

933 / 2017 - 18 BK - I

ಈ ದಸ್ತಾವೇಜು
1ನೇ ಪುಟದ 933
17-18

SALE DEED

This Deed of Sale is executed at Bangalore on this the Eleventh day of May, Two Thousand and Seventeen (11.05.2017);

BY:

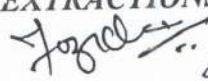
M/s Habib Extractions, (PAN - AADFH5334B)
A Partnership Firm,
Having its office at
8th mile stone, Tumkur Road,
Bangalore 560 073
Represented by its Partners,

1. Adil Khan,
Aged about 52 years,
S/o Late Rahman Khan,
2. Fazil Khan,
Aged about 49 years,
S/o Late Rahman Khan,
3. Ismail Khan,
Aged about 46 years,
S/o Late Rahman Khan,

Hereinafter referred to as the "Vendor", which expression shall, unless repugnant to the context and/or meaning thereof be deemed to mean

For HABIB EXTRATIONS


PARTNER/S





ARVIND INFRACON LLP





ಕೋಟಿ ಪಕ್ಕದ 933 ಸುಸ್ತಾದೇವನ 2
17.05.2017 ಪೀಣ್ಯ ಬೆಂಗಳೂರು



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 Arvind Infracon LLP rep by its Authorised Signatory Deepak Manchanda , ಇವರು
31162825.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	28380430.00	D D No. 013365 Dt 11-05--2017 Axis Bank Ltd Bangalore
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	2782395.00	D D No. 013366 Dt 11-05--2017 Axis Bank Ltd Bangalore

ಒಟ್ಟು : 31162825.00

ಸ್ಥಳ : ಪೀಣ್ಯ

ದಿನಾಂಕ : 11/05/2017



Deepak
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಪೀಣ್ಯ, ಬೆಂಗಳೂರು

Designed and Developed by C-HAC ACTS Pune

1ನೇ ಪುಸ್ತಕದ 933 ದಸ್ತಾವೇಜಿನ 3 ನೇ ಪುಟ
17.4.2017, ಬೆಂಗಳೂರು.

and include the Firm, its subsidiaries, affiliates, entities under the same management, legal/authorized representatives, administrators, successors-in-interest and assigns) of the FIRST PART;

AND

Arvind Infracon LLP, (PAN -AAZFA4289J)

a Limited Liability Partnership,
formed under the provisions of
the Limited Liability Partnership Act, 2008
under LLPIN No.: AAA-1786
Having its registered office at
No.24, Government Servant Society,
Near Municipal Market,
C.G. Road, Navrangpura,
Ahmedabad - 380009,
Gujarat

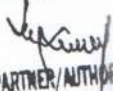
Represented by its authorised signatory
vide Resolution dated 25.04.2017,
Deepak Manchanda;

Hereinafter referred to as the "Purchaser", which expression shall unless repugnant to the context and/or meaning thereof be deemed to mean and include the Firm, legal/authorized representatives, administrators, successors-in-interest and assigns of the SECOND PART

For HABIB EXTRactions


PARTNER/S

ARVIND INFRACON LLP


DESIGNATED PARTNER/AUTHORIZED SIGNATORY





Print Date & Time : 11-05-2017 12:41:33 PM

1ನೇ ಪುಸ್ತಕದ 933 ದಸ್ತಾವೇಜು 17/05/2017 ಸಂ. ಪುಟ

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 933

ಪೀಠ್ಯದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 11-05-2017 ರಂದು 11:18:23 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	5564790.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	910.00
3	ನಕ್ಷೆ ವೈಲಿಂಗ್ ಶುಲ್ಕ	100.00
4	ಇತರೆ	40.00
	ಒಟ್ಟು :	5565840.00

ಶ್ರೀ Arvind Infracon LLP rep by its Authorised Signatory Deepak Manchanda ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Arvind Infracon LLP rep by its Authorised Signatory Deepak Manchanda			ARVIND INFRACON LLP DESIGNATED PARTNER/AUTHORIZED SIGNATORY

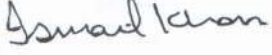
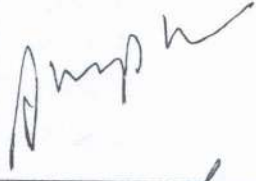
ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

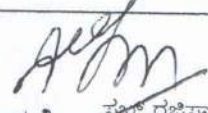
ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಪೀಠ್ಯ ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Arvind Infracon LLP rep by its Authorised Signatory Deepak Manchanda . (ಬರೆಸಿಕೊಂಡವರು)			ARVIND INFRACON LLP DESIGNATED PARTNER/AUTHORIZED SIGNATORY
2	M/s Habib Extractions Rep by its Partners Adil Khan . (ಬರೆದುಕೊಡುವವರು)			For HABIB EXTRATIONS PARTNER

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಪೀಠ್ಯ ಬೆಂಗಳೂರು

DESIGNATED PARTNER / AUTHORIZED SIGNATORY

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	M/s Habib Extractions Rep by its Partners Fazil Khan . (ಬರೆದುಕೊಡುವವರು)			For HABIB EXTRATIONS  PARTNER
4	M/s Habib Extractions Rep by its Partners Ismail Khan . (ಬರೆದುಕೊಡುವವರು)			For HABIB EXTRATIONS  PARTNER
5	M/s Global Tech Park Pvt Ltd Rep by its Managing Director Mr. Satish. P Chandra (Confirming Party) . (ಬರೆದುಕೊಡುವವರು)			


ಉಪನಿರ್ದೇಶಕರು
ಪೀಠ, ಬೆಂಗಳೂರು

1ನೇ ಪುಸ್ತಕದ 933 ದಸ್ತಾವೇಜು.....ನಂ. 77-18
ಉ. ಮಂ. ಪೀಠ, ಬೆಂಗಳೂರು

1ನೇ ಪುಸ್ತಕದ 933 ದಾಖಲೆ ಸಂಖ್ಯೆ 7
17.18.18

agricultural industrial purposes vide Official Memorandum dated 10.09.1964 bearing No.B.Dis.ALN.SR.1242 issued by the Office of the Deputy Commissioner, Bangalore

- b) Sy.No.100 (earlier Sy.No.30 and thereafter Sy.No.77) measuring an extent of 02 Acre 06 Guntas;
- c) Sy.No.101 (earlier Sy.No.30 and thereafter Sy.No.78) measuring an extent of 01 Acres 12 Guntas,

Property b) and c) are granted for industrial purpose vide grant order bearing G.O. No. RD 133 GNA 63 dated 23.09.1963 and subsequently all the above properties are converted for residential use vide Official Memorandum bearing No. BDS/ALN/SR/1242/1964-65 dated 02.05.2017 issued by the District Commissioner, Bangalore District, Bangalore and together measuring an extent of 03 Acres 26 Guntas, having consolidated municipal Khata bearing No. 423 - 17 & 30/423 issued by Bruhath Bengaluru Mahanagara Palike, situated in Nagasandra Village, Yeshwanthapura Hobli, Bangalore North Taluk.

B. Sy.No.98/2:

- a. Under Sale Deed dated 08.03.1952 registered in Book I as Document No. 7271, Volume 1267 at Pages 34 to 35, in the Office of the Sub-Registrar Bangalore Taluk, Yangatamma Wife of Gowdaiah and Narasimhaiah Son of Mastigowda conveyed an extent of 01 Acre 20 Guntas in the then

For HABIB EXTRactions

PARTNER/S

ARVIND INFRACON L.P

DESIGNATED PARTNER/AUTHORIZED SIGNATORY

ಗುರುತಿಸುವವರು

1ನೇ ಪುಸ್ತಕದ 933 ದಸ್ತಾವೇಜು 8
17/5/2017

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Saifulla No. 9, 1st Floor, Leonard lane, Richmond Town Blore	
2	Siddharth Dube No. 24 Government Servant Society Near Municipal Market CG Road, Navrangpura Ahmedabad-380009	

ಸಚಿವರ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಪೀಣ್ಯ, ಬೆಂಗಳೂರು

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ PNY-1-00933-2017-18 ಅಗಿ ಪಿ.ಡಿ. ನಂಬರ PNYD655 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 11-05-2017 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ 11.05.2017 ಉಪನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ (ಪೀಣ್ಯ) ಪೀಣ್ಯ, ಬೆಂಗಳೂರು	
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1ನೇ ಪುಸ್ತಕದ 933 ದಸ್ತಾವೇಜಿನ 9 ನೇ ಪುಟ
17/8 ಉ. ಸೋ., ಪೀಣ್ಯ, ಬೆಂಗಳೂರು.

Sy.No.17 (thereafter Sy.No.75 and presently Sy.No.98/2) in favor of Hucchappa.

- b. Hucchappa conveyed the same in favor of Malur Subba Rao vide Sale Deed dated 09.12.1957 registered on 09.03.1958 in Book I as Document No.6471, Volume 1677 at Pages 31 to 34 in the Office of the Sub-Registrar North Taluk, Bangalore. Thereafter, Malur Subba Rao conveyed the same in favor of R. Rukminiamma vide Sale Deed dated 26.12.1963 registered in Book I as Document No.7734, Volume 2360 at pages 86 to 88, in the Office of the Sub-Registrar North Taluk, Bangalore.
- c. R. Rukminiamma obtained conversion from agricultural to non-agricultural industrial building purpose vide Official Memorandum dated 10.09.1964 bearing No.B.Dis.ALN.SR.1242 issued by the Office of the Deputy Commissioner, Bangalore and thereafter conveyed the then Sy.No.17 (thereafter Sy.No.75 and presently Sy.No.98/2) measuring an extent of 01 Acre 20 Guntas in favor of Rahman Khan, M. Abdul Rawoof, Habeeb Khan and Subhan Khan vide Sale Deed dated 11.03.1974 registered in Book I as Document No.3385, Volume 2900 at Pages 101-108, in the Office of the Sub-Registrar Bangalore North Taluk.

C. Sy.No.100:

- d. Property initially bearing Survey No.30 (thereafter Sy.No.77 and presently Sy.No.100) measuring an extent of 03 Acres 20

For HABIB EXTRACTIONS

 PARTNER/S


ARVIND INFRACORE LTD.
DESIGNATED PARTNER/AUTHORIZED SIGNATORY

1ನೇ ಪುಸ್ತಕದ 933 ದಸ್ತಾವೇಜಿನ 10 ನೇ ಪುಟ
17/11/2018, ಬೀದಿ, ದೆಹಲಿ.

Guntas situated in Nagasandra Village, Yeshwanthapura Hobli, Bangalore North Taluk along with another property was granted in favor of M.L. Doreswamy vide grant bearing G.O. No. RD 133 GNA 63 dated 23.09.1963 to be utilised for non-agricultural industrial purpose as per conditions in the grant.

- e. Thereafter M.L. Doreswamy conveyed the same along with another property in favor Manohardas Madhavji vide Sale Deed dated 22.11.1969 registered in Book I as Document No. 40, Volume 94 at Pages 120-123 in the Office of the District - Registrar, Bangalore. A mortgage in favor of K.G. Krishnaiah Shetty in respect of the same was stated to be discharged and the mortgagee has signed the Sale Deed as a witness.
- f. Manohardas Madhavji conveyed an extent of 02 Acres 06 Guntas (out of 03 Acres 20 Guntas) in the then Sy.No.30 (thereafter Sy.No.77 and presently Sy.No.100) in favor of Rahman Khan, M. Abdul Rawoof, Habeeb Khan, Mahmood Khan and Subhan Khan vide Sale Deed dated 25.02.1974 registered in Book I as Document No. 3257/73-74, Volume 2899, in the Office of the Sub-Registrar, Bangalore North Taluk.

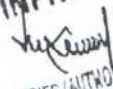
D. Sy.No.101:

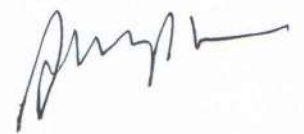
- g. Property initially bearing Survey No..30 (thereafter Sy.No.78 and presently Sy.No.101) measuring an extent of 03 Acres

For HABIB EXTRACTIONS

 PARTNER/s

ARVIND INFRACON LLP

 DESIGNATED PARTNER/AUTHORIZED SIGNATORY



1ನೇ ಪುಟದ 933 ದಸ್ತಾವೇಜಿನ 1/1 ನೇ ಪುಟ
17.18.1975 ರಲ್ಲಿ
ಶ್ರೀ. ನಂದಿ ವೀಣ್ಣು ಬಂಗಲೆ.

situated in Nagasandra Village, Yeshwanthapura Hobli, Bangalore North Taluk along with other property was granted in favor of M/s Karnataka Foundries Pvt Ltd, vide grant bearing G.O. No. RD 133 GNA 63 dated 23.09.1963 to be utilised for non-agricultural industrial purpose as per conditions in the grant.

h. M/s Karnataka Foundries Pvt Ltd conveyed the same along with other properties in favor of M/s Nandi Breweries and Distillers Pvt Ltd vide Sale Deed dated 23.07.1971 registered in Book I as Document No. 1429, Volume 2764, at Pages 231-240 in the Office of the Sub-Registrar Bangalore North Taluk. Thereafter M/s Nandi Breweries and Distillers Pvt Ltd conveyed the same in favor of M/s Habib Extractions vide Sale Deed dated 29.03.1975 registered in Book I as Document No.7310, Volume 2981, at Pages 246-249, in the Office of the Sub-Registrar Bangalore North Taluk.

E. Rahman Khan, Abdul Rawoof, Habib Khan, Mahmood Khan, Subhan Khan thereafter contributed the property bearing Sy.No.17 (thereafter Sy.No.75 and presently Sy.No.98/2) measuring an extent of 01 Acre 20 Guntas and property bearing Survey No.30 (thereafter Sy.No.77 and presently Sy.No.100) measuring an extent of 02 Acres 06 Guntas as capital into M/s Habib Extractions, a Partnership Firm.

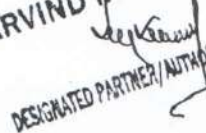
F. Abdul Rawoof, Habib Khan, Mahmood Khan and Subhan Khan Partners of M/s Habib Extractions retired from the firm and

For HABIB EXTRATIONS

 PARTNER/S

 Asmaul Khan

ARVIND INFRACON L.P.

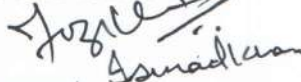
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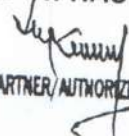
1ನೇ ಪುಸ್ತಕದ 933 ದಸ್ತಾವೇಜಿನ 13 ನೇ ಪುಟ
17-18, ಬೆಂಗಳೂರು.

- I. An extent of 12 guntas in Sy.No.98/2 (earlier Sy.No.17 and thereafter Sy.No.75) was notified for acquisition and acquired by the government for widening of National Highway NH-4, and an extent of 08 Guntas remained with M/s Habib Extractions.
- J. Thus, M/s Habib Extractions is the absolute owner of a) Sy.No.98/2 (earlier Sy.No.17 and thereafter Sy.No.75) measuring an extent of 08 Guntas (morefully described in the Schedule herein and hereinafter referred to as Schedule A Property), b) Sy.No.100 (earlier Sy.No.30 and thereafter Sy.No.77) measuring an extent of 02 Acres 06 Guntas (morefully described in the Schedule herein and hereinafter referred to as Schedule B Property) and c) Sy.No.101 (earlier Sy.No.30 and thereafter Sy.No.78) measuring an extent of 01 Acre 12 Guntas (morefully described in the Schedule herein and hereinafter referred to as Schedule C Property). Schedule A Property, Schedule B Property and Schedule C Property together measures an extent of 03 Acres 26 Guntas.
- K. The Vendor has obtained consolidated khata bearing Khata No.423 - 17 & 30/423 issued by the Bruhath Bangalore Mahanagara Palike for Schedule A Property, Schedule B Property and Schedule C Property.
- L. The Vendor has obtained change of land use of Schedule A Property, Schedule B Property and Schedule C Property totally measuring an extent of 03 Acres 26 Guntas (morefully described

For HABIB EXTRATIONS

 PARTNER/S
 Aswath

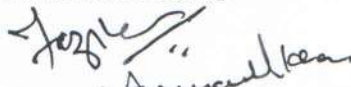
ARVIND INFRACON LLP


DESIGNATED PARTNER/AUTHORIZED SIGNATORY

in the Schedule herein and hereinafter referred to as Schedule Property) from non-agricultural industrial use to residential use vide Official Memorandum bearing No. BDS/ALN/SR/1242/1964-65 dated 02.05.2017 issued by the District Commissioner, Bangalore. A sketch of the **Schedule Property** denoting Schedule A Property, Schedule B Property and Schedule C Property is annexed herewith.

- M. The Vendor is in peaceful possession and enjoyment of the Schedule Property and has been paying property taxes regularly to the appropriate authorities.
- N. The Vendor has entered into an Agreement to Sell dated 15.06.2016 with the Confirming Party herein who has nominated the Purchaser to purchase the Schedule Property and has joined in the execution of this Sale Deed in affirmation of the same.
- O. The Vendor and the Confirming Party representing that Vendor is the absolute owner of the Schedule Property, have offered to sell the Schedule Property free from all charges, encumbrances, mortgage, minor claims, liens etc for a valuable sale consideration of Rs.55,64,79,000/- (**Rupees Fifty-Five Crores Sixty-Four Lakhs Seventy-Nine Thousand only**) to the Purchaser herein and the Purchaser has agreed to purchase the Schedule Property for the said sale consideration.

For HABIB EXTRACTIONS

 PARTNER/S 

ARVIND INFRACON LLP


DESIGNATED PARTNER/AUTHORIZED SIGNATORY

1ನೇ ಪುಸ್ತಕದ 933 ದಸ್ತವೇಜಿನ 15 ನೇ ಪುಟ
1718

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. CONSIDERATION:

1.1. On the instructions of the Vendor and the Confirming Party, the Purchaser has paid the entire sale consideration of Rs.55,64,79,000/- (Rupees Fifty-Five Crores Sixty-Four Lakhs Seventy-Nine Thousand only) as follows:

1.1.1. Rs.47,50,00,000/- (Rupees Forty-Seven Crores Fifty Lakhs Only) vide Cheque dated 11.05.2017 bearing No. 138892 drawn on Axis Bank, Naranpura Branch, Ahmedabad is paid to the Vendor;

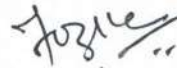
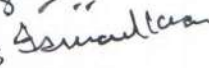
1.1.2. Rs.50,00,000/- (Rupees Fifty Lakhs Only) is paid to the Income Tax Department which is the amount of tax deductible at source by the Purchaser as per Section 194 IA of the Income Tax Act, 1961;

1.1.3. Rs.7,59,14,210/- (Rupees Seven Crores Fifty-Nine Lakhs Fourteen Thousand Two Hundred and Ten Only) is paid to the Confirming Party as follows;

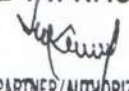
a) Rs.5,59,14,210/- (Rupees Five Crores Fifty-Nine Lakhs Fourteen Thousand Two Hundred and Ten Only) vide Cheque dated 11.05.2017 bearing No.138893 drawn on Axis Bank, Naranpura Branch, Ahmedabad;

b) Rs.2,00,00,000/- (Rupees Two Crores Only) vide Cheque dated 11.05.2017 bearing No.138891 drawn on Axis Bank, Naranpura Branch, Ahmedabad;

For HABIB EXTRactions

 PARTNER'S  

ARVIND INFRACON L.P.


DESIGNATED PARTNER/AUTHORIZED SIGNATORY



1ನೇ ಪುಸ್ತಕದ 933 ದಸ್ತಾವೇಜಿನ 16 ನೇ ಪುಟ
17-18

1.1.4. Rs.5,64,790/- (Rupees Five Lakhs Sixty-Four Thousand Seventy-Nine Only) is paid to the Income Tax Department which is the amount of tax deductible at source by the Purchaser as per Section 194 IA of the Income Tax Act, 1961.

1.2. The Vendor and the Confirming Party hereby admit and acknowledge the receipt of the entire sale consideration for the sale of the Schedule Property as aforesaid.

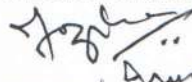
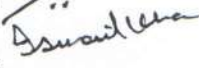
2. CONVEYANCE:

2.1. In consideration of the Purchaser having paid the entire sale consideration as stated above, the Vendor and the Confirming Party hereby convey, grant and transfer unto the Purchaser the Schedule Property to have and to hold the same absolutely and free from all encumbrances, easements, etc.

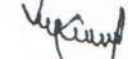
2.2. The Vendor and the Confirming Party have handed over vacant and peaceful possession of the Schedule Property on this day to the Purchaser.

2.3. The Vendor has handed over original title documents pertaining to the Schedule Property on this day to the Purchaser which the Purchaser confirms.

For HABIB EXTRactions

 PARTNER/S  

ARVIND/INFRACON

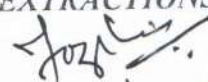
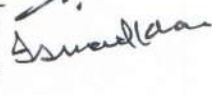

DESIGNATED PARTNER/AUTHORIZED SIGNATORY

1ನೇ ಪುಟದ 933 ರಸ್ತಾವೇದಿನ 17 ನೇ ಪುಟ
17/12/2019, ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ

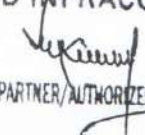
3. REPRESENTATIONS AND WARRANTIES:

- 3.1. The Vendor and the Confirming Party represent that Vendor is the absolute owner of the Schedule Property and has good and marketable title subsisting and free from all defects, encumbrances, claims, charges, litigations, acquisitions, attachments, etc, of whatsoever nature.
- 3.2. The Vendor and the Confirming Party represent that there is no impediment in law for the sale of the Schedule Property in favor of the Purchaser.
- 3.3. The Vendor and the Confirming Party represent that the Schedule Property is not subject to any acquisition or requisition proceedings.
- 3.4. The Vendor and the Confirming Party represent that there is no subsisting mortgage on the Schedule Property.
- 3.5. The Vendor and the Confirming Party represent that no portion of the Schedule Property is subject to any easement rights of any kind whatsoever.
- 3.6. The Vendor and the Confirming Party represent that the Schedule Property is physically vacant and that there is no person in occupation of the Schedule Property or any portion of the same and that no other person has any right or interest relating to possession of the Schedule Property.

For HABIB EXTRactions

 PARTNER/S  

ARVIND INFRACON LLP


DESIGNATED PARTNER/AUTHORIZED SIGNATORY

1ನೇ ಪುಸ್ತಕದ 933 ದಸ್ತಾವೇಜಿನ 18 ನೇ ಪುಟ
17-18

3.7. The Vendor and the Confirming Party confirm that all taxes, levies, cesses, betterment charges and other statutory duties in relation to the Schedule Property have been fully paid and discharged till today.

4. RIGHTS OF THE PURCHASER:

4.1. The Purchaser is entitled to hold, possess, own, enjoy and alienate the Schedule Property absolutely, without any interference from any person.

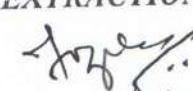
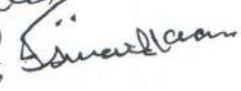
5. INDEMNITY:

5.1. The Vendor and the Confirming Party hereby assure the Purchaser that they have not done or caused to be done any act whatsoever, affecting adversely the title to the Schedule Property or any part thereof and affirm that all the representations made above are true and correct and hereby agree to indemnify the Purchaser from any loss or damage caused in this regard or due to any defect in title.

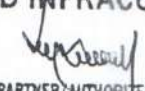
6. MISCELLANEOUS:

6.1. The Vendor and the Confirming Party hereby undertake to further sign, execute and do all such acts, deeds and writings at the cost of the Purchaser for absolutely conveying to the Purchaser the Schedule Property, if required.

For HABIB EXTRactions

 PARTNER/S  

ARVIND INFRACON LLP


DESIGNATED PARTNER/AUTHORIZED SIGNATORY

1ನೇ ಪುಸ್ತಕದ 933 ದಸ್ತಾವೇಜಿನ 19 ನೇ ಪುಟ
17-18

6.2. The Purchaser has borne the stamp duty and registration charges with regard to this Sale deed.

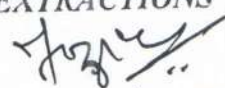
SCHEDULE PROPERTY

All that piece and parcel of the immovable properties being a portion of property bearing Sy.No.98/2 (Old Sy.No.17) measuring an extent of 08 Guntas, portion of property bearing Sy.No.100 (Old Sy.No.30) measuring an extent of 02 Acres 06 Guntas and portion of property bearing Sy.No.101 (Old Sy.No.30) measuring an extent of 01 Acre 12 Guntas, totally measuring an extent of 03 Acres 26 Guntas situated at Nagasandra Village, Yeshwanthapura Hobli, Bangalore North Taluk and converted from non- agricultural industrial use to residential use vide Official Memorandum bearing No. BDS/ALN/SR/1242/1964-65 dated 02.05.2017 issued by the District Commissioner, Bangalore District, Bangalore and bound as follows:

East by : Property bearing Sy.No.99, Sy.No.100 and remaining portion in Sy.No.101;
West by : Road and Remaining Portion of Property in Sy.No.98/2;
North by : NH- 4 Tumkur Road;
South by : Road.

(Sketch of the **Schedule Property** denoting Schedule A Property, Schedule B Property and Schedule C Property is annexed herewith)

For HABIB EXTRactions

 PARTNER/S 

ARVIND INFRACON LLP

DESIGNATED PARTNER/AUTHORIZED SIGNATORY

1ನೇ ಪುಸ್ತಕದ 933 ದಸ್ತಾವೇಜಿನ 20 ನೇ ಪುಟ
17.1.8

SCHEDULE A PROPERTY

All that piece and parcel of the immovable property being a portion of property bearing Sy No.98/2 (earlier Part of Sy.No.17) measuring an extent of 08 Guntas, having municipal khata No.423 - 17& 30/423, situated at Nagasandra Village, Yeshwanthapura Hobli, Bangalore North Taluk converted for non-agricultural use and bound as follows:

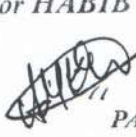
- East by : Property in Sy.No.99 (Old Sy.No.17);
West by : Remaining Portion of Property in Sy.No.98 (Old Sy.No.17) owned by Kewal Chand and others;
North by : Bangalore - Tumkur Road (NH.4);
South by : Property owned by M/s Habib Extractions in Sy.No.100 (Old Sy.No.30)

SCHEDULE B PROPERTY

All that piece and parcel of the immovable property being a portion of property bearing Sy No.100 (earlier Part of Sy.No.30) measuring an extent of 02 Acre 06 Guntas, having municipal khata No.423 - 17& 30/423, situated at Nagasandra Village, Yeshwanthapura Hobli, Bangalore North Taluk converted for non-agricultural use and bound as follows:

- East by : Remaining Portion of Property in Sy.No.100 (Old Sy.No.30);
West by : 20 feet wide Road;

For HABIB EXTRactions


PARTNER/S

ARVIND INFRACON Ltd

DESIGNATED PARTNER/AUTHORIZED SIGNATORY

1ನೇ ಪುಸ್ತಕದ 933 ದಸ್ತಾವೇಜಿನ 17ನೇ ಪುಟ
17ನೇ ಪುಟ, ಪೀಠ, ಬೆಂಗಳೂರು.

North by : Properties in Sy.No.98 (Old Sy.No.17);
South by : Property owned by M/s. Habib Extractions in
Sy.No.101 (Old Sy.No.30)

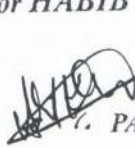
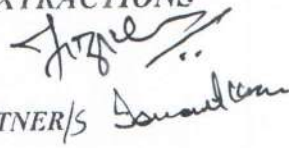
SCHEDULE C PROPERTY

All that piece and parcel of the immovable property being a portion of property bearing Sy No.101 (earlier Part of Sy.No.30) measuring an extent of 01 Acre 12 Guntas, having municipal khata No.423 - 17& 30/423, situated at Nagasandra Village, Yeshwanthapura Hobli, Bangalore North Taluk converted for non-agricultural use and bound as follows:

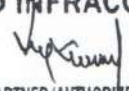
East by : Remaining Property in Sy.No.101(Old Sy.No.30);
West by : 20 feet wide Road;
North by : Property owned by M/s Habib Extractions in
Sy.No.100 (Old Sy.No.30);
South by : Road.

IN WITNESS WHEREOF THE PARTIES ABOVEMENTIONED
HAVE EXECUTED THIS DEED ON THE DAY, DATE AND YEAR
FIRST MENTIONED;

For HABIB EXTRactions

 PARTNER/S 

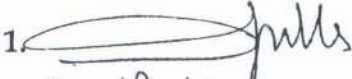
ARVIND INFRACON LLP


DESIGNATED PARTNER/AUTHORIZED SIGNATORY

M/s. Arvind Infracon LLP
Represented by its authorised signatory,
Deepak Manchanda
(PURCHASER)

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17-18

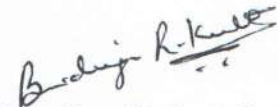
WITNESSES:

1. 
Sarifulla
#9, 1st floor,
Leonard Lane
Richmond Town
B'lore - 25

2.

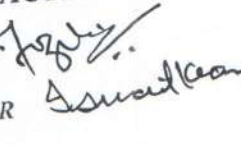

SIODHARTH DUBE
24, Govt. servant
society, Nr. Municipal
Mkt., C.G. Road,
AHMEDABAD - 380009

Drafted by,

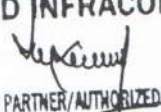

Bindiya Kulkarni

Advocate
No.206A, II Floor,
Embassy Square,
No.148, Infantry Road,
Bangalore 560 001

For HABIB EXTRACTIONS


PARTNER

Arvind Infracon

ARVIND INFRACON LLP

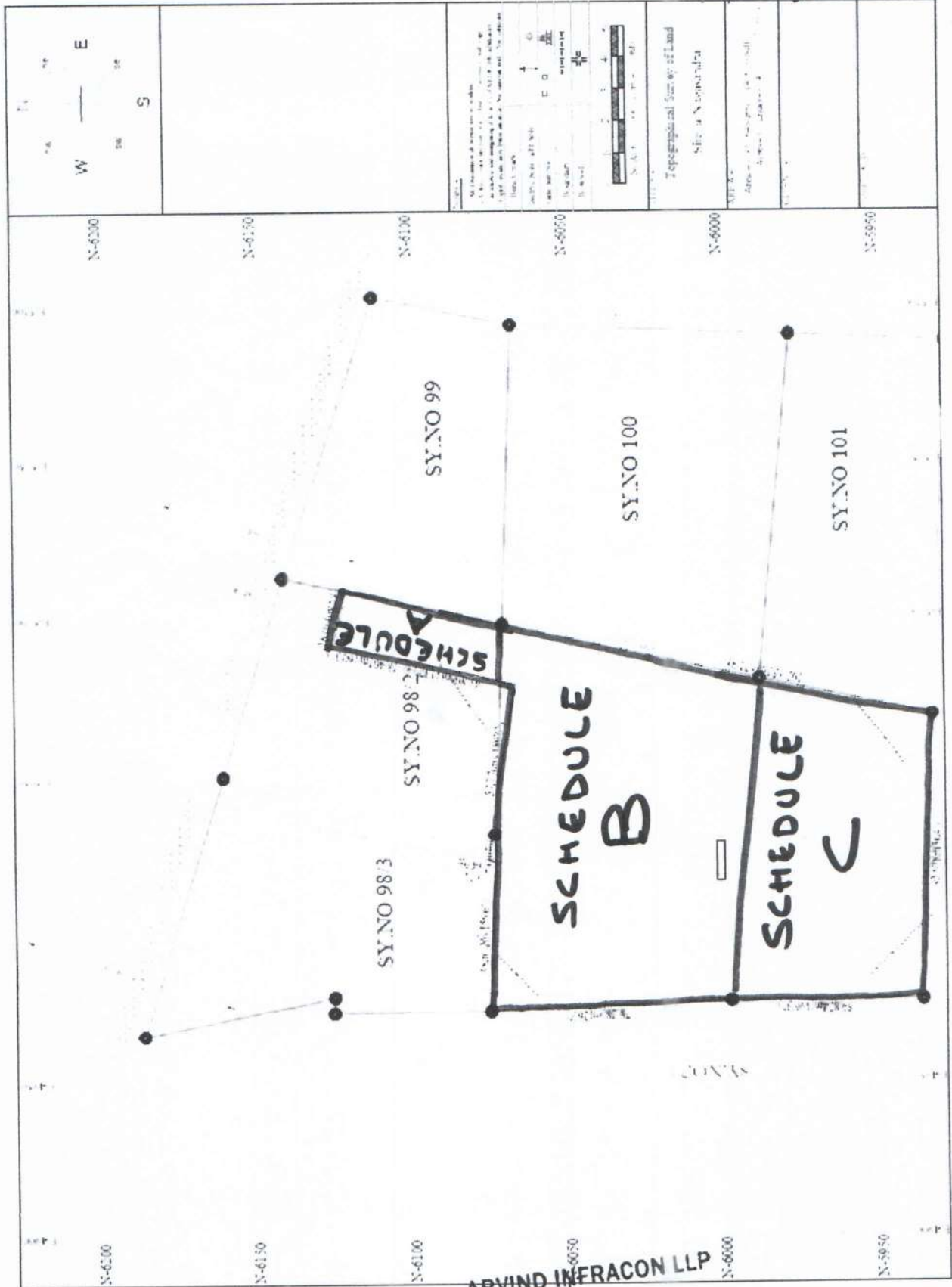

DESIGNATED PARTNER/AUTHORIZED SIGNATORY

SCHEDULE PROPERTY

SKETCH

ನೀಚಿನ ಪ್ರಕಾರ 933 ದಸ್ತಾವೇಜಿನಲ್ಲಿ 24 ನೇ ಪುಟ

17ನೇ ಸೆಕ್ಷನ್, ಬೆಂಗಳೂರು



Star of Rajajinagar

ARVIND INFRACON LLP

For HABIB EXTRACTIONS

[Signature]
PARTNER

[Signature]
DESIGNATED PARTNER / AUTHORIZED SIGNATORY

[Signature]