

ಕು ದಾಖಲೆ ಮಾಡಿ ಪುಸ್ತಕದ ಸಂಖ್ಯೆ 7143 / 2022-23ನೇ
I
SALE DEED ನೇ ಪುಟ

I
7143
22-23

This DEED OF SALE is made and executed on this the Seventh Day of September Two Thousand Twenty Two [07.09.2022] at Devanahalli:

BY:

1. Mr. Chandan Krishna Murthy S/o Mr. B.S. Krishna Murthy, PAN No. AHOPK2000R, Aadhar No.4 98211043104, Aged about 48 Years,
2. Mr. Harish Krishna Murthy S/o Mr. B.S. Krishna Murthy, PAN No. AHOPK1999F, Aadhar No. 250764112222, Aged about 44 Years,

All are Residing at No. Villa 4 and 5, Maple Prospero, Bellary Road, Behind Renaissance Prospero Apartments, Byatarayanapura, Bangalore North, Bangalore, Sahakaranagar P.o, Karnataka-5600692.

Hereinafter referred to as the "**SELLERS**" which expression wherever it so requires shall mean and include all his/their legal representatives, administrators, executors, successors, and permitted and Legal assigns etc.,) **OF THE FIRST PART.**

AND

M/s Hoysala Projects Private Limited PAN: AABCH6030K, a private limited company incorporated under the companies Act, 1956 and having its registered office at No. 104, Ground Floor, Infantry Techno Park, Infantry Road, Opp. Gem Plaza, Bangalore - 560001 acting through its Authorized signatory **Mr. T S Sateesh, Adhaar No. 839144432460**

Hereinafter referred to as "**CONFIRMING PARTIES**" which expression wherever it so require shall mean and include all their legal representatives, administrators, executors, successors, permitted and legal assigns etc. of the **SECOND PART**

IN FAVOUR OF

M/s. ARVIND SMARTHOMES PRIVATE LIMITED, a Company incorporated under the Companies Act, 2013, (PAN: AAXCA4716D) having



Chandan Krishna Murthy
Harish Krishna Murthy
1

7/13

I ಸೇ ಉಸ್ತಾದ 7/13 /2022-23ನೇ



2 ಉಸ್ತಾದ ಘೋಷಣೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

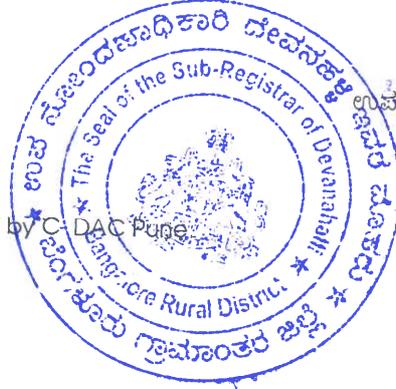
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S ಅರವಿಂದ ಸಾರ್ವಜನಿಕ ಹೋಮ್ಸ್ ಪ್ರೈವೇಟ್ ಲಿ. ಪರವಾಗಿ ಅಥರ್ವೆಸ್ಡ್ ಸಿಗ್ನೇಟರಿ ಅವಿನಾಶ್ ಸುರೇಶ್ , ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	100.00	Challan No CR0922003000204650 Rs. 100/- dated 07/Sep/2022
ಚೆಲನ್	100.00	Challan No CR0922003000204650 Rs. 100/- dated 07/Sep/2022
ಒಟ್ಟು :	200.00	

ಸ್ಥಳ : ದೇವನಹಳ್ಳಿ

ದಿನಾಂಕ : 08/09/2022



ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

ದೇವನಹಳ್ಳಿ

Designed and Developed by C-DAC Pune

2ನೇ ಪುಸ್ತಕ ಸಂಖ್ಯೆ/2022-23ನೇ

its registered office at 24, Government Servant Society, NR Municipal Market, C.G. Road, Ahmedabad-380009, Gujarat, Represented by its Authorized Signatory, **Mr. Avinash Suresh**, Aged about 38 Years, residing at D-4703, Ashok Towers, Dr. Ambedkar Road, Opp Bharat Mata Cinema, Parel, Maharashtra 400012, Mumbai (**Aadhar No.7756 7801 5246**)

Hereinafter referred to as the "**PURCHASER**" which expression wherever it so requires shall mean and include all his/their legal representatives, administrators, executors, successors, and permitted and Legal assigns etc.) **OF THE THIRD PART.**

In this Deed the expressions "**Sellers**", "**Confirming Party**" "**Purchaser**" shall, subject to the context hereof, include in addition or in substitution to the Seller and the Purchaser, any person(s) directly deriving title under them respectively. The Seller and the Purchaser are herein collectively referred to as the "**Parties**" and individually as a "**Party**" as the context may require.

WITNESSETH:

WHEREAS the Sellers are the Joint Owners of all that piece and parcel of agricultural land bearing Sy. No. 69/2 measuring 1 Acre, Sy No.69/3 measuring 1 Acre, Sy No.69/5 measuring 10 Guntas, totally measuring 2Acres 10 Guntas situated at Vishwantathapura Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District, which is more particularly described in **Schedule** here in below and hereinafter referred to as Item Nos 1 to 3of the "**SCHEDULE PROPERTY**".

WHEREAS, the Confirming Party has entered into an Agreement of Sale, with the SELLERS to Purchase the Schedule Property and hence have been arrayed as Confirming Parties to this Sale Deed.

WHEREAS the item Nos 1 to 3 have mentioned in the schedule property are originally belonged to Mr. Chikkamuniveerappa S/o Mr. Marimuniyappa through Index of Lands, Record of Rights and Mysore Settlement Register. The son of Mr. Chikkamuniveerappa namely Mr. Narayanappa acquired the item Nos 1 to 3 of the schedule property by way of Inheritance/Ancestral. In the year 2007 the said Mr. Narayanappa and his sons and daughters



Chandankrishnamurthy
Hrishikeshmurthy
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7143
 ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ P-8383
 21-23
 ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 7143
 2022-23

Print Date & Time : 08-09-2022 10:28:52 AM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ P-8383

ದೇವನಹಳ್ಳಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬೆಂಗಳೂರು ಗ್ರಾಮಾಂತರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-09-2022 ರಂದು 09:42:53 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	100.00
2	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	135.00

ಶ್ರೀ M/S ಅರವಿಂದ ಸಾರ್ಮಟ್ ಹೋಮ್ಸ್ ಪ್ರೈವೇಟ್ ಲಿ. ಪರವಾಗಿ ಅಥರ್ವೆಸ್ಟ್ ಸಿಗ್ನೇಟರಿ ಅವಿನಾಶ್ ಸುರೇಶ್ ಬಿನ್ ಸುರೇಶ್ ಸಿಂಗಾರ ವೇಲು ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S ಅರವಿಂದ ಸಾರ್ಮಟ್ ಹೋಮ್ಸ್ ಪ್ರೈವೇಟ್ ಲಿ. ಪರವಾಗಿ ಅಥರ್ವೆಸ್ಟ್ ಸಿಗ್ನೇಟರಿ ಅವಿನಾಶ್ ಸುರೇಶ್ ಬಿನ್ ಸುರೇಶ್ ಸಿಂಗಾರ ವೇಲು			For ARVIND SMARTHOMES PVT. LT DIRECTOR/AUTHORISED SIGNATORY

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಶ್ರೀ ರಜಿಸ್ಟ್ರಾರ್
 ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ದೇವನಹಳ್ಳಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/S ಅರವಿಂದ ಸಾರ್ಮಟ್ ಹೋಮ್ಸ್ ಪ್ರೈವೇಟ್ ಲಿ. ಪರವಾಗಿ ಅಥರ್ವೆಸ್ಟ್ ಸಿಗ್ನೇಟರಿ ಅವಿನಾಶ್ ಸುರೇಶ್ . (ಬರೆಸಿಕೊಂಡವರು)			For ARVIND SMARTHOMES PVT. LTC DIRECTOR/AUTHORISED SIGNATORY
2	ಬೆಂದನ್ ಕೃಷ್ಣಮೂರ್ತಿ ಬಿನ್ ಬಿ.ಎಸ್. ಕೃಷ್ಣಮೂರ್ತಿ . (ಬರೆದುಕೊಡುವವರು)	X	X	

ಶ್ರೀ ರಜಿಸ್ಟ್ರಾರ್
 ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ದೇವನಹಳ್ಳಿ

ಶ್ರೀ ರಜಿಸ್ಟ್ರಾರ್
 ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ದೇವನಹಳ್ಳಿ

had entered into the registered Partition deed dated 6.3.2007 namely, Mr. Narayanappa S/o Mr. Chikkamuniveerappa, Mr. Hanumegowda, Mr. Devaraj, Mr. Suresh and Mr. Manjuanth sons of Mr. Narayanappa and Mrs. Susheelamma and Mrs. Sumthithramma daughters of Narayanappa, the same had been registered in the office of the Devanahalli Sub-Registrar as Document No. 9138/2006-07, stored in CD No.123. The same had been mutated in the revenue records as MR No.60/2006-07.

Whereas Mr. Devaraju son of Mr. Narayanappa had got 1 acre in Sy No 69/2 in the partition deed dated 6.3.2007 as his share, the said Mr. Devaraju and his family members had executed the registered sale deed dated 19.2.2016 [18.2.2016] in favour of sellers Mr. Chandan Krishnamurthy and Mr. Harish Krishnamurthy Sons of Late Mr. Krishnamurthy to an extent of 1 acre in Sy No.69/2, the same has been registered in the office of the Devanahalli Sub-Registrar as Document No-11235/2015-16, stored in CD No.583. The same had been mutated in the revenue records as MR No.H43/2015-16. Which is more particularly described in **Schedule** herein below and hereinafter referred to as the Item No 1 of the "**SCHEDULE PROPERTY**".

Whereas Mr. Suresh son of Mr. Narayanappa had got 1 acre in Sy No 69/3 in the partition deed dated 6.3.2007 as his share, the said Mr. Suresh and his family members had executed the registered Sale Deed dated 10.7.2015 in favour of sellers Mr. Chandan Krishnamurthy and Mr. Harish Krishnamurthy Sons of Late Mr. Krishnamurthy to an extent of 1 acre in this Sy. No. the same has been registered in the office of the Devanahalli Sub-Registrar as Document No. 3023/2015-16, stored in CD No.551. The same had been mutated in the revenue records as MR No. H5/2015-16. Whereas the daughter of Mr. Suresh namely Kumari Bindu and her father, mother and brother had executed the confirmation deed dated 10.7.2015 in favour of Mr. Chandan Krishnamurthy and Mr. Harish Krishnamurthy in this Sy. No. The same has been registered in the office of the Devanahalli Sub-Registrar as Document No.3025/2015-16, stored in CD No. 551.Which is more particularly described in **Schedule** herein below and hereinafter referred to as the Item No 2 of the "**SCHEDULE PROPERTY**".

Whereas Mrs. Susheelamma daughter of Mr. Narayanappa had got 10 gutnas in Sy No 69/5 in the Partition Deed dated 6.3.2007 as her share,



Chandan Krishnamurthy
Harish Krishnamurthy

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	ಹರೀಶ್ ಕೃಷ್ಣಮೂರ್ತಿ ಬಿ.ಎಸ್. ಕೃಷ್ಣಮೂರ್ತಿ . (ಬರೆದುಕೊಡುವವರು)			
4	M/S ಹೋಯ್ಸಲ ಪ್ರಾಜೆಕ್ಟ್ ಪ್ರೈವೇಟ್ ಲಿ. ಪರವಾಗಿ ಅಧ್ಯಕ್ಷರ ಸಿಗ್ನೇಚರ್ ಟಿ. ಎಸ್. ಸತೀಶ್ . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			For HOYSALA PROJECTS PVT. LTD. Authorised Signatory

ಶಿಬಿರ ಪುಸ್ತಕದ 7143 /2022-23ನೇ
6 ನೇ ಪುಟ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ದೇವನಹಳ್ಳಿ

the said Mrs. Susheelamma and her family members had executed the registered Sale Deed dated 27.3.2008 in favour of Mrs. Shanthamma Wife of Mr. Maaregowdato an extent of 10 guntas in this Sy. No. the same had been registered in the office of the Devanahalli Sub-Registrar as Document No. 7896/2007-08, stored in CD No. 151. The same had been mutated in the revenue records as MR No. 74/2007-08. Whereas the said Mrs. Shanthamma Wife of Mr. Maaregowda had executed the registered sale deed dated 6.5.2015 in favour of seller Mr. Chandan Krishnamurthy and Mr. Harish Krishnamurthy Sons of Mr. Krishnamurthy to an extent of 10 guntas in this Sy. No. the same had been registered in the office of the Devanahalli Sub-Registrar as Document No.1027/2015-16, stored in CD No.542. The same had been mutated in the revenue records as MR No. H65/2014-15. Which is more particularly described in **Schedule** herein below and hereinafter referred to as the Item No 3 of the "**SCHEDULE PROPERTY**".

WHEREAS in this manner the Sellers herein became the absolute owners of the Schedule Property. The Sellers have further represented that, the revenue records pertaining to the Schedule Property reflects the name of the Seller as the owner thereof to the Schedule Property:

WHEREAS the Sellers who are in need of funds to meet his legal necessities are desirous of disposing off the Schedule Property by making the following representations:

That the Sellers alone are the sole and absolute owner of the Schedule Property and his title to the Schedule Property is good, marketable and subsisting and that none else have any right, title, interest or share therein and that cost of good title shall be that of the Sellers and Schedule Property is free from encumbrances and claims including all claims by way of sale, exchange, mortgage, gift, inheritance, trust, possession, easement, lien or otherwise;

That the Sellers are in peaceful and lawful possession of the Schedule Property, as its absolute owners and no other person/s other than the Sellers have any right, title, interest or claim over Schedule Property;

Chandan Krishnamurthy



[Handwritten signature]

Harish Krishnamurthy

ಗುರುತಿಸುವವರು

ನೇ ಪ್ರಸ್ತಾವನೆ 7143 /2022-23ನೇ
ದಸ್ತಾವೇಜು ನೇ ಪ್ರತಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಬಿ.ವೈಶಾಂತ್ ಸಿಂಗ್ ಬಿನ್ ಬಾಲಕೃಷ್ಣ ಸಿಂಗ್ ನಂ 48, ಮುನಿಕಿಂಪಣ್ಣ ಲೇಔಟ್, ದಾಸರಹಳ್ಳಿ, ಹೆಬ್ಬಾಳ, ಬೆಂಗಳೂರು	
2	ಮಂಜುನಾಥ್, ಎನ್. ಬಿನ್ ನಾಗಪ್ಪ ನಂ. 94, ಆಟ್ಟೂರು ಲೇಔಟ್, ಯಲಹಂಕ, ಬೆಂಗಳೂರು	

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್

ಖಾಸಗಿ ಹಾಜರಾತಿಗಾಗಿ ದಸ್ತಾವೇಜನ್ನು ಅಮಾನತ್ತಿನಲ್ಲಿಡಲಾಗಿದೆ

Designed and Developed by C-DAC, ACTS, Pune



ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ದೇವನಹಳ್ಳಿ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ದೇವನಹಳ್ಳಿ

That the Sellers have not entered into any agreement or arrangement for sale of the Schedule Property with anyone else and has not executed any Power of Attorney in favour of any person/s or third party/ies to deal with the Schedule Property;

That the Sellers are not restrained, as on date under any statute, law or enactment or any order, verdict or judgment for the time being in force from dealing with or disposing of or parting with possession of the Schedule Property;

That there are no easements, quasi-easements, restrictive covenants or other rights or servitudes running with Schedule Property which effects the peaceful possession and enjoyment of the Schedule Property;

That the Sellers have not received any notice of acquisition or requisition from the Government or other authorities and the Schedule Property is not being acquired under the provisions of any act and the Schedule Property is free from all such proceedings.

That the Sellers do not hold land in excess of the Ceiling limit as prescribed under the Karnataka Land Reforms Act, 1961;

That there is no tenancy claims pending in respect of the Schedule Property under the Karnataka Land Reforms Act, 1961;

That the Schedule Property is not a granted land to persons belonging to Schedule Castes and Schedule Tribes and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone else;

That the Schedule Property is the personal property of the Sellers in which no other person/s has/have any manner of right, title or interest therein and in case of any claims, the Seller himself will answer such claims and offer indemnity to the Purchaser herein in this regard.

WHEREAS the Sellers for the reasons stated above and by making the aforesaid representations has offered to sell the Schedule Property for a sum of **Rs. 6,93,85,000/- (Rupees Six Crores Ninety Three Lakhs Eighty Five Thousand Only)** free from all encumbrances to the PURCHASER and



Chandan Krishna Murthy
Hailal Krishna Murthy

.....ನೇ ಪ್ರಶ್ನಕಡೆ 7143...../2022-23ನೇ

ವಸ್ತುವೇದ...10.....ನೇ ಪುಟ

MR. CHANDAN KRISHNA MURTHY AND MR. HARISH KRISHNA MURTHY ಇವರುಗಳ ಎಡಗೈ ಹೆಬ್ಬೆಟ್ಟು ಗುರುತು, ಸಹಿ ಹಾಗೂ ಛಾಯಾಪ್ರತಿಗಳನ್ನು ದಿನಾಂಕ: 08-09-2022 ರಂದು ಕಛೇರಿಯ ಸಮಯದ ನಂತರ ಸಂಜೆ 5.30 ರಿಂದ 6.30 ಗಂಟೆ ಅವಧಿಯಲ್ಲಿ ಸದರಿಯವರುಗಳ ಖಾಸಗಿ ನಿವಾಸಕ್ಕೆ ಭೇಟಿ ನೀಡಿ ಈ ಕೆಳಕಂಡ ಸಾಕ್ಷಿಗಳ ಸಮಕ್ಷಮದಲ್ಲಿ ಮೇಲ್ಕಂಡವರುಗಳ ಸಹಿ ಹಾಗೂ ಎಡಗೈ ಹೆಬ್ಬೆಟ್ಟು ಗುರುತಗಳನ್ನು ಪಡೆಯಲಾಗಿದೆ.

ಚಂದನ ಕೃಷ್ಣಮೂರ್ತಿ ಚಂದನ ಕೃಷ್ಣಮೂರ್ತಿ



Chandan Krishnamurthy



ಚಂದನ ಕೃಷ್ಣಮೂರ್ತಿ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ವ್ಯವಹಾರಯನವುಕ



Harish Krishnamurthy



ಹರಿಶ್ ಕೃಷ್ಣಮೂರ್ತಿ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ವ್ಯವಹಾರಯನವುಕ

ಮಾಣಿಗೌಡ

1) Mani Gowda
Byatavayyur
Banyaluru

2) M. Gowda
MANI GOWDA A.M.
No. 132. DUDIMARAYYUR
Annamathpuram Taluk
Banyaluru

ಮಾಣಿಗೌಡ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ವ್ಯವಹಾರಯನವುಕ

.....ನೇ ಪುಸ್ತಕದ 7143 /2022-23ನೇ
ನವಾಪೇಜು.....ನೇ ಪುಟ

the PURCHASER above named solely relying on the aforesaid representations of the Seller has agreed to purchase the Schedule Property for the said sum of **Rs.6,93,85,000/- (Rupees Six Crores Ninety three Lakhs Eighty Five Thousand Only)** free from all encumbrances.

NOW THIS DEED WITNESSETH AS UNDER:

That in pursuance of the aforesaid agreement and in consideration of the payment of sale price agreed to be paid in terms herein, the Sellers shall sell and the PURCHASER shall purchase all that Schedule Property free from all encumbrances, mortgages, litigation proceedings, departmental and governmental proceedings etc., subject to the following terms and conditions:

1. SALE PRICE:

The sale price for sale of Schedule Property is fixed by consent of both parties **Rs. 6, 93,85,000/- (Rupees Six Crores Ninety Three Lakhs Eighty Five Thousand Only)**.

The Purchaser has paid the total Sale Consideration of **Rs.6, 93, 85,000/- (Rupees Six Crores Ninety Three Lakhs Eighty Five Thousand Only)** to the sellers herein against the sale of the Items Nos 1 to 3 of the Schedule Property in the manner stated below, the sale consideration amount which has/have been paid to the Sellers Nos. 1 and 2 as per the table mentioned below:

Sl No	Sy No	Extent	Chandan Krishna Murthy	Harish Krishnamurthy	Hoysala Projects Private Limited
1.	69/2	1 Acre	1,01,00,000	52,35,000	
2	69/3	1 Acre	1,13,50,000	1,13,50,000	
3.	69/5	10 Guntas	37,75,000	37,75,000	
			2,52,25,000	2,03,60,000	
4.					2,38,00,000
Total				6,93,85,000	

Chandan Krishna Murthy

Harish Krishna murthy



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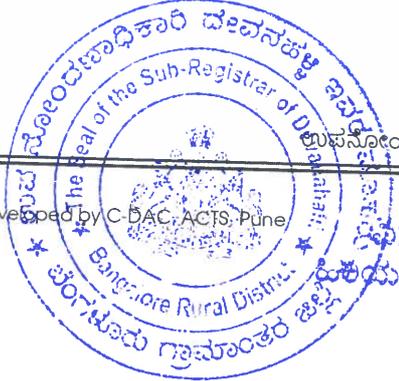
ಕೊಡು ವಸತಿಗಾಗಿ ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರದ ಸಹಾಯಕ ಸಚಿವರುಗಳಿಗೆ ಸಲ್ಲಿಸಿದ ದಸ್ತಾವೇಜು

ಖಾಸಗಿ ಹಾಜರಾತಿ ಪ್ರಕ್ರಿಯೆಯ ಮುಗಿದನಂತರ ಸದರಿ ದಸ್ತಾವೇಜನ್ನು ನೋಂದಣಿಗಾಗಿ ಅಂಗೀಕರಿಸಿ ನೋಂದಾಯಿಸಲಾಗಿದೆ.

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ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ದೇವನಹಳ್ಳಿ

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ನಂಬರ DNH-1-07143-2022-23 ಅಗಿ
ಸಿ.ಡಿ. ನಂಬರ DNHD1625 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 12-09-2022 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬೆಂಗಳೂರು ಗ್ರಾಮಾಂತರ (ದೇವನಹಳ್ಳಿ)

Designed and Developed by C-DAC, ACTS, Pune

ಪ್ರೊ.ಆರ್. ಶ್ರೀನಾಥ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
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- a) The sale consideration amount of **Rs.2,52,25,000** (Rupees Two Crores Fifty Two Lakhs Twenty Five Thousand Only] paid by way of DD bearing No. 523429, dated 20.08.2022 drawn on ICICI Bank, M.G.Road, Bangalore, in favour of **Mr. Chandan Krishna Murthy**, the Seller No.1 herein.
- b) The sale consideration amount of **Rs. 2,03,60,000** (Rupees Two Crores Three Lakhs Sixty Thousand Only] paid by way of DD bearing No.523428, dated 20.08.2022 drawn on ICICI Bank, M.G. Road Bangalore, in favour of **Mr. Harish Krishna Murthy**, the Seller No.2 herein.
- c) **An amount of Rs. 2,38,00,000/- (Rupees Two Crore Thirty Eight Lakh only)** after deducting TDS amount of **Rs 2,38,000/- (Two Lakh Thirty Eight Thousand only)** a Net amount of **Rs. 2,35,62,000/- (Rupees Two Crore Thirty Five Lakh Sixty Two Thousand)** paid by RTGs bearing No. **ICICR42022090800515** Dated **08/09/2022** drawn on **ICICI** Bank, in favour of M/s. Hoysala Projects Pvt. Ltd., represented by its Managing Director, Mr. T.S. Sateesh, the confirming Party herein.



The Sellers and the Confirming Party hereby accept and acknowledge the receipt of the above payments being the full and final payment and discharge the PURCHASER from the liability to pay the same. The Sellers herein confirm that, they do not have any claim against the Schedule Property of the Purchaser and further confirm that the Purchaser alone is the absolute owner of the Schedule Property from the date hereof.

2) POSSESSION:

The Sellers have handed over the peaceful, vacant, physical and actual possession of the Schedule Property to the Purchaser this day and the Purchaser acknowledge of having taken physical possession of the Schedule Property. The Purchaser who shall hereinafter have absolute, unfettered and unconditional right to deal with the Schedule Property with all rights, interest, title and powers of the Seller and are free to deal with the Schedule Property absolutely at its own discretion including the power to sell, transfer, lease, encumber the Schedule Property without any let or

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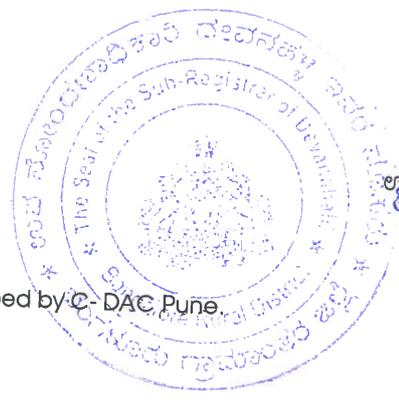
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration
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1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S ಅರವಿಂದ ಸಾರ್ಮಟ್ ಹೋಮ್ ಪ್ರೈವೇಟ್ ಲಿ. ಪರವಾಗಿ ಆಥರೈಸ್ಡ್ ಸಿಗ್ನೇಟರಿ ಅವಿನಾಶ್ ಸುರೇಶ್ , ಇವರು 3920700.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	100.00	Challan No CR0922003000204650 Rs.100/- dated 07/Sep/2022
ಚೆಲನ್	100.00	Challan No CR0922003000204650 Rs.100/- dated 07/Sep/2022
ಚೆಲನ್	3573500.00	Challan No CR0922003000234341 Rs.3573500/- dated 08/Sep/2022
ಚೆಲನ್	347000.00	Challan No CR0922003000234341 Rs.347000/- dated 08/Sep/2022
ಒಟ್ಟು :		3920700.00

ಸ್ಥಳ : ದೇವನಹಳ್ಳಿ
ದಿನಾಂಕ : 08/09/2022



ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ದೇವನಹಳ್ಳಿ) ಗ್ರಾ.ಇ.ಇ.ಆ.ಇ.
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hindrance or obstruction from the Sellers or his predecessors-in-title or his successors-in-title or anybody claiming through them.

3) COVENANTS:

- 3.1 The Sellers hereby 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 Seller or any of their predecessors in title;
- 3.1.2 The Schedule Property is 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 Seller/s 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 within the knowledge of the Seller whereby the Seller is or could be prevented from selling, transferring and vesting the absolute title in the Schedule Property in favor of the Purchaser and the Seller has 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 its 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 Seller may be bound;
- 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



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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 Seller, or any other person or persons claiming against, under or in trust for the Sellers;

- 3.1.5 The Seller is left with no right, title, interest, claim or concern of any nature whatsoever in the Schedule Property nor has the Seller retained / reserved any residual rights over or upon the Schedule Property, whereby the Seller 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;
- 3.1.6 The Seller shall at his costs, at the request of the Purchaser, their director/s, partner/s and/or its 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. The Seller shall execute such other documents as required by the Purchaser, at the cost and expense of the Seller, in order to confirm the title of the Purchaser to the Schedule Property as and when required by the Purchaser;
- 3.1.7 Upon execution and registration of this Deed, the Purchaser will be at liberty to get mutation of the revenue records in its name on the basis of this Deed or its certified true copy. The Seller 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. Further, the Seller hereby covenant and undertake to execute such other document/s as may be required by the Purchaser to more fully satisfy and assure the Purchaser that the Seller (at the time of execution of this Deed) are the absolute owner of the Schedule Property with uninhibited rights of alienation over

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the same. The Seller further covenant and undertake to do or cause to be done at all times all acts, deeds and things that are 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;

- 3.1.8 Any claim by the Seller, or any prior title holder of the Schedule Property or any other predecessors in the interest or any joint family claims over the Schedule Property 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 as their sole liability and responsibility and at their own risk, cost and responsibility, without any recourse to the Purchaser;
- 3.1.9 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 Seller 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 Seller further assures that, any tax liability or shortfall in the assessments prior to the date hereof, which becomes known to the Seller or is brought to the attention of the Seller shall be made good by the Seller at his own cost, failing which the Purchaser will pay the sum and seek recovery of such payment from the Seller.
- 3.1.10 The Schedule Property is 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 Deed;
- 3.1.11 All original documents including title deeds and approval documents in its power, possession and control in respect of the

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Schedule Property have been handed over by the Seller to the Purchaser simultaneous with the execution of this Deed;

- 3.1.12 That on execution and registration of this Deed, the Seller 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
- 3.1.13 Unequivocally agree and confirm that pursuant to the execution of this Deed, the transfer of right, title and interest in the Schedule Property are complete and irrevocable in all aspects and the Seller 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 SELLER/S AND CONFIRMING PARTY:

The Seller and the Confirming Party hereby jointly and severally represents and warrant to the Purchaser that:

- 4.1 This Deed constitutes a legal, valid, and binding obligation enforceable against it in accordance with the terms hereof;
- 4.2 The rights, title, and interest which the Seller profess to grant, sell, convey, assign and assure unto the Purchaser subsists and that the Seller has good right, full power and absolute authority to enter into this Deed;
- 4.3 The Seller is the legal and absolute owner 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 Seller and the Confirming Party no third party has any right, title, interest, claim or demand whatsoever or howsoever in respect of the Schedule Property and the Seller has full authority and power to sell, transfer the Schedule Property free and clear of encumbrances;



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- 4.4 There is no incidence of unpaid consideration pending to its predecessors-in-title towards the purchase of the Schedule Property and there are no pending dues whatsoever in that respect. Should the Seller and the Confirming Party 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 handing over of the Schedule Property by the Seller to the Purchaser (including but not limited to title or consideration/compensation/adequacy thereof), it will be sole liability and responsibility of the Seller and shall be settled by the Seller at his own risk, cost and responsibility, without any recourse to the Purchaser.
- 4.5 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;
- 4.6 The Schedule Property is free of all encumbrances and the Seller and the Confirming Party has 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 owner 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 Seller or his right to sell or peaceful enjoyment is disturbed on account of any act or omission of the Seller, if anyone else claims any right, title and interest in the Schedule Property then, the Seller will be liable to make good all losses, costs, damages and expenses suffered by the Purchaser;
- 4.7 The Seller and the Confirming Party 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, including, amongst others, any claim or action arising on or before the date of execution of this Deed or arising afterwards but in

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relation to a period prior to the execution of this Deed and handing over possession of the Schedule Property by the Seller and the Confirming Party in favour of the Purchaser;

- 4.8 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 Seller is a party or by which the Seller or any of his properties or assets are bound or affected;
- 4.9 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 Seller's ability to convey the Schedule Property or perform its obligations and duties under this Deed;
- 4.10 The Schedule Property is not the subject matter of any acquisition from the Government or any local authority, local body, KHB, BMRC, BIAAPA, BMRDA, 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 sold or any part thereof) have been received by or served upon the Seller and the Confirming Party or any person intended or any predecessor in title to the Seller;
- 4.11 The Seller and the Confirming Party has 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;
- 4.12 the Seller and the Confirming Party has 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, it is prevented from granting, selling,



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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;

- 4.13 The Seller and the Confirming Party has no claim or demand on the Purchaser in relation to the transfer of the Schedule Property;
- 4.14 the Seller and the Confirming Party has 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 owner or occupiers of the adjoining land or the public do not have any lawful access to any part of the Schedule Property;
- 4.15 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;
- 4.16 The Schedule Property has 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 Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;
- 4.17 There are no tenancy claims with regard to Schedule Property under the Karnataka Land Reforms Act, 1961;
- 4.18 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 Seller and the Confirming Party 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 owner 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.



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- 4.19 The Seller and the Confirming Party has not received any notice of whatsoever nature from the Income tax authorities and that the Seller 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.
- 4.20 The Seller and the Confirming Party 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 Seller.
- 4.21 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.
- 4.22 The warranties provided herein above shall be joint and several and every representation and warranties on their part shall be construed accordingly.

5 INDEMNITY

- 5.1 the Seller and the Confirming Party is 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 Seller and the Confirming Party shall indemnify, keep indemnified, defend and hold harmless the Purchaser, its directors, officers, employees and agents against any and all losses, 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

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damages suffered, arising out of, or which may arise in connection with or a result of:

- (i) any defect or deficiency in title of the Seller and the Confirming Party or any of its predecessors in title to the Schedule Property or in the event of any claims, disputes or litigations being made, raised or commenced pertaining to right, title or interest of the Seller or any of its predecessors in title to 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 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) any impediment on the development of the Schedule Property due to or arising out of any act or omission on the part of the Sellers.
- (vi) any litigation or encumbrances (whether existing or threatened) or if any portion of the Schedule Property is ever taken away or goes out from the possession of the Purchaser on account of any legal defect in the ownership and title of the Sellers or on account of transferability of the Schedule Property.
- (vii) any claim that may arise, in relation to the Schedule 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



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- (viii) Any claims or demands made by income-tax or other Government authorities in relation the Schedule Property pertaining to period prior to the date of this Sale Deed.
- (ix) 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 Subject Properties.

5.2 The Seller and the Confirming Party and all their representatives, executors and administrators shall at all times hereinafter indemnify and keep indemnified the Purchaser, its successors, assigns, nominees, representatives, agents etc. against any loss, damage, costs, charges if any suffered by reason of any defect in the title of the Seller against any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser, and the Seller has agreed to defend the right, title and interest of the Purchaser and any successors in title thereto the Schedule Property against all claims and that all expenses in this regard shall be borne and paid by the Seller. The Seller shall also indemnify the Purchaser against any expense or cost incurred in connection with any claim made by any person against the Schedule Property.

5.3 The Purchaser is freely and absolutely acquitted, exonerated, released and forever discharged by the Seller and the Confirming Party, saved, defended, kept harmless and indemnified, of, from and against, all former and other encumbrances, made, created, executed, occasioned or suffered by the Seller or by any other person claiming from, under or in trust for it or its predecessors in title.

5.4 In the event any bill/claim is received pertaining to any dues in respect of the Schedule Property for any period, prior to the date hereof, the same will be paid by the Seller and the Confirming Party will keep the Purchaser indemnified on that account, irrespective of when the claim/bill is received.

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- 5.5 The Seller and the Confirming Party hereby agree, acknowledge and undertake to indemnify and hold harmless the Purchaser from any and all financial claims, losses, liabilities, damages, expenses and costs (including attorneys' fees and court costs) which result from a breach or alleged breach of this Sale Deed or of any representation and warranty or covenant of the Sellers or defect in the clear, free and subsisting title of the Seller 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.
- 5.6 The Seller and the Confirming Party agree and bind himself 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 Seller .
- 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.
- 7 On the request of the Purchaser, the Seller and the Confirming Party undertake to execute and register any such document/s as appropriate and valid under applicable law and as directed by the Purchaser to give effect to the valid conveyance of the Schedule Property to the Purchaser, at the cost of the Purchaser.

SCHEDULE PROPERTY
ITEM NO.1:

All that piece and parcel of agricultural land in Survey Number 69/2 measuring 1 Acre, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District and bounded as follows.

East by : Sy. Nos. 69/3 and 69/5
West by : Sy. No. 69/6
North by : Sy. No. 71
South by : Village Boundary of Soluru



[Handwritten signature]

Chandan Krishna Murthy

Harith Krishna Murthy

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ITEM NO.2:

All that piece and parcel of agricultural land in Survey Number 69/3 measuring 1 Acre situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District and bounded as follows.

East by : Land bearing Sy No 69/4]

West by : Land bearing Sy No 69/2

North by : Sy No 71

South by : Land bearing Sy No 69/5

ITEM NO.3:

All that piece and parcel of agricultural land in Survey Number 69/5 measuring 10Guntas, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District and bounded as follows.

East by : Sy No 69/4

West by : Sy No 69/2

North by : Sy No 69/3]

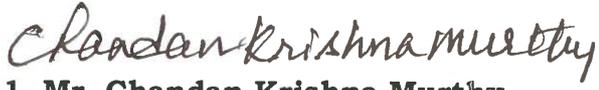
South by : Village Boundary of Soluru

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

WITNESSES:

1. 
Prashant Singh-13
No-118
Devarahalli
Hebhal - B.H.V.

2. 
Mangumeth s/o Nagappa
No 94, Athar layout
Yelaha, B-64


1. Mr. Chandan Krishna Murthy



Harish Krishna Murthy

7443 / 2022-23
Mr. Harish Krishna Murthy
SELLERS

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(Mr. T S Sateesh)

(Mr. T S Sateesh)
Authorised Signatory of
Hoysala Projects Private Limited
CONFIRMING PARTY

For ARVIND SMARTHOMES PVT. LTD.

(Arvind Smarthomes)

~~Director Arvind Smarthomes~~
DIRECTOR AND SELLER

Authorized Signatory of
M/s. Arvind Smarthomes Pvt. Ltd.,
PURCHASER

NBS
N. BASAVARAJU
ADVOCATE
Office at BSS Law Chamber,
Near Civil Court, Doddaballapur



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