

SHREE ****
**SALE DEED OF FULLY CONSTRUCTED SHOP COMMERCIAL SHOP
WITH UNDIVIDED INTEREST IN LAND**

Sale deed consideration : Rs 24,50,000/-
Sale amount considered For stamp duty : Rs 24,50,000/-

This sale deed is made at this 13th day of March 2019, between

M/S RENUKADEVI CONSTRUCTION DHARWAD (PAN No. ADAFS0716J) Represented by
its Partners


1. Mr. BASAVARAJ S/o. DEMAPPA NIGADI (PAN No. AAUPN1300Q)
age: 67 Years Occ: Agriculturist R/o: Bharati Nagar, Dharwad

2. Mr. GANGAPPA S/o. SHIVAPPA SHINTRI (PAN No. BGHPS9686J)
age: 70 Years Occ: Agriculturist R/o: Yadravi Road, Soundatti, Dist: Belagavi

3. Mr. MAHABALESHWAR S/o. SHIVAPPA PURADGUDI (PAN No. AUPPP3836N)
age: 52 Years Occ: Agriculturist R/o: Desai Galli, Soundatti, Dist: Belagavi

4. Mr. RAVI S/o. BASAVARAJ SABARAD (PAN No. ARNPS5335E)
age: 43 Years Occ: Business R/o: Basav Nilaya, ShriNagar, Dharwad
who shall collectively referred to as the 'Owners' and shall hereinafter be referred to
as the 'VENDORS', and which term and expression shall where the context so
admits be also deemed to mean and include their respective heirs, legal heirs, suc-
cessors, executors, representative and assign on the ONE PART.

AND

 (PAN No. -----) (Aadhar No. -----) Age: --- Years,
Occ: ----- R/o. ----- Dharwad
shall hereinafter be referred to as the "PURCHASER" or "VENDEE", and which term
and expression shall where the context so admits be deemed to mean and include
his legal heirs, successors in office, interest,

WHEREAS, the VENDORS hereinabove named are the absolute vendors in
possession and enjoyment of the non- Agricultural land bearing Survey No.1* Plot
No.11A+B+C+D+E (As per Map Survey No.1 Plot No.11A+11B+11C+11D+11E) meas-
uring 09 Gunta 03.5 Annas in Ward 03 situated at Opp Karnataka Vikas Grameen
Bank, Head Office, Joshi Farm, Belagavi Road, Saidapur (V) in Dharwad City within
the Municipal limits of H.D.M.C Dharwad, which is more fully described in the sched-
ule hereunder and hereinafter referred to as the SCHEDULE PROPERTY.

Whereas the vendors are the absolute owners and scheduled property is purchased
from 1) Vilas Madav Joshi 2) Smt. Bhagyashri Vilas Joshi by way of registered sale
deed as under document register No. DWR-1-13112/2015-16 on date 23-03-2016 at
the Sub-Registrar, Dharwad.

Whereas, the VENDORS have under taken the construction of Commercial Com-
plex and have obtained building plan and permission granted by the HDMC, on 04-
04-2018 No. H.D.M.C/51/K.P/82, BID/25602/2016 & H.D.M.C/51/P.K.P/2017/18/01 and
the Vendors has already duly completed the construction of the Commercial
Complex and the vendors have obtained necessary "Completion Certificate"
from the concerned authorities.