ), ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರ ಪತ್ರದ ದಿ: 20-11-2017 ರ ಪತ್ರದಲ್ಲಿ ತಿಳಿಸಿರುವ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

17 ಮೇಲ್ಕಂಡ ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964ರ ಕಲಂ 96 ರಂತೆ ದಂಡ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೆ ಕೆಡವಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂ ಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

18 ಈ ಆದೇಶವು ರಾಷ್ಟ್ರೀಯ ಹಸಿರು ನ್ಯಾಯ ಮಂಡಳಿಯ ಮೂಲ ಅರ್ಜಿ ಸಂ: 222/2014, ದಿ: 04/05/2016ರ ಆದೇಶದಂತೆ ಕೆರೆ, ಪ್ರೈಮರಿ, ಸೆಕೆಂಡರಿ, ಟರ್ಷರಿ ಡ್ರೈನ್‌ಗಳಿದ್ದಲ್ಲಿ ನಿಗಧಿತ ಬಫರ್ ಬಿಡುವ ಷರತ್ತಿಗೆ ಹಾಗೂ ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ ಅಭಿವೃದ್ಧಿ ಚಟುವಟಿಕೆಗಳು ಮಾಡಬಾರದೆಂಬ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

: : ಷೆಡ್ಯೂಲ್ ವಿವರ : :

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 107/1 ರಲ್ಲಿ 0-33 ಗುಂಟೆ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಮತ್ತು 0-07 ಗುಂಟೆ ಉದ್ಯಾನವನ ಉದ್ದೇಶಕ್ಕೆ ಒಟ್ಟು 1-00 ಎಕರೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ/ಉದ್ಯಾನವನ ಉದ್ದೇಶದ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿಗೆ ಚಕ್ಕುಬಂದಿ.

:: ಚಕ್ಕುಬಂದಿ ::

ಪೂರ್ವಕ್ಕೆ	ಪಶ್ಚಿಮಕ್ಕೆ	ಉತ್ತರಕ್ಕೆ	ದಕ್ಷಿಣಕ್ಕೆ
ದೊಡ್ಡಬನಹಳ್ಳಿ ಗ್ರಾಮದ ಗಡಿ	ಸ.ನಂ.107/2 ರ ಜಾಗ & ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಗಡಿ	ಸ.ನಂ. 107/2 ರ ಜಾಗ & ಕಾಲುವೆ	ದೊಮ್ಮಸಂದ್ರ ಗ್ರಾಮದ ಗಡಿ & ಸಂಪರ್ಕ ರಸ್ತೆ

ಸಹಿ/-
(ವಿ. ಶಂಕರ್)
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು

ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ:-

1) ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮೇಲ್ಕಂಡ ಅಧಿಕೃತ ಜ್ಞಾಪನವನ್ನು ಕಳುಹಿಸುತ್ತಾ, ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಕೀಕೃತ ಆರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಕೂಡಲೇ ನಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿಮೆಗೊಳಿಸುವುದು.
2) ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ದಕ್ಷಿಣ), ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
3) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಉತ್ತರ ಉಪ ವಿಭಾಗ, ಕಂದಾಯ ಭವನ, ಕೆ.ಜಿ.ರಸ್ತೆ, ಬೆಂಗಳೂರು
4) ಉಪ ನಿರ್ದೇಶಕರು, ಭೂ ಮಾಪನ ಮತ್ತು ಭೂ ದಾಖಲೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು ಉಪ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ. ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಭೂ ಪರಿವರ್ತನಾ ಪೋಡಿ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಪೂರೈಸಲು ಸೂಚಿಸಿದೆ.
5) ಉಪ ನೊಂದಣಾಧಿಕಾರಿಗಳು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ.
6) ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ಮುನಿಯಪ್ಪ ಆರ್. ಬಿನ್ ರಾಮಯ್ಯ @ ರಾಮಣ್ಣ, ಆನಂದ ಆರ್. ಬಿನ್ ರಾಮಯ್ಯ @ ರಾಮಣ್ಣ, ಬೆಳತ್ತೂರು ಗ್ರಾಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ
7) ಹೆಚ್ಚಿನ ಪ್ರತಿ

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು

ಕೆ.ಆ.ಸಂ.2 ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಮೂಲಪ್ರತಿ

ಕೆ.ಆರ್.ಪುರ ಶಾಖೆ ಹಳೇ ಮದ್ರಾಸ್ ರಸ್ತೆ ಯಲ್ಲಿರುವ ಎಸ್.ಬಿ.ಐ ಬ್ಯಾಂಕ್/ಖಜಾನೆಯಲ್ಲಿ ಪಾವತಿಸಿದೆ

ಖಜಾನೆ ಕೋಡು				ಡ್ರಾ.ಆ.ಕೋಡು					ದಿನಾಂಕ			ನಗದು/ಹಣ ಚಲನ್
0	1	0	3	R D	0	0	0	8	09	01	2018	26102

ಪಾವತಿದಾರನ ಹೆಸರು:	ಶ್ರೀ.ಮುನಿಯಪ್ಪ.ಆರ್ ಬಿನ್ ರಾಮಯ್ಯ @ ರಾಮಣ್ಣ, ಆನಂದ.ಆರ್ ಬಿನ್ ರಾಮಯ್ಯ @ ರಾಮಣ್ಣ,
ವಿಳಾಸ:	ಬೆಳತ್ತೂರು ಗ್ರಾಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು.

ಪಾವತಿಯ ಉದ್ದೇಶ:
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ ಸ.ನಂ.107/1 ರಲ್ಲಿ 0–33 ಗುಂಟೆ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಮತ್ತು 0–07 ಗುಂಟೆ ಉದ್ಯಾನವನದ ಉದ್ದೇಶಕ್ಕೆ ಒಟ್ಟು 1–00 ಎಕರೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ/ಉದ್ಯಾನವನ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರು ಮಾಡುವ ಬಗ್ಗೆ.

ಸರಿಯಾಗಿದೆ ಹಣ ಸ್ವೀಕರಿಸಿ

ಲೆಕ್ಕದ ಬಾಬಿನ ವಿವರ:
ಮಾನ್ಯ ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ರವರ ತಿಳುವಳಿಕೆ ಪತ್ರ ಸಂಖ್ಯೆಎಎಲ್ಎನ್(ಇಬಿಕೆ)ಎಸ್ಆರ್.47/16–17, ದಿನಾಂಕ: 06.01.2018.

ಅಧಿಕಾರಿಯ ಸಹಿ ಮತ್ತು ಪದನಾಮ
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು
ಕೃಷ್ಣರಾಜಪುರ

ಪಾವತಿಯ ವಿವರ	ಲೆಕ್ಕ ಶೀರ್ಷಿಕೆ ಕೋಡ್												ಮೊಬಲಗು ರೂ.
ಭೂಪರಿವರ್ತನೆ (ವಾಸದ) ಶುಲ್ಕ	0	0	2	9	0	0	1	0	6	0	0	6	44,922–00
ಭೂಪರಿವರ್ತನೆ (ಉದ್ಯಾನವನ) ಶುಲ್ಕ	0	0	2	9	0	0	1	0	6	0	0	6	30,492–00
	ಒಟ್ಟು ಮೊತ್ತ												75,414–00

ಎಪ್ಪತ್ತೈದು ಸಾವಿರದ ನಾಲ್ಕು ನೂರ ಹದಿನ್ನಾಲ್ಕು ರೂಪಾಯಿಗಳು ಮಾತ್ರ

ತಾರೀಖು: 09.01.2018

ಸ್ಥಳ:ಕೆ.ಆರ್.ಪುರ

ಪಾವತಿದಾರನ ಸಹಿ

ರೂ.

ರುಪಾಯಿಗಳು ಮಾತ್ರ ಸ್ವೀಕರಿಸಿದೆ.

ಖಜಾಂಚಿ ಲೇಖಾಪಾಲ ಖಜಾನೆ/ಬ್ಯಾಂಕ್ ಅಧಿಕಾರಿ

ಸಾರ್ವಜನಿಕ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ / ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್
STATE BANK OF INDIA
Govt. Business Branch
ALURU-
SBI GBB
10 2018
ವರ್ಗಾವಣೆ / TRANSFER
Initial

ಕೆ.ಆ.ಸಂ.2 ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಮೂಲಪ್ರತಿ

ಕೆ.ಆರ್.ಪುರ ಶಾಖೆ ಹಳೇ ಮದ್ರಾಸ್ ರಸ್ತೆ ಯಲ್ಲಿರುವ ಎಸ್.ಬಿ.ಐ ಪಾವತಿಸಿದೆ

ಖಜಾನೆ ಕೋಡು				ಡ್ರಾ.ಆ.ಕೋಡು					ದಿನಾಂಕ			ನಗದು/ಹಣ ಚಲನ್
0	1	0	3	R D	0	0	0	8	09	01	2018	177

ಪಾವತಿದಾರನ ಹೆಸರು:	ಶ್ರೀ.ಮುನಿಯಪ್ಪ.ಆರ್ ಬಿನ್ ರಾಮಯ್ಯ @ ರಾಮಣ್ಣ, ಆನಂದ.ಆರ್ ಬಿನ್ ರಾಮಯ್ಯ @ ರಾಮಣ್ಣ
ವಿಳಾಸ:	ಬೆಳತ್ತೂರು ಗ್ರಾಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು.

ಪಾವತಿಯ ಉದ್ದೇಶ:
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ ಸ.ನಂ.107/1 ರಲ್ಲಿ 0–33 ಗುಂಟೆ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಮತ್ತು 0–07 ಗುಂಟೆ ಉದ್ಯಾನವನದ ಉದ್ದೇಶಕ್ಕೆ ಒಟ್ಟು 1–00 ಎಕರೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯೇತರ ವಾಸದ/ಉದ್ಯಾನವನ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಮಂಜೂರು ಮಾಡುವ ಬಗ್ಗೆ.

ಸರಿಯಾಗಿದೆ ಹಣ ಸ್ವೀಕರಿಸಿ

ಲೆಕ್ಕದ ಬಾಬಿನ ವಿವರ:
ಮಾನ್ಯ ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ರವರ ತಿಳುವಳಿಕೆ ಪತ್ರ ಸಂಖ್ಯೆಎಎಲ್ಎನ್(ಇಬಿಕೆ)ಎಸ್ಆರ್.47/16–17, ದಿನಾಂಕ: 06.01.2018.

ಮೇಲೆ ರುಜು ಮಾಡುವ ಅಧಿಕಾರಿಯ ಸಹಿ ಮತ್ತು ಪದನಾಮ

ಪಾವತಿಯ ವಿವರ	ಲೆಕ್ಕ ಶೀರ್ಷಿಕೆ ಕೋಡ್												ಮೊಬಲಗು ರೂ.
ಪೋಡಿ ಶುಲ್ಕ	0	0	2	9	0	0	1	0	6	0	0	1	55–00
													55–00

ಐವತ್ತೈದು ರೂಪಾಯಿಗಳು ಮಾತ್ರ

ತಾರೀಖು: 09.01.2018

ಸ್ಥಳ:ಕೆ.ಆರ್.ಪುರ

ಪಾವತಿದಾರನ ಸಹಿ

ರುಪಾಯಿಗಳು ಮಾತ್ರ ಸ್ವೀಕರಿಸಿದೆ.

ಖಜಾಂಚಿ ಲೇಖಾಪಾಲ ಖಜಾನೆ/ಬ್ಯಾಂಕ್ ಅಧಿಕಾರಿ

ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ STATE BANK OF INDIA Govt. Business Branch ALURU- SBI GBB 10 JAN 2018 CASH RECEIVED Initial

Challan

Resolution Number 41/2019, Dated 25.01.2019

Subject:-A request submitted by the applicant M/S KMK Developers Private Limited to approve the residential Development plan in the extent of total of 28 Acre 39.5 gunta land (excluding 0-00.75 gunta kharab land) situated in survey no. 44/1, 45(P), 46/1, 58(P), 61(2) of Dommasandra village, Bidarahalli hobli and Bangalore east Taluk and survey no. 107/1, 107/2(P), 108(P) of Kumbena Agrahara village.

A detailed discussion was held after examining the note presented before the town planning committee of the authority. After the discussion, it was decided to approve the prepared residential development plan as per the land conversion order to the extent of total 05 Acres 04.5 gunta converted land which includes the 0.21 gunta in survey no. 46/1, 0-21 gunta land in survey No. 46/5, 0-28.5 gunta land in survey No.61/2 in Dommasandra village and 02 Acres-12 gunta land in survey No. 108P in Kumbena Agrahara village and as per the consent letter for allowing development in a sensitive zone, issued by the authority and committee delegate the power to the commissioner to approve the development plan submitted by applicant incorporating the buffer in accordance with NGT order and RMP-2015 Zoning Regulations and subject to the following conditions.

1.	To completely develop the road built in 24.5 km width by the petitioners in survey No. 62, 66 and 67 in Dommasandra to connect from the Belaturu Dommasandra main road to questionable land and submit the road confirmation letter received from the local bodies.
2.	To get the necessary payments are done that is to be paid under the KTCP act and other acts pertaining to the residential development scheme.
3.	Handing over the park and the open space that is involved in the residential development planning map and the areas reserved for the land extension at present to the authority free of cost through an abandonment letter.
4.	Operating the development works as per the development planning map approved by the authority. No changes can be made without the prior permission of the authority.
5.	A separate dual piping facility for the drinking water and water for other purposes is to be provided in every unit of the residential units mentioned in the development plan.
6.	To prepare the detailed building maps as per the buildings that are mentioned in the development plan and to get approved by the competent authority.
7.	To submit the no-objection letters received from the various necessary departments/authority/ boards to get approval for the detailed building blueprint and get approval.
8.	The arrangement of blocks in the development map is examined as per the zonal regulations as per the decision taken in the meeting held under the chairmanship of the additional chief secretary to the government, urban development department on dated:

	16/1/2010 and the decision taken on the subject number: 09/2011 of the committee meeting held on dated 07/01/2011 and other details pertaining to the building blueprint will not be examined. The competent authority to examine the NOC's of various departments and other petitioners before approving the building.
9.	The developer shall use the area reserved for the park and for the cultivation and development of different species of trees in the area and the reserved area shall not be used for any other purposes.
10.	To make arrangements for movement in and out of the said area so as not to disturb the traffic system. Carrying out vehicle inspection and security system in part if installed
11.	The rainwater that falls in the development project area should be made a rainwater harvesting system before releasing the rainwater that naturally goes towards the slope through the drain to the valley and only the excess water should be released.
12.	Competent authorities approving detailed building plans should check the structural stability and conditionality of NOCs issued by various departments.
13.	At the time of approval of the building map, getting the report of the water table about the requirement of the ground floor and taking action accordingly. Water treated by BWSSB shall be used for construction work
14.	After commencement of building work, the concerned competent authority shall check the safety of the building
15.	If it is found that the land proposed by the applicant includes other private lands belonging to the Bangalore Development Authority, in such case the Commissioner of Bangalore Development Authority shall be empowered to modify or withdraw the approved development plan.
16.	In case of dispute in court where the applicant has provided wrong information/documentation regarding the ownership of the land regarding the approval of the development plan map, the development plan map will automatically be cancelled.
17.	In the development map, the necessary areas for the sewage treatment plant and solid waste management have been identified and developed accordingly
18.	While developing the proposed land, the applicant must mark the complete details regarding rainwater harvesting on the map and prepare a design to ensure that no rainwater goes wastefully in the proposed land and show the full details on the map.
19.	The applicant will create a system with a sewage treatment plant for the disposal of drinking water and wastewater.
20.	The applicant has changed the resolution of payment of fees and all technical matters which may be pointed out before the Bangalore Development Authority
21.	The applicant should adhere to the rules of payment of fees and all technical matters which

	may be pointed out before the Bangalore Development Authority
22.	Paying revised rates of Cauvery water toll, ring road cess, metro cess, MRTS cess and other charges shall comply with the government order and submit a notarized certificate in this regard.
23.	Ten percent of housing units shall be reserved for Economically Weaker Sections(EWS) and Low-Income Sections as per the circular of the authority dated 8/11/ 2019 In Housing Development Scheme for Economically weaker Classes (EWS) and (LIG) Lower Sections.
24.	Adhere to such other conditions as may be imposed by the Authority

BANGALORE DEVELOPMENT AUTHORITY

No.BDA/MTP/DP-33/2018-191114/2019-20 Date : 22/10/2019

WORK ORDER

Sub: For granting approval to M/s KMK Developers Ltd , for the sanctioned plan for the development for a residential project at Sy. No.56/1, 46/2, 26/3, 46/4, 46/5, 46/6, 47, 49/3, 58 (P), 61/2 of Dommasandra Village, Bidrahalli Hobali, of Bangalore East Taluk and Sy. No.107/1 in Kumbena Agrahara Village, a total of 24.5 gunta (excluding 0-00.75 gunta of Kharab land).

Ref:
1) Representation of the applicant dated 18/01/2019.
2) Proceedings of the Town Planning Member, BDA No.41/2009, dated 25/1/2019.
3) Further representation of the applicant dated 28/3/2019.
4) This office order dated 7/3/2019 bearing No.BDA/MTP/DLP-22/2132/2018-19.
5) Canara Bank BDA Complex Challan No.4320, dated 6/6/2019.
6) This office AT No. No.BDA/MTP/DLP-33/2018-19/473/2019-20 dated 27/6/2019.
7) Document registered in the office of the Additional District Registrar, Bangalore District, in Document No.BDA-1-202023-2019-20, Book No.1 CD No.BDAD376, dated 9/07/2019.
8) Document registered in the office of the Additional District Registrar, Bangalore District, in Document No.BDA-1-03613-2019-20, Book No.1 CD No.BDAD421, dated 9/09/2019.
9) Sheegehalli Grama Panchyath letter No.SGP/10/2019-20, dated 26/09/2019.
10) Cauvery water cess, outer ring road cess, MRTS cess, Metro cess, and cess and other charges and taxes filed by the authority which are pending consideration, regarding this affidavit certified/attested copy from the Notary dated 9/10/2019 regarding ready and willing to

pay the cess and taxes imposed by the government.

The applicant M/s KMK Developers has requested the Authority (as per reference No.1) for granting approval for a sanctioned plan for development for residence at Sy. No.56/1, 46/2, 26/3, 46/4, 46/5, 46/6, 47, 49/3, 58 (P), 61/2 of Dommasandra Village, Bidrahalli Hobali, of Bangalore East Taluk and Sy. No.107/1 in Kumbena Agrahara Village, a total of 24.5 gunta (excluding 0-00.75 gunta of Kharab land).

The above-said subject has been placed and discussed on 25/1/2019 in the Town planning committee proceedings bearing No.41/2019. After discussion, it is decided to grant permission to the applicant with certain terms and conditions for sanction of the plan for residential development after obtaining non-conversion of land from the District Commissioner in respect of land measuring 0-21 gunta in sy. No.26/1, 0-21 guntas in Sy. No.46/2, 0-21 gunts in Sy.No. 46/2, 0-21 gunts in Sy. No.46/3, 0-21 guntas in Sy. No.46/5, 0-28.5 gunta in Sy No.61/2 of Dommasandra Village and Sy. No.108P 2 acres 12 gunts of Kumbena Agrahara Village, totally 5 acres 04.5 guntas lands and as per the approval for conversion of land and approval from the development of land from the sensitive zone and also approval from National Green Tribunal and it has to be in accordance with Buffer zone as per RMP-2015 and it is required approval from the delegated authority to the Commissioner and with the ordinary powers it is decided to approve the sanctioned plan with certain ordinary conditions.

Out of the said land, as per reference No.3, the applicant has filed an application for further representation to the authority to approve the plan for the development of land for residential purposes and grant sanctioned plan in respect of lands bearing sy No.46/1, 46/2, 46/4, 46/5, 46/6, 47, 57(p), 61/2, of Dommasandra Village, Bidrahalli Hobali, Bangalore East Taluk and Sy. No.101/ of Kumbena Agrahara Village, totally 15 acres 24.5 guntas of land. In this regard after obtaining the legal opinion from the legal cell and after obtaining the necessary permission from the Chairman it is decided to give consent for the said proposal to grant plan for 15 acres 24.5 guntas of land.

It is informed to the applicant as per ref No.4 to pay Rs.54,14,040/- towards the fee for approval charges and other charges.

The above said sum of Rs.54,14,040/- has been paid by the applicant on 6/09/2019 vide Canara Bank challan No.4320 and in this regard, Bangalore Development Authority has confirmed the receipt of the same from the accounts department on 12/6/2019.

It is informed to the applicant that, in the said approval for the residential project, vacant land/road and space reserved for the park has to be relinquished to the authority free of cost as per reference No.6 and the same has been requested with the Executive Engineer (East), BDA.

The vacant land/road and space reserved for the park have been relinquished by the authority as per references No.7 and 8 as per the noting sheet maintained by the Executive Engineer (East), BDA. A copy of the Deed of Relinquishment is produced.

For the subject property, a public road has been formed for a width of 24.5 mtrs by the Sheegehalli Grama Panchayath office and it is reflected in a letter in reference No.(9).

The applicant has submitted a copy of the affidavit as referred in (10) for payment of Cauvery water cess, outer ring road cess, MRTS cess, Metro cess, and cess, and other charges and taxes filed by the authority which are pending consideration, regarding this affidavit certified/attested copy from the Notary dated 9/10/2019.

For the above-said reasons, the planning authority has given approval for the development of land for residential purposes and granted sanctioned plan in respect of lands bearing Sy. No.46/1, 46/2, 46/4, 46/5, 46/6, 47, 57(p), 61/2, of Dommasandra Village, Bidrahalli Hobali, Bangalore East Taluk and Sy. No.101/ of Kumbena Agrahara Village, totally 15 acres 24.5 guntas of land with the below-mentioned terms and conditions.

1. The approval of the sanctioned plan can be issued after the formation of the road reserved and shown in the development plan from Belathur to Dommsandra main road and it has to be fully developed and formed.
2. The applicant cannot deviate from the sanctioned plan duly approved by the Authority and the development works are to be carried out as per the plan only.

3. The individual water plants to be used for drinking purposes and other purposes i.e. dual piping as stated in the sanctioned plan.
4. For the buildings mentioned in the residential project, the applicant has to obtain an individual building plan and obtain the necessary permissions from the concerned departments.
5. The applicant has to obtain necessary permissions and no objection letters from the concerned departments/authorities when and where ever it is required
6. As per the meeting held on 16/1/2010, vide meeting resolution No.9/2011 with Additional chief secretary, Urban Development headed by the Chairman, it is verified that arrangement of blocks as per the Development plan and it is not verified plan for construction of the building and other documents. This has to be issued by the competent authority who issues sanctioned plan and they have to obtain necessary approvals and NOC from the concerned departments.
7. The applicant has to plaint the different types of trees or plants in the space reserved for parks and the reserved places of land cannot be used for other purposes.
8. To enter into the lands and exit from the lands proper roads has to be formed without affecting the traffic and for checking the vehicles for security reasons it has to be placed inside the lands.
9. While releasing the rainwater to the main drainage, a rainwater harvesting system has to be implemented.
10. The authority who is approving the sanctioned plan has to verify the structural stability and the conditions mentioned in the NOC from time to time.
11. During the construction of the building, it is verified regarding the need for a Basement floor, and for that, a report has to be obtained regarding the Water table and for the construction of the building purposes, used water has to be purchased form the BWSSB.

12. After commencement of the construction of the building necessary precautionary measures to be taken and it has to be approved by the competent authority.

13. If the land was given by the BDA, if it is found that, the lands encroach upon the BDA lands or private lands in the present, the BDA is at liberty to change or alter the extent of land.

14. If it is proved that, the applicant provided any false information while taking approval of the development project, the said approval automatically has to be cancelled.

15. In the development, the places are shown as Sewage Treatment Plant, Solid Waste Management etc. and it has to be developed accordingly.

16. During the development of the project, the applicant has to use and implement the Water harvesting system and it has to be shown in the specified places in the sketch and the applicant shall not waste the rainwater at any point in time.

17. For drinking water and for the sewage treatment plant has to be provided by the applicant only.

18. The applicant has liable to pay all the taxes, fees and other conditions imposed by the BDA and the applicant has to adhere to the said terms and conditions.

19. Applicant has ready and willing to pay all the cess like kavey water cess, ring road cess, metro cess and MRTS cess and in this regard, he has to produce the affidavit attested by the Notary.

20. In the residential project, the applicant has to give a 10% reservation to the economically weaker section and Low-income group.

21. The applicant has to adhere to the other conditions imposed by the authority.

Sd/-
Commissioner,
BDA, Bangalore

To,

M/s KMK Developers,
No.510-5ac, HRBR Lahout,
2nd Block, Kalyana Nagar,
Outer Ring Road,
Bangalore – 560 043.

Copy to:

1. The Commissioner, BBMP, Bangalore
2. Member Engineer, BDA Bangalore
3. Executive Engineer (East Div) HSR Commercial Annex, BDA, Bangalore with approved plan
4. Revenue officer (East Division) HSR Commercial Annex, BDA, Bangalore with approved plan
5. System Manager, EDP Branch, enclosing the CD consisting of approved layout plan/development plan blue print, work order and it has to be uploaded in the website.

Notice : 1 The concerned Manager has to provide the blue print with lamination and approved plan has to be copied to CD and handed over to Sri.Mohammed Aftab, AEE.

2 The said Approved layout plan details are mentioned in the page No.231 of the work order.

Sd/-
Commissioner,
BDA, Bangalore

ANNEXURE - R8

BANGALORE DEVELOPMENT AUTHORITY

GST 29AAAL0060D128

C. No. 154088

No.BDA/TPM/DLP-33/2018-19/252/2022-23. **Date:04-05-2022.**

MODIFIED WORK ORDER

Sub:- Giving approval to the modified residential Development plan for total area of 17 acres, 30.50 guntas (excluding 00.75 Gunta kharab) of Sy. 46/1,46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57 (P), 58(P), 61/2 of Dommasandra village, and Sy. No. 107/1,107/(P) of Kumbena-agrahara village, Bidarahalli Hobli, Bangalore East Taluk in favour of M/s. Godrej Properties Ltd., regarding.

Ref:

1) Requisition of the applicant dated: 18.01.2019.
2) Resolution No. 41/2019, dated: 25.01.2019 of the Meeting of the Committee of Bangalore Development Authority.
3) Work order no. BDA/TPM/DLP-33/2018-19/1114/2019-20, dated: 22.10.2019.
4) Applications of the applicant dated: 30.10.2021 and 20.01.2022.
5) Resolution No. 1.4.13/2022, dated: 31.01.2022 of the meeting of the Committee of Bangalore Development Authority.
6) This office letter No.BDA/TPM/DLP-33/2018-19/2061/2021-22, dated: 19.03.2022.
7) Canara Bank challan No. 15740 and 15741, dated: 22.03.2022.
8) This office of U.O. Note No. BDA/TMP/DLP-33/2018-19/36/2021-22, dated: 07.04.2022
9) Document No. BDA-1-00129-202-23, CD No.BDAD 1043, book-1, dated: 12.04.2022 of the Additional District Registrar, Bangalore Urban District.

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Upon request made by M/s. Godrej Properties Ld., under reference (1) to give approval to the residential development plan for a total area of 15 acres 24.50 gunta (excluding 00.75 Gunta of kharab) in Sy. No. 46/1, 46/2, 46/3, 46/4, 46/5,56/6, 47, 49/3, 57(P), 58(P),61/2 of Dommasandra village and in Sy. No. 107/1, of Kumbena Agrahara village, Bidarahalli Hobli, Bangalore East taluk, under reference (2) as per the decision Authority Town Planning Committee meeting under reference (3) residential development plan was approved and a work order was issued.

Now M/s. Godrej Properties Ltd. has requested for giving approval for the modified residential development plan for a total area of 17 acres in Sy. No. 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57 (P), 58 (P), 61/2 of Dommasandra village and in Sy. No.107/1, 107/2(P) (excluding 00.75 gunta of kharab area) of Kumbena Agrahara village, Bidarahalli Hobli, Bangalore East Taluk.

By examining the proposal, the subject was placed before the meeting of the Town Planning Committee of the Authority held on 31.01.2022 as per reference (5) under subject No. 1.4.13/2022 and discussions were made. After the discussion, by deciding to give approval, subject to the condition that by obtaining the revised development plan of installation of Ramp to the approach to Terrace of 3 level parking from the ground level adjacent to Building-1 in the residential plan submitted by the applicant and as the lands in question are in the low lying area, by obtaining the Certificate from the registered expert about the Structural Stability, accordingly by preparing the buildings to plan, to obtain the approval to the building plan from the competent Authority, for the totally 17 acres 30.50 gunta (excluding 00.75 gunta of kharab area) in in Sy. No. 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57 (P), 58 (P), 61/2 of Dommasandra village and in Sy. No.107/1, 107/2(P) (excluding 00.75 gunta of kharab area) of Kumbena-Agrahara village, Bidarahalli Hobli, Bangalore East Taluk , as per Section 17 of KTCP Act of 1961, and as per Chapter 7.2 of Zonal regulations of RMP-2015, decided to delegate the powers to the Commissioner to take necessary action in this regard.

As per the decision of the meeting of the Town Planning Committee of the Authority, the applicant was intimated under reference (6) of this office to pay Rs. 01,22,57,030/- (Rupees one core twenty-two lakhs fifty-seven thousand thirty only) towards different fees to the Authority.

Under reference (7) the applicant paid under reference (7) though the Canara Bank challan No. 15740 and 15741, Rs.1,00,21,815/- (Rs. one crores twenty one thousand eight hundred fifteen only) and Rs. 22,35,235/- (Rupees twenty-two lakhs thirty-five thousand two hundred thirty-five only) . Regarding payment of the said amount, the Finance Section of the Bangalore Development Authority has made the confirmation on 23.03.2022.

As per reference (8) the Executive Engineer (East division) BD, Bangalore was intimated that in the residential development plan, by canceling the already registered relinquishment deed, to get the transfer of park/open space area and road areas in the modified plan through rectified registered relinquishment deed. The Executive Engineer (East division) on 12.04.2022 through the registered relinquishment deed got transferred the park/open space area and road areas to the Authority under reference (9).

In the background of the above points, approval is given to the modified residential development plan for a totally in Sy. No. 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57 (P), 58 (P), 61/2 of Dommasandra village and in Sy. No.107/1, 107/2(P) (excluding 00.75 gunta of kharab area) of Kumbena Agrahara village, Bidarahally Hobli, Bangalore East Taluk, subject to the following conditions.

1	As the lands in question are in Low lying areas for examining the quality of the soil, by taking up SBC test, that by adopting the Structural design of the building, by obtaining the attested certificate from the proper expert about Structural Stability, by submitting to the competent authority giving approval to the building plan, later, later it is subject to the condition of giving the approval to the building plans by the competent authority.
2.	To implement the development works as per the modified residential development plan approved by the authority. Without the prior approval of the Authority, no changes are made.
3.	The Developer by growing different variety of plant trees in the area reserved for the park and to make development and by reserving for the said purpose and shall use. Not to use for any other purpose.
4.	To get the approval of the detailed building plans from the Competent Authority.
5.	For entry and exit to the said area, to provide a system of not causing hindrance in the traffic system. If the security system is arranged for vehicle checking, shall maintain it inside the property.
6.	Including a park/open space area reserved in the modified residential development plan and in the residential development area for 240.0 sqm for FAR area, at one tree, to grow a different variety of plants and trees and to develop.
7.	After the commencement of the building works, the sturdiness of the building shall get verification from the concerned competent Authority. For civil works and building works, obtaining the treated water from BWSSB shall be used.
8.	The C.A. space reserved in the modified residential development plan shall be developed as per Chapter 7.1.2 of the zonal regulations in the existing place.
9.	In the land proposed by the applicant if it is known that any lands of Bangalore Development Authority/other private lands are encroached, in such circumstances, the Commissioner of the Bangalore Development Authority got the power either to modify or withdraw the approved development plan.
10.	As per the decision taken in the proceedings of the meeting held under the Chairmanship of the Additional Chief Secretary to Government, Urban Development Department on 16-1-2010 and as per the decision of the meeting of the Committee held on 07-01-2021 under Subject No. 09/2011, verification made of the Arrangement of Blocks as per the zonal regulations, other particulars relating to the building plan not verified. It shall be verified by the competent authority approving the building plan relating to the said building construction by obtaining the required NOCs from the various different Departments and other information, which shall verify as per rules.
11.	On the basis of the documents submitted for the layout plan, in future days relating to the ownership of the said lands if a dispute, litigations, or civil litigations arises, either to withdraw or to cancel the development plan, the Commissioner of the Authority got the power under Section 76(O) of the KTCP Act. Accordingly, the action will be initiated.
12.	Shall reserve a suitable place for the segregation and storage of solid waste materials produced in the residential units in the modified residential plan.
13.	At the time of development of the proposed land, relating to the rainwater harvesting

	system, the applicant compulsorily marks the full details in the sketch, by preparing the design not tow aster any type of rainwater to enter inside the ground of the proposed land out of the total area, marking the full details in the plan and shall show the same.
14.	At the time of development of the proposed land, as per the direction of the BESCOM, shall install electric cables.
15.	The area reserved for nala buffer or Storm water drain or underground drainage systems of a local board or Bangalore Water Supply and Sewerage Board and at the time of development of the road shall be released freely to the Authority through registered relinquishment deed to the Authority.
16.	Shall be binding to the Notarized Affidavit submitted that there are no cases in the Court, Lokayukta relating to the ownership documents of the land/revenue documents.
17.	For drinking water and for other potable water shall make Duel piping System separately for residential units in the modified residential development plan. For processing, the sewage water emitting from the residential units, by establishing a treatment plant in shall use treated water for other uses and the drainage system shall be provided by the applicant only.
18.	Obtaining the NOC from BWSSB, BESCOM, KSPCB, Airport Authority, and Fire Force Departments shall be submitted to the competent authority prior to the approval of the building plan. The Competent authority giving the approval shall verify it.
19.	As per the Circular, dated 08-11-2010 of the Authority in the said modified residential development plan 10% of the total residential units are reserved for the Economically Weaker Section (EWS) and for the Low Income Group (LIG).
20.	As the lands in question are in Low lying areas for examining the quality of the soil, by taking up SBC test, that by adopting the Structural design of the building, by obtaining the attested certificate from the proper expert about Structural Stability, by submitting to the competent authority giving approval to the building plan, later, later it is subject to the condition of giving the approval to the building plans by the competent authority.
21.	To implement the development works as per the modified residential development plan approved by the authority. Without the prior approval of the Authority, no changes are made.
22.	The Developer by growing different variety of plant trees in the area reserved for the park and to make development and by reserving for the said purpose and shall use. Not to use for any other purpose.
23.	To get the approval of the detailed building plans from the Competent Authority.
24.	For entry and exit to the said area, to provide a system of not causing hindrance in the traffic system. If the security system is arranged for vehicle checking, shall maintain it inside the property.
25.	Including a park/open space area reserved in the modified residential development plan and in the residential development area for 240.0 sqm for FAR area, at one tree, to grow a different variety of plants and trees and to develop.

Subject to the above conditions, the modified residential development plan to the total 17 acre 30.50 gunta (excluding 00.75 gunta of kharab) in Sy. No. 46/1, 46/2, 46/3, 46/4, 46/5,56/6, 47, 49/3, 57(P), 58(P),61/2 of Dommasandra village and in Sy. No. 107/1, of Kumbena Agrahara village, Bidarahally Hobli, Bangalore East taluk has been approved.

Sd/-
Commissioner,
BDA, Bangalore.

To

M/s. Godrej Properties Ltd.,
Level 10, Prestige Obelisk,
No.3, Kasturba Road,
Bengalore-560 001.

Resolution NO: 1.4.13/2022, Dated: 31.01.2022

Subject: About the request submitted by the petitioner M/s Godrej Properties Ltd, seeking approval to the modified housing development plan map in the total extent of extent of 17 acres 30.50 gunte (excluding 0.75 gunte kharab land) situated in survey no. 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57(P), 58(P), 61/2 of Dommasandra village and survey no. 107/1, 107/2(P) of Kumbena Agrahara village, , Bidarahalli hobli and Bangalore east Taluk.

In a note presented and discussed before the city planning committee meeting of the authority. After the discussion, getting a development plan adopted as per the rules to connect 3-level parking to the terrace from the ground level adjacent to building-1 in the housing development plan map submitted by the applicant and getting a certificate about the structural stability of the buildng from a registered expert as the land in question being in a low-lying area and preparing the design of the buildings as per the conditions and getting the approval of the building map from the competent authorities in the survey numbers of total area of 17 acre 30.50 gunta land in survey no.s 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57(P), 58(P), 61/2 of Dommasandra village and survey no. 107/1, 107/2(P) of Kumbena Agrahara village, , Bidarahalli hobli and Bangalore east Taluk, as per column 17 of KTCP Act 1961 and Chapter 7.2 of RMP- 2015, and it was decided to delegate the authority to the Commissioner to take necessary action in this regard after finalizing the development plan.

1.	To Cancel the mandate and housing development plan map issued earlier dated 22/10/2019 and reimbursing the full fees that is due to the authority.
2.	As the lands in question are in low-lying area, SBC test should be done to check the quality of soil, accordingly the structural design of the building should be adopted and the structural stability certificate should be obtained from the appropriate expert and submitted to the competent authority for approval of the building map.
3.	As the construction of the approach road connecting Dommasandra main road to the land in question is in progress, after the completion of the road work, the task order and development plan map will be released.
4.	Handing over the area of park and open spaces that is mentioned in the submitted revised housing development plan map to the authority free of cost through a registered deed of relinquishment.
5.	To carry out the development works as per the revised Housing Development Plan Map approved by the Authority. No change can be made without prior approval of the authority
6	Developers shall plant and develop various species of trees in the reserved area of the park and use the reserved area for the said purpose and shall not change it for any other purpose.
7.	Approval of detailed building plans by competent authority
8.	To make arrangements to avoid traffic congestion in and out of the said area. Vehicle checking and security facilities to be maintained inside the property.
9.	To plant and grow one tree of various species in the 240.0 sq.m FAR area in the housing development plan area including the park/ open space area reserved in the modified housing development plan map.
10.	After commencement of building work, the concerned competent authority shall inspect the building safety. Treated water from BWSSB shall be procured and used for civil works and building works.
11.	The CA space reserved in the revised residential development plan map shall be developed in accordance with Chapter 7.1.2 of the Zonal Regulations at the existing site.
12.	If it is found that the land proposed by the applicant includes any Bangalore Development

	Authority/ other private lands, in such case the Commissioner of Bangalore Development Authority shall be empowered to modify or withdraw the approved development plan.
13.	As per the decision taken in the meeting held on 16/1/2010 under the chairmanship of Additional Chief Secretary to the Government, Department of Urban Development and as per the decision of the committee meeting held on 07/01/2011, subject No: 9/2011, the arrangement of blocks in the development map has been checked as per zonal regulations and other details related to the building will not be checked. The Competent Authority approving the building shall obtain the necessary NOCs from various departments and other information required for the construction of the said building from the applicant and duly verify it.
14.	The Commissioner of the Authority is empowered under Section 76(0) of the KTCP Act to cancel the approval of the development plan map If it is confirmed that the applicant has given false information/documentation regarding the ownership of the land regarding the approval of the modified housing development plan map and the approval has been obtained, or in case of dispute in the occupation of ownership in court and action will be taken accordingly.
15.	Adequate space shall be reserved for the segregation and storage of solid waste generated by the residential units in the modified housing development scheme.
16.	While developing the proposed land, it is mandatory to the applicant to mark the complete details regarding rainwater harvesting on the map, prepare designs to ensure that any rain water does not go waste in the proposed total area, and prepare the designs to ensure that the water enters the land and show the full details on the map about the same.
17.	Electric cables shall be installed as directed by BESCOM while developing the proposed land.
18.	The area reserved for canal buffer shall be handed over to the local body or Bangalore Water Supply and Sewerage Board, other government or non-government bodies for public use for storm water drain or drainage systems and development of road through a registered deed of relinquishment.
19.	Not visible
20.	Residential units in modified housing scheme shall have dual piping system for separate plumbing for drinking water and water for other uses. A treatment plant should be installed in the project to treat the sewage from the residential units and the treated water should be used for other uses and the drainage system should be provided by the applicant.
21.	Before getting approval for the building plan, one has get the NOC's from the BESCOM, BWSSB, KSPCB, Aviation Authority and Fire Departments and submit it to the Competent Authority before approval. Competent authority of granting permission shall verify the same.
22.	In the said Revised Housing Development Plan, as per the Authority's circular dated 08/12/2010, 10% of the total number of residential units has to be reserved for Economically Backward Sections (EWS) and Low Income Sections (LIG).
23.	Development of streams and ditches passing through the area in question for smooth passage without obstructing the flow of water.
24.	Registration with Karnataka Real Estate Regulatory Authority under RERA Act 2016 and related rules 2017
25.	Bringing the rain water that naturally flows towards the low level to the valley, through the drain and making suitable arrangements for the water to flow smoothly.
26.	At the time of approval of building plan, getting report of water table regarding basement requirement and taking action accordingly.
27.	Trees to be grown in buffer area.
28.	Complying the conditions led by the authority.

Subject NO: /2022

Notes of urban planning committee meeting of the authority

Subject:- About a request submitted to the petitioner M/s Godrej properties LTd., to provide approval to the modified housing development plan in the the extent of total 17 Acre 30.50 gunta land (excluding 0.75 gunta kharab land) situated in survey No. 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57(P), 58(P), 61/2 of Dommasandra village, Bidarahalli hobli, Bangalore east taluk and survey no. 107/1, 107/2 (P) of Kumbena agrahara village.

Petitioner M/s Godrej properties LTd. has filed a petition seeking a approval to the modified housing development plan in the extent of total 17 Acre 30.50 gunta land (excluding 0.75 gunta kharab land) which includes 21 gunta in survey No. 46/1, 21 gunta in survey no. 46/2, 21 gunta in 46/3, 21 gunta in 46/4, 21 gunta in 46/5, 02 acres 12 gunta in 46/6, 07 acres 16 gunta in 47, 31 gunta in 49/3, 12 gunta in 57(P), 22 gunta in 58(P), 28.50 gunta in 61/2 of Dommasandra village, Bidarahalli hobli, Bangalore east taluk and 01 acre in survey no. 107/1, 02 acres 06 gunta in 107/2 (P) of Kumbena agrahara village.

2. The proposal has been examined and the subject was placed before the urban planning committee meeting of the authority held on dated 25/01.2019 under the subject no. 41/2009 to provide approval to the modified housing development plan in the the extent of total 17 Acre 30.50 gunta land (excluding 0.75 gunta kharab land) situated in survey No. 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57(P), 58(P), 61/2 of Dommasandra village, Bidarahalli hobli, Bangalore east taluk and survey no. 107/1, 107/2 (P) of Kumbena agrahara village. Committee meeting has decided as below.

It was decided to approve the housing plan except for certain conditions for the total extent of 05 acres 04 gunta areas which includes 21 gunta in survey No. 46/1, 21 gunta in survey no. 46/2, 21 gunta in 46/3, 21 gunta in 46/4, 21 gunta in 46/5, 28.50 gunta in 61/2 of Dommasandra village, and 02 acres 12 gunta in in survey no. 108/(P) of Kumbena agrahara village, Bidarahalli hobli, Bangalore east taluk as per the land conversion order and the letter issued by the authority to permit development of the area in the sensitive zone and in accordance with the National Green Tribunal order as per the RMP- 2016 zonal regulations, after getting the housing development plan map and devolving the power of approving the map to the honorable Commissioner.

3.Opinion of Legal officers of the authority was sought on the dated: 28/05/2019 about the request submitted by the petition M/s KMK Develpers Pvt.Ltd., seeking the approval for the housing development planning map to the total of 15 acres 24.50 gunta extent which includes in survey No. 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57(P), 58(P), 61/2 of Dommasandra village, Bidarahalli hobli, Bangalore east taluk and survey no. 107/1, 107/2 (P) of Kumbena agrahara village instead of the total extent of 28 acres 39.5 gunta which was approved on 25.01.2019, subject no.41/2019. Legal officers have given the following opinion.

KMK developers Private Ltd. have submitted a request on 18/09/2019 to provide approval to the housing development planning map to the total extend of 28 acres 39.50 gunta area of the survey

no. 46/1,46/6, 47,49/3, 57 (P) and 107/1 of Dommasandra village and Kumbena agrahara of Bidarahalli hobli, Bangalore east taluk and it is learnt that the committee has decided to approve the residential planning map as per few conditions according to the the urban planning committee of authority TRV No. 41/2019, dated: 25/01/2019, as per the request of the petitioner.

But, meanwhile, petitioner has submitted a request on dated 27/03/2019, seeking the approval of the housing development planning map constrained to the 15 acres 24.50 gunta area of the survey no. 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57 (P), 58 (P), 61/2 and 107/1 of Dommasandra village and and survey no. 107/1 of Kumbena agrahara of Bidarahalli hobli, Bangalore east taluk, the survey numbers of revenue village for which the present petitioner has already sought approval for the housing development map have been included in the sub-committee meeting and An opinion has been obtained that there is no impediment in law to take further action as per rules extensively as per the rules of 2018 on the map subject to reservation of CA and park and other uses and limit the area.

4.In the light of the opinion given by the legal officers of the authority on dated: 28/5/2019 with the approval of the Hon'ble Commissioner and the Hon'ble Chairman, as per the request of the petitioner, the petitioner was informed to pay the related charges for approval of the housing development plan map for the total extent of 15 Acres 24.5 Guntas which includes survey no 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57(P), 58(P), 61/2 of Doddabommasandra Village and survey No. 107/1 of Survey No. Bangalore East Taluk, Bidarahalli Hobli, on 31/05/2019. Accordingly, the petitioners have paid the fee and submitted the challan copy on dated 06/06/2019.

5. The park/ open space and road widening area reserved by the applicant in the development plan map will be brought to the authority through waiver letter dated: 09/09/2019. Later, housing development plan map is approved in their favor of M/s.KMK Developers Pvt Ltd., and the work order is allotted on dated: 22/10/2019.

6.Petitoner M/s Godrej Properties Ltd. has purchased the questionable areas of total extent of 17 acreas 30.50 gunta area in survey no 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57(P), 58(P), 61/2 of Doddabommasandra Village, Survey No. 107/1,107/2(P) of Kumbena agraha village, Bidarahalli Hobli, Bangalore East Taluk, from M/s.KMK Developers Pvt Ltd and requested to provide modified housing development planning map on 31/03/2021 and 07/04/2021.

7. In this regard, the reports of the land acquisition department of the Land Acquisition Authority regarding the lands in question have been requested and the said has given the following report.

The report says the total extent of 174 acres 24.50 gunta including 0.21 gunta of survey No. 46/1,0.21 gunta of 46/2, 0.21 gunta of 46/3, 21 gunta of 46/4, 21 gunta of 46/5, 02 acre 10 gunta in 46/6, 07 acre 16 gunta in 47, 31 gunta in 49/3, 12 gunta in 57(P), 22 gunta in 58(P), 28.50 gunta in and 28.50 gunta 61/2 of Dommasandra village, and Bidarahalli hobli, Bangalore east taluk and

total extent of 03 acres 06 gunta including 01 acre in survey no. 107/1, 02 acre 06 gunta in 107/2 (P) of Kumbena agrahara village, does not involve any notifications.

8. (Not visible)

You have submitted a request seeking approval for the modified housing development planning map to the total extent of 17 acres 30.50 gunta in the survey no. 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 47, 49/3, 57 (P), 58 (P), 61/2 and 107/1 of Dommasandra village and and survey no. 107/1

On review, the FAR is reported as 2.50 in the file notes of the previously approved housing development plan map and in the agenda notes of the meeting and it is erroneous to mention 3 in the permissible FAR only in the development map. Therefore, as an application has been submitted for the approval of the said housing development plan map, as per the regulations of RMP 2018, development plan should be prepared limited to a permissible FAR 2.50 and submitted and to submit the debt free certificate (EC) and all the documents related to the area in survey number 107/2 in relation to the lands in question survey number and to submit confirmed information about the road connection to the land proposed for development housing development project from Beltur main road through the lands of survey number 62, 66 and 67 and in case of failure, their It was told that the files will be stored

9. M/s. Godrej properties Ltd, has submitted all the necessary documents in the remarriage petition filed on 30 10 2021 and has submitted the modified development plan map for their review and requested approval of the housing development plan.

10. In this regard, the applicant was informed in a letter dated 18/01/2020 2 as follows. The construction of connectivity to the proposed project area is in progress. The full work of the said road has not been completed and there are several deficiencies in the development plan map submitted by them

The petitioner Ltd. filed a re-petition on 20/01/2022 for approval of the modified housing development plan as per FAR 2.50 in the said petition and road construction work before obtaining building possession letter.

Approved by Govt dated 25/6/2007 in RMP-2015 classified for Residential (Primary) Sensitive Zone, Survey No. 107 Valley Buffer of Kumbena Agrahara village

Subject No. 376/2019 of the Sensitive Zone Sub-Committee meeting of the Authority held on 23/11/2019 is decided to liberate the area in question.

The said proposal may be considered subject to the condition that the applicant adheres to the conditions laid down in the decision of the said meeting and develops accordingly.

The applicant has submitted the deed of sale in respect of the said land....Google Map Location Index Map RMP-2015 Extract

The land conversion details of the lands in question are as follows

1	Total extent of Land	71958.00 sq.m (17A-31.25 gunta)
2	Kharab area	76 sq.m (0.75 gunta)
3	Reamining	71882.00 sq m (17A-30.50 gunta)
2	Area reserved for parks and open area	7568.28 sq.mt
3	Area reserved for citizen amenities	3594.59 sq,mt
4	Area considered for FAR	68287.70 sq.mt
5	Area considered for Coverage	64062.08 sq.mt.
6	FAR Area	170437.74 sq.mt.

The location has been checked, the said area is on the right side of the old Madras road from Kurudusonnenahalli to Belattur village on the left side of the current 18 to 24 m wide road.

39 Gunte area will be handed over to Shigehalli Gram Panchayat for road previously reserved for road at the time of development plan map approval. The extent of 6474.87 square metre earmarked for the road earlier at the time of development plan map approval will be handed over to the authority.The road construction work in the area handed over for the said road is in progress

The applicant has prepared and submitted a draft housing development plan map in accordance with the survey map measurement area and armorial map confirmed and submitted by the land surveyor in the proposed housing development plan map.

The housing development plan map submitted by the applicant has been compared with the Zoning Regulations and the details are as follows

As the road construction work is in progress in the area handed over by the applicant for the road, the development plan map can be approved after the completion of the road construction work.In the development plan map submitted by the applicant, it is proposed to build the connection from the ground level to the three level parking where the building is adjacent is in the middle.But there is no provision in furnace regulations to propose the said ramp in the middle space and in this background the said ramp has to be excluded from the middle spaces.

BANGALOROE DEVELOPMENT AUTHORITY

No.BDA/EE(East) 1167/2022-23

Office of the Executive Engineer
East Division, HSR commercial

To,

M/S GODREJ PROPERTIES,
Level 10, PRESIGE OBELISK,
No.03, Kasturba Road,
Bangalore – 560 001.

NOTICE

Sir,

Sub: Construction of proposed multi-storied residential development plan building in Sy No.57 (P), 58 (p), 61/2, 46/6, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6 and Sy. No.47 of Dommsandra Village, Bidrahalli Hobali, Bangalore East Taluk, and Sy. No.101/1 and 107/2(p) of Kumbena Agrahara Village.

Ref : Observed during the inspection with Executive Engineer

As per the above-said subject and reference, you are proposed to construct a multi-storied residential development plan building at Sy No.57 (P), 58 (p), 61/2, 46/6, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6 and Sy. No.47 of Dommsandra Village, Bidrahalli Hobali, Bangalore East Taluk and Sy. No.101/1 and 107/2(p) of Kumbena Agrahara Village and as per modified plan Civic Amenity site is reserved as per modified residential development plan in Sy. No.107/2 (P).

Further, during the inspection with the concerned Engineer on 27/5/2022 at the site in question, it is found that you are not obtained the sanction of the building plan as per the residential development plan, you have constructed a Club House, marketing office, and Mock Flats at C.A site is reserved as per the residential development plan. During the inspection, we are informed to furnish the sanctioned plan for the construction of club house, but you failed to furnish the same.

To bring to your kind knowledge about the above said facts, if you are obtained any permission for the construction of Club House, marketing office and Mock Flats, you are instructed to submit the same immediately. In default, you are informed that the Authority will initiate necessary action in accordance with the law.

Thanking you,

Yours faithfully,

Sd/-

Executive Engineer,
East Division,
BDA , Bangalore.