

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ವರ್ತಮಾನ ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಯವರ ಕಾರ್ಯಾಲಯ,  
ವರ್ತಮಾನ, ಜಿ.ಎಂ. ಕಾಂಪ್ಲೆಕ್ಸ್, 1 ನೇ ಮಹಡಿ, ಮುತ್ತಂದ್ರ ರಸ್ತೆ, ವರ್ತಮಾನ, ಬೆಂಗಳೂರು-560087.

ಇ-ಮೇಲ್: sr.varthur@karnataka.gov.in

ಸಂಖ್ಯೆ: VRT/RGN/ 1/16 123-24

ದಿನಾಂಕ:25/07/2023

**Endorsement**

TO,

Sri Dattatreya Prabhu Sharma

K-1104 Purva Fountain Square

Marathahalli, Bengaluru-560 037.

Sub: Humble request to validate if your esteemed department is the right Authority to register Apartment association PFSA, PFSAOA and the Bye-laws of the association.

Ref: 1. BNG (U)-VRT-3025-2008-09, total Number of Pages is 2.

2. Your Letter Dated: 18/07/2023.

With reference with your letter is writing to state on Follows:

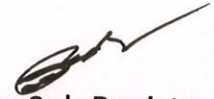
- 1) The Granter has executed a deed of Declaration on 20-10-2008, and presented the same for registration 20/10/2008. Executing deed of declaration is not same as registering apartment owners` association.
- 2) The said deed of declaration was executed on required stamp duty of rupees 100 according to article 4 of Karnataka Stamp Act.
- 3) As per section 32 of Registration act 1968 any document of the proper person presented before the sub-registrar and the executant of the same document papered before the sub registrar office and admitted the execution of the documents under section 34 of the registration act 1908, the sub registrar should satisfy himself as to identify of the person papering before him and alleging that they have executed the document shall be registered.

Hence this deed of declaration document vide No.3025/2008-09 has been registered as per the provisions of the registration act 1908 by the Sub Registrar Varthur on 20/10/2008.

According to this registered document Bye laws of the association is enclosed as a part of the Document. The Sub registrar is not the authority to register the Bye Laws of the PFSAOA association enclosed in the deed of Declaration.

- 4) Sub Registrar is not the authority to register any apartment owners` association/RWA.
- 5) Registrar of the cooperative Societies is the authority to register any apartment owners` association/RWA.
- 6) Under Section 13 of the Karnataka apartment ownership act 1972, declarations, deed of apartments and copies of floors Flans is to be registered at the stamps and registration department.
- 7) Any apartment owners` association/RWA along with Bye Laws should be registered at the office of co operative societies and not at the office of the Sub Registrar of stamps and registration Departments.

Yours fait fully



Senior Sub Registrar

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
Varthur, Bengaluru  
ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.