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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ

ಅಧೀನ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003

ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖ್ಯಸ್ಥರಾದ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

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Registration and Stamps Department

STAMP DUTY

KARNATAKA

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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Total stamp duty paid Rs.

RECONSTITUTED PARTNERSHIP DEED

This Deed of Partnership entered into this Second day of November Two Thousand Twelve (02-11-2012) between:

1. Sri. Y.A. HARIKISHORE, S/o. Y. Aswath Narayan, Aged about 43 years, residing at No. 933, 20th Main, BSK 2nd Stage, Bangalore -560 070, hereinafter called the party of the FIRST PART;
2. Sri. G. MANJUNATHA RAJU S/o. Late Gangadhar Raju, aged about 42 years, residing at No. G2, Ganesh Residency, 4th Main, 13th Cross, Malleshwaram, Bangalore-560003, hereinafter referred to as the party of the SECOND PART;
3. Sri N. SHANKAR NARAYAN, S/o. N. Govindappa, aged about 41 years, residing at No. 1728, 13th Main, 33rd Cross, BSK II stage, Bangalore - 560 070, hereinafter referred to as the party of the THIRD PART;
4. Sri G.L SUDARSHAN, S/o. G.A. Lakshman Reddy, aged about 36 years, residing at No.14, I Cross, 2nd Main, Hanumagiri Nagar, Chikkalasandra 560061, here in after called the part of the FOURTH PART;
5. Sri. T.K. NARAYANAPPA, S/o. C Kempegowda, aged about 75 years, residing at No. 22, 2A Cross, N G E F Layout, Nagarabhavi, Bangalore-560072, here in after called the party of the FIFTH PART;
6. Sri. C. BALACHANDRA, S/o. Late B.N.Chandrashekar, aged about 43 years, residing at No. 12, S.N. Layout, 2nd Stage, Mahalakshmiipuram, Bangalore-560086, here in after called the party of the SIXTH PART;
7. Sri. H.R. SATHYANARAYANA RAO, S/o. Mr. H.K. Rama Rao, aged about 47 years, residing at No. 11, Kempanna Street, Mavalli, Bangalore-560 004, here in after called the party of the SEVENTH PART;

WHEREAS THE PARTIES OF THE FIRST PART TO FIFTH PART, (hereinafter called the "existing partners") have been carrying the business of Civil work construction

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ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು

ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
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activities, buying, developing and selling of commercial/ residential sites, flats and lands under the name and style of **M/S PRAGATHI GROUP** in accordance with the Partnership Deed entered between them on 02/04/2012.

WHEREAS the Parties of the SIXTH PART AND SEVENTH PART i.e. Sri C. BALACHANDRA AND H. R. SATHYANARAYANA RAO, (hereinafter called the "incoming partners") have expressed their willingness to join as Partners of the firm from 2nd November 2012 and they have agreed to bring immovable assets in the form of lands as their capital contribution and this has been communicated to all the Partners and they have accepted the same and the parties of the "existing partner" have agreed to induct the "incoming partners" to the partnership either to carried on by them with effect from 2nd November 2012.

WHEREAS both the existing and incoming partners, in order to give effect to their mutual consent to constitute as partners of the firm have decided to record their understanding to carry on the existing business of the firm in partnership as a going concern with the immovable properties being brought in by them towards their capital contribution with a clear understanding that such assets brought in lieu of the capital shall form an integral part of the assets of the firm and hereinafter they will form part and parcel of the assets of the firm and they are entitled only for the value that has been recorded in the books of the firm as their capital contribution for contributing the assets to the firm.

NOW THIS DEED OF PARTNERSHIP WITNESSETH AS FOLLOWS:

1. NAME:

The Business of the Partnership firm shall be carried on in the name and style of "M/s PRAGATHI GROUP." AND such name shall be changed to any other name as may be mutually agreed between the Partners from time to time.

2. PLACE OF BUSINESS:

The place of Business shall be at No. 28/2, 2nd Floor, Cunningham Road, Bangalore - 560 052, or at any other Place or Places in addition to the place mentioned, as may be agreed among the Partners from time to time.

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ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
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3. NATURE OF BUSINESS:

The Business of the Partnership shall comprise mainly the following businesses:

(a) To buy, sell, construct apartments, houses, villas, lands, sites, properties, estates and deal in Construction and earth moving Materials, plants, machinery, implements, appliances, conveniences, provisions and things, capable of being used in connection with the construction operations.

(b) To undertake, execute, negotiate, participate, get awarded the Contracts of Highways, Roads, Bridges, Canals and to develop commercial and semi commercial complexes, joint ventures and also set up projects of civil in nature for being carried out either directly or indirectly and to accept sub- contracts from other builders and developers on such terms which are mutually acceptable.

(c) To purchase or otherwise acquire and undertake the whole or any part of any business, property, rights and liabilities of any persons or association of persons, firms or companies and to carry on the business or trade of such undertaking in any manner as may be found expedient or necessary from time to time.

(d) To enter into pooling or other arrangements with persons, firms or companies in such manner as may be lawful and for such period as may be expedient to further the interests of the Firm.

(e) To purchase, take on lease or otherwise acquire and hold properties of any description.

(f) Generally to do all such other business, matters and things as are necessary or incidental for the proper carrying out of all or any of the aforesaid business or trade.

4. DURATION OF THE PARTNERSHIP AND RETIREMENT OF PARTNERS:

The Duration of the Partnership Firm shall be at least until the period of the Loan amounts repaid/ cleared to the Financial Institutions/ Banks and thereafter the Partnership shall be "AT WILL".

However any Partner desirous of Retiring from the Partnership for any reason may do so on terms and conditions, as may be mutually agreed upon among the Partners

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ಬೆಲೆ: ರೂ. 2/-

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ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

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from time to time. If any Partner shall retire from the Partnership during the continuance of the Partnership, the Continuing Partners shall, as from the date of such Retirement or if more than one in the proportion in which they were entitled to share in the net profits of the Partnership on the date of such retirement, become entitled to have the share of the Retiring Partner/Partners in the Partnership business as agreed mutually between the Continuing Partners and in the property and Goodwill if any thereof, and shall undertake all the debts, Liabilities and Obligations of the Partnership and settle the amounts standing to the credit of the Capital Account of the retiring Partners. The Partners/Continuing Partners of the Partnership Firm may admit any other member as Partner of the Firm as per the terms and conditions mutually agreed upon by all the Partners of the Firm as on that date, from time to time.

5. PARTNERS CAPITAL AND FINANCE:

The Capital of the Partnership Firm shall continue to carry the balances of each Partner as reflected in the Books of Accounts of the Partnership Firm as at 01.11.2012 and the same shall be increased to the extent of the admitted partner's capital if any introduced to the firm. All the Assets and Liabilities as reflected in the Books of Account of the Firm as on 01.11.2012 shall continue to be the Assets and Liabilities of the Firm and accordingly shall become the Opening Balances of this Reconstituted Firm from 02.11.2012.

The Additional Capital of the Partnership, if any, shall be contributed by the Partners in such proportions as may be mutually agreed upon amongst Partners from time to time.

6. BORROWINGS AND FINANCE:

If at any time additional funds are required for the purpose of the aforesaid business, the Partners hereto may raise funds by way of borrowals from Banks/ Outsiders or amongst themselves for interest/no interest and all the borrowings shall have the mutual consent of all Partners. The Partner first named Sri. Y.A. HARIKISHORE shall be the Managing Partner and along with the SECOND PART namely G. Manjunatha Raju shall be entitled to enter into any agreements, and sign Power Of Attorney papers, transact, associate and disassociate on behalf of the firm with any organization, individual, Companies with regard to the business of the Partnership and such

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entering of transactions by the FIRST and SECOND PART shall be binding on all the Partners.

However, the partners has the power to nominate and authorize any other partner/ partners on behalf of the Firm, which is mutually agreed upon from time to time by all the partners in writing to execute on behalf of the firm certain activity, arrangement and agreement, for the benefits of the partnership firm.

7. ACCOUNTS:

The Partners shall keep or cause to be kept proper books of accounts wherein shall be entered all the transaction of the firm. The Accounting year of the Partnership shall be from April to March i.e., Accounting year shall end on 31st March every year. As soon as possible, a Profit and Loss Account and a Balance Sheet shall be prepared as at the end of every Accounting Year.

8. PROFIT AND LOSS:

The net profits of the Partnership Firm after providing for remuneration to Working Partners and Interest on Capital contribution, shall be distributed in the following shares and proportions among the Partners of the Firm.

1. Y.A. HARIKISHORE	23.50%
2. G. MANJUNATHA RAJU	23.50%
3. N. SHANKARNARAYAN	23.50%
4. T.K. NARAYANAPPA	23.50%
5. G.L. SUDARSHAN	2.00%
6. C. BALACHANDRA	2.00%
7. H.R. SATHYANARAYANA RAO	2.00%
TOTAL	100%

9. INTEREST ON CAPITAL:

The Firm shall pay a simple interest at 12% p.a on the credit balance of Capital Accounts of the Partners from time to time. The interest payable to each partner shall be credited to their capital account at the end of each year. The interest payable

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shall become due only on 31st of March every year. However the partners may waive their right to receive interest or receive interest at a rate of less than 12% p.a by giving notice in writing before 31st of March of the relevant year.

10. REMUNERATION TO PARTNERS:

The Party of the First, Second, Third, Fourth, Fifth, Sixth & Seventh Y.A. HARIKISHORE, G. MANJUNATHA RAJU, and N. SHANKARNARAYAN, shall be the working partners of the firm and shall actively devote their time and attention in the conduct of the affairs of business of the Partnership, as circumstances and professional needs may require and each of them shall be paid a remuneration of Rs.25,000/- Per Month towards the same, provided when the book profit is less than Rs 50,000/-, the total remuneration payable to all the working Partners shall be restricted to the amount of book profit. Provided further that in the event of negative book profits, no Partner shall be entitled to any remuneration. The remuneration payable shall be credited to Capital Account at the end of the year. However the working partners may waive to receive the remuneration or receive the remuneration at a lower figure than that mentioned in supra above, by giving a notice in writing before 31st March of relevant year.

11. DRAWINGS BY PARTNERS:

The drawings shall be made by the Partners as may be mutually agreed upon from time to time. Each of the Partners shall be entitled to draw the following amounts from the firm, and the same shall be debited to their respective capital accounts as and when such drawings are made.

- a) The Opening Credit balance, if any, in the respective Capital Accounts of the partners at the beginning of the year.
- b) The aforesaid remuneration as per clause 10 above, credited to the respective capital account.
- c) The entire interest due to each partner credited to the respective capital account as per clause 9 above.
- d) The Share of net profit of each partner. Any of drawings by any partner in excess of the total of the aforesaid amounts shall be treated as over drawings and on the same, such partner shall pay interest at similar rate at which the firm is paying to the Partners for their capital contribution as mentioned

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Registration and Stamps Department

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in clause 5 above and the same shall be debited to the respective capital accounts of the partners at the end of the year. It is specifically agreed and understood between the partners that even though the ascertainment and quantification of the profit of the firm is done as at the year end, the partners are entitled to the same as and when the same is earned during the year by the firm.

12. BANK ACCOUNT:

The Bank Account opened in the name of the firm shall be operated JOINTLY by the PARTIES OF THE FIRST Part Namely Y.A. HARIKISHORE and PARTY OF THE SECOND PART namely G. MANJUNATHA RAJU and to draw Cheques, Hundies, Bills of Exchange and any document entitling the payment of receipt of moneys and to accept such documents and endorse the same on behalf of the Partnership. All Partnership monies not required for current expenses and securities for money shall as and when received, be paid and deposited into the bank account to the credit of the Partnership Account.

However, the Partners has the Powers to nominate and authorize any other Partner/ Partners on behalf of the Firm, which is mutually agreed upon from time to time by all the Partners in writing to operate on behalf of the Firm certain bank accounts, for the benefits of the Partnership Firm.

13. REGISTRATION POWERS:

The party of the First part Sri Y.A. Harikishore is hereby entitled to execute, sign the documents and related papers on sale of property/ villas/ sites and receive sale consideration/ membership deposits, Registration charges, development charges on behalf of the Firm. However, the Partners has the Powers to nominate and authorize any other Partner/ Partners on behalf of the Firm, which is mutually agreed upon from time to time by all the Partners in writing to execute certain documents and agreements for the benefits of the Partnership Firm.

14. DEATH NOT TO DISSOLVE THE FIRM:

The Firm shall not be dissolved by the death, retirement, expulsion or insolvency of any Partner.

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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

15. DUTIES OF PARTNERS:

All the Partners hereto shall be diligent and faithful to each other. Any Partner committing any breach of the above duties shall indemnify the others of them and the firm against all losses and expenses on account thereof.

16. ASSIGNMENT OF SHARES:

No partner shall assign, mortgage or transfer his share or interest in the partnership firm.

17. GOODWILL:

Any goodwill, special advantage or accretion in the market value of the fixed assets derived or acquired by the partnership firm during the course of its business shall vest solely with the firm.

18. DISPUTES:

All differences or disputes arising between the parties hereto or their representatives during the continuance of the partnership or thereafter in any way concerning to or touching these presents or for the regular profession of the partnership, the same shall be referred to the arbitration under the provisions of the Arbitration Act, 1940 for the time being in force.

19. The Business of the Partnership is not and shall not be liable for personal debts and dues, if any, of the Parties hereto and the same shall be borne by the concerned Partner in his individual capacity and out of his individual funds. Each partner shall indemnify and keep indemnified the firm and other partners against his personal debts and liabilities.

20. No Partner shall, except in the ordinary course of the profession, take any loan or incur any debt for the partnership firm without the consent of other partners in writing.

21. All other matters for which there is no specific provisions in this deed shall be governed by the provisions of the Partnership Act, 1932.

1. 3. 5. 7. 5/12/2015
2. 4. 6.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಹೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

IN WITNESS WHEREOF the parties above named have executed this deed of partnership on the day and year herein above first written in the presence of the witnesses attesting here under:

SIGNED AND DELIVERED:

WITNESSES:

1. (Y.A. HARIKISHORE)
PARTY OF THE FIRST PART
2. (G. MANJUNATHA RAJU)
PARTY OF THE SECOND PART
3. (N. SHANKAR NARAYAN)
PARTY OF THE THIRD PART
4. (G.L. SUDARSHAN)
PARTY OF THE FOURTH PART
5. (T.K. NARAYANAPPA)
PARTY OF THE FIFTH PART
6. (C. BALACHANDRA.)
PARTY OF THE SIXTH PART
7. (H.R. SATHYANARAYANA RAO)
PARTY OF THE SEVENTH PART

1.

RAVI RAO N.S.
RAVI RAO N.S.
No. 23, model House
Street, Babavahyde
Bangalore-560004

2.

GIRISH K.A.
28, 2nd FLOOR.
CUNNINGHAM ROAD
BANGALORE-52.

TO WHOM SO EVER IT MAY CONCERN

We Pragathi group hereby confirm that H.R. Sathyanarayana Rao is Partner of Pragathi group and we have procured lands in Saptha Giri Nagar, Phase I Project in his individual name.

We have enclosed the Partnership deed and sale deeds along with this letter.

Thank You,

Regards,

For Pragathi Group,



Yadalam Hari Kishore
Managing Partner

Date : 20/02/2018

Place: Bangalore

THIS DEED OF SALE executed on the 28th day of February, Two Thousand Fifteen
(28.02.2015):

SV. 100 - 89

10 A - 34 Gunthas

BY

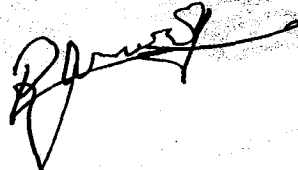
:

1) MR.L.RAMA REDDY,
aged about 73 years,
son of late Lingappa Reddy,
PAN No. AOKPR3718L

2) MR.R.JAGADISH,
aged about 46 years,
son of Mr.L.Rama Reddy,
(for self and for his minor children Rakshitha, aged 17
years and Dharani, aged 14 years)

2a) MRS.SUMA,
aged about 41 years,
wife of Mr.R.Jagadish,

3) MRS.R.VEENA,
aged about 44 years,
daughter of Mr.L.Rama Reddy,





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. ಹೆಚ್.ಆರ್. ಸತ್ಯನಾರಾಯಣ ರಾವ್ ಬಿನ್. ಹೆಚ್.ಕೆ.ರಾಮ ರಾವ್ , ಇವರು 7275040.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	40.00	Paid in cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	7275000.00	AXIS BANK LTD Cox Town Branch Bangalore P.O.No. 053947 dt: 28/02/2015
ಒಟ್ಟು :	7275040.00	

ಸ್ಥಳ : ಸರ್ಜಾಪುರ

ದಿನಾಂಕ : 28/02/2015

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

4) MR.R.SATISH,
aged about 42 years,
son of Mr.L.Rama Reddy,

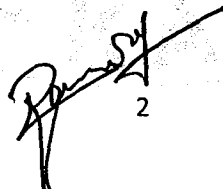
(for self and for his minor children Yashas, aged 11 years
and Nishan, aged 08 years)

4a) MRS.SRIVIDYA,
aged about 34 years,
wife of Mr.R.Satish,

No.2), 2a) 3), 4) and 4a), represented by their Power of
Attorney Holder Mr. L.Rama Reddy, son of late Lingappa
Reddy, vide GPA dated 25.06.2014 (registered as
Document No.SRJ-4-00144/2014-15, Book IV, stored in
CD -No.SRJD150, in the Office of the Sub-Registrar,
Sarjapura, Bangalore Urban District);

all residing at No.1672, 20th Main, 1st Sector,
H.S.R.Layout, BENGALURU-560 102.

(hereinafter referred to as the "VENDORS", which
expression shall, wherever the context so requires or
admits, mean and include, their respective heirs
executors, administrators and assigns);


2
R. Satish

Print Date & Time : 28-02-2015 03:07:56 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4968

ಸರ್ಜಾಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 28-02-2015 ರಂದು 02:44:28 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

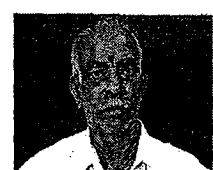
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1291150.00
2	ಸೇವಾ ಶುಲ್ಕ	665.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	150.00
	ಒಟ್ಟು :	1291965.00

ಶ್ರೀ ಹೆಚ್.ಆರ್. ಸತ್ಯನಾರಾಯಣ ರಾವ್ ಬಿನ್. ಹೆಚ್.ಕೆ.ರಾಮ ರಾವ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಹೆಚ್.ಆರ್. ಸತ್ಯನಾರಾಯಣ ರಾವ್ ಬಿನ್. ಹೆಚ್.ಕೆ.ರಾಮ ರಾವ್			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಉಪನೋಂದಣಾಧಿಕಾರಿರು
ಸರ್ಜಾಪುರ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	ಹೆಚ್.ಆರ್. ಸತ್ಯನಾರಾಯಣ ರಾವ್ ಬಿನ್. ಹೆಚ್.ಕೆ.ರಾಮ ರಾವ್ (ಬರೆಸಿಕೊಂಡವರು)			
2	ಎಲ್. ರಾಮರೆಡ್ಡಿ ಬಿನ್. ಲೀಟ್ ಲಿಂಗಪ್ಪ ರೆಡ್ಡಿ. Self & GPA Holder for ಆರ್. ಜಗದೀಶ್ (Self & Minor Gaurdian for ರಕ್ಷಿತ ಮತ್ತು ಧರಣಿ), ಸುಮ ಮತ್ತು ಆರ್. ವೀಣಾ ಮತ್ತು ಆರ್. ಸತೀಶ್ (Self & Minor Guardian for ಯಶಸ್ ಮತ್ತು ನಿಷಾ), ಮತ್ತು ಶ್ರೀವಿಧ್ಯ ಪರವಾಗಿ ಸಹಿ ಮಾಡಿರುತ್ತಾರೆ (ಬರೆದುಕೊಡುವವರು)			

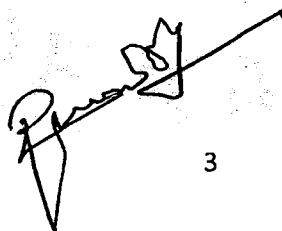
ಉಪನೋಂದಣಾಧಿಕಾರಿರು
ಅನೇಕಲ್ ತಾಲ್ಲೂಕು,

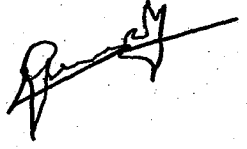
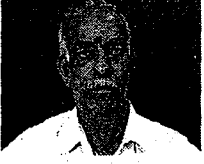
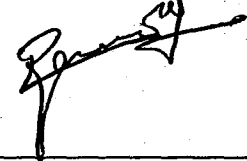
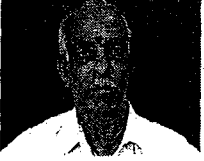
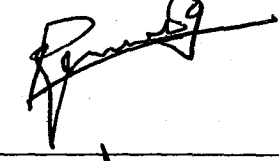
IN FAVOUR OF : MR.H.R.SATHYANARAYANA RAO,
aged about 49 years,
son of Mr.H.K.Rama Rao,
residing at No.11, Kempanna Street,
Mavalli, BENGALURU-560 004.
PA No.ALFP 6596L

(hereinafter referred to as the "PURCHASER", which expression shall, whichever the context so requires or admits, mean and include, his heirs, executors, administrators and assigns);

WITNESSES AS FOLLOWS:

I. WHEREAS the Vendors are the absolute owners of all that land bearing Survey No.89, measuring Ten Acres Thirty Four Guntas excluding Two Acres Kharab, situated at Pandithana Agrahara Village, Sarjapura Hobli, Anekal Taluk, which is more fully described in the Schedule hereto and hereinafter referred to as the "SCHEDULE PROPERTY";



ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	ಎಲ್.ರಾಮರೆಡ್ಡಿ ಬಿನ್ ಲೀ.ಲಿಂಗಪ್ಪರೆಡ್ಡಿ (ಬರೆದುಕೊಡುವವರು)			
4	ಎಲ್.ರಾಮರೆಡ್ಡಿ ಬಿನ್ ಲೀ.ಲಿಂಗಪ್ಪರೆಡ್ಡಿ (ಬರೆದುಕೊಡುವವರು)			
5	ಎಲ್ ರಾಮರೆಡ್ಡಿ ಬಿನ್ ಲೀ ಲಿಂಗಪ್ಪರೆಡ್ಡಿ (ಬರೆದುಕೊಡುವವರು)			

ಶಾಖೆ (7) ಕೆ.ಆರ್.ಡಿ. No. EK 1/1968/14-M
 Total Sheets.....14.....
 Total 06 - 18 Pages

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
 ಉತ್ತರ ಕರ್ನಾಟಕ ರಾಜ್ಯ
 ಸರ್ಕಾರ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು,
 ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

II. WHEREAS originally all that land bearing Survey No.89, measuring Twelve Acres Thirty Four Guntas including Two Acres Kharab, situated at Pandithana Agrahara Village, Sarjapura Hobli, Anekal Taluk, belonged to Mr.D.A.Rajanna, son of Appajappa, he having acquired the same under Grant Certificate dated 21.07.1978, in Form-10, issued by the Tahsildar, Anekal Taluk, in pursuance of the Order passed in Case No.LRF/ATC/2623/75-76, dated 01.04.1977, by the Court of the Land Tribunal, Bangalore District, also issued in the name of Mr.D.A.Rajanna and later the Katha of the said land has been transferred in his name, vide MR No.3/81-82;

III. WHEREAS subsequently Mr.D.A.Rajanna, son of Appajappa, sold the said land to Mr.L.Rama Reddy, son of late Lingappa Reddy and his wife Smt.T.Venkatalakshamma, under the following Deeds:

- (a) Sale Deed dated 07.12.2000 (registered as Document No.4465/2000-01, Book I, Volume 2280, Pages 181 to 186, in the Office of the Sub-Registrar, Anekal), executed in favour of Mr.L.Rama Reddy, son of late Lingappa Reddy for Three Acres Seventeen Guntas;
- (b) Sale Deed dated 07.12.2000 (registered as Document No.4470/2000-01, Book I, Volume 2280, Pages 209 to 214, in the Office of the Sub-Registrar,

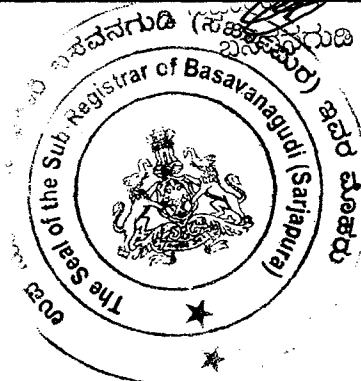
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Sri. T.V. Babu S/o. Late M. Venkataswamy T.C. Halli Village, Sarjapura Hobli, Anekal Tq, Bangalore Urban Dist	<i>[Signature]</i>
2	Sri. T.Y. Mahesh Kumar S/o. C.M. Yellappa House No.10, Renuka Nilaya, Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Tq, Bangalore Urban Dist.	<i>T.Y. Mahesh Kumar</i>

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
ಉಪನಿರ್ದೇಶಕಾರಿಗಳು
ಬೆಂಗಳೂರು, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

I hereby certify that on production of the original document. I have satisfied myself that the stamp duty of Rs. 20000/- has been paid by way of Registered Sale Agreement as document No. SRJ-1-01177/2014-15, dt: 25/06/2014, Stored in CD No.SRJD-150 in Book-1

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ SRJ-1-04968-2014-15 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ SRJD 168 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 28-02-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಉಪನಿರ್ದೇಶಕಾರಿ ಬಸವನಗುಡಿ (ಸರ್ಜಾಪುರ)	 The Seal of the Sub-Registrar of Basavanagudi (Sarjapura)
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ಉಪನಿರ್ದೇಶಕಾರಿಗಳು
ಬೆಂಗಳೂರು, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

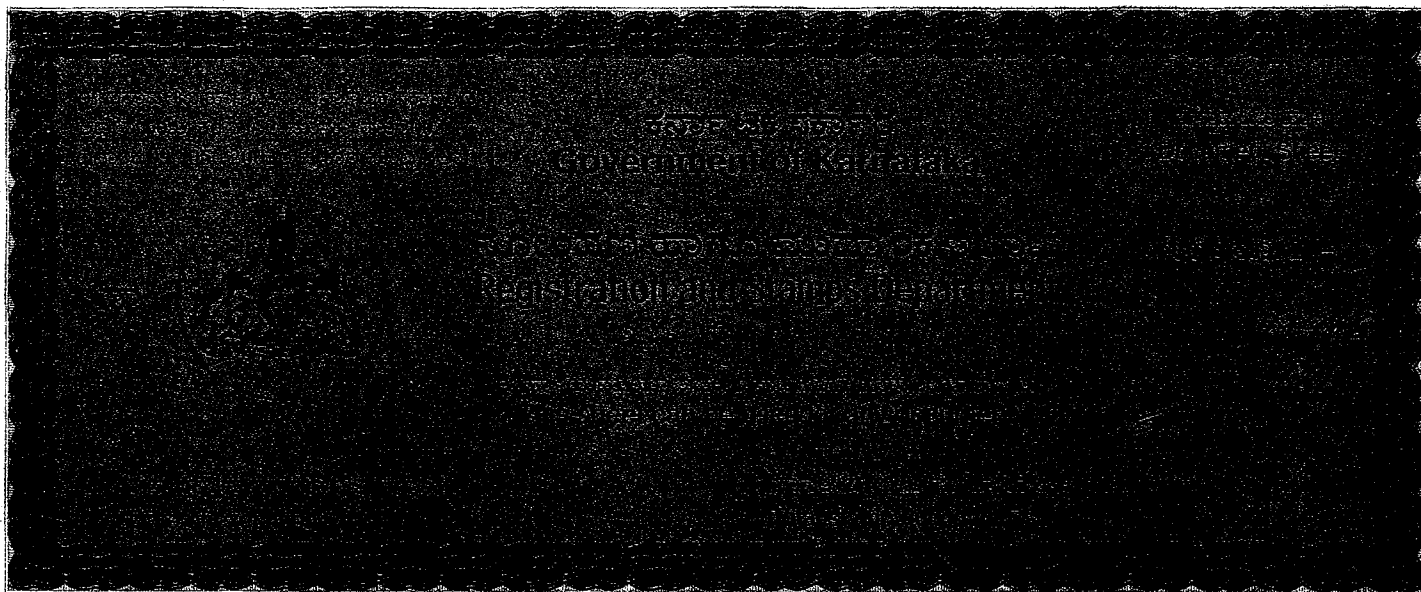
Anekal), executed in favour of Smt.T.Venkatalakshamma, wife of Mr.L.Rama Reddy, for Three Acres Seventeen Guntas;

- (c) Sale Deed dated 07.12.2000 (registered as Document No.4520/2000-01, Book I, Volume 2281, Pages 207 to 213, in the Office of the Sub-Registrar, Anekal), executed in favour of Smt.T.Venkatalakshamma, wife of Mr.L.Rama Reddy, for Two Acres;
- (d) Sale Deed dated 07.12.2000 (registered as Document No.4626/2000-01, Book I, Volume 2283, Pages 43 to 49, in the Office of the Sub-Registrar, Anekal), executed in favour of Mr.L.Rama Reddy, son of late Lingappa Reddy for Two Acres;

IV. WHEREAS in this manner Mr.L.Rama Reddy, became the sole and absolute owner of an extent measuring Five Acre Seventeen Guntas and Smt.T.Venkatalakshamma, became the sole and absolute owner of an extent measuring Five Acre Seventeen Guntas in the said land and the Katha of the said extents have been transferred in their respective names, vide MR No.13/2005-06 and MR No.12/2005-06, for Two Acres, held by Mr.L.Rama Reddy and Five Acre Seventeen Guntas held by Smt.T.Venkatalakshamma, vide MR No.15/2005-06, for Three Acres Seventeen Guntas and MR No.14/2005-06, for Two Acres;

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Handwritten signature



V. WHEREAS T.Venkatalakshamma died on 13.09.2011, leaving her husband Mr.L.Rama Reddy, the Vendor No.1 herein and children viz., Mr.R.Jagadeesh, Mrs.Suma, Mrs.R.Veena, Mr.R.Sathish and Mrs.N.Vidhya, as her legal heirs;

VI. WHEREAS in this manner, the Vendors became the absolute owners of the said land and they are in possession and enjoyment of the same as absolute owners and the Katha of the said land has been transferred in the name of the Vendor No.1 herein, vide MR No.MRH15/2014-15, which is more fully described in the Schedule below and hereinafter referred to as the "SCHEDULE PROPERTY";

VII. WHEREAS the Vendors are in need of funds to meet their family and legal necessities and decided jointly to dispose off the Schedule Property and have offered to sell the same to the Purchaser herein, making the following representations:-

- (a) that the Vendors are the sole and absolute owners of the Schedule Property and that their title is good, marketable and subsisting and none else has any right, title, interest or share therein;

[Handwritten signature]

[Handwritten signature]



- (b) that the Schedule Property is not subject to any encumbrances, attachments, Court or acquisition proceedings or charges of any kind;
- (c) that there are no tenancy claims in regard to the Schedule Property under the Karnataka Land Reforms Act;
- (d) that they have not entered into any agreement or arrangement for sale or transfer of the Schedule Property with anyone else;
- (e) that they are in possession and enjoyment and personal occupation of the Schedule Property;
- (f) that there is no impediment for the Vendors to acquire or hold or to sell the Schedule Property under any law;

VIII. WHEREAS based on the aforesaid representations, the Purchaser has agreed to purchase the Schedule Property for a total sale price of Rs.12,91,15,000/= (Rupees Twelve Crore Ninety One Lakhs Fifteen Thousand Only) and entered into an Agreement of Sale dated 25.06.2014 (registered as Document No.SRJ-1-01177/2014-15, Book I, stored in CD No.SRJD150, in the Office of the Sub-Registrar, Sarjapura, Bangalore Urban District), with the Vendors herein and paid a sum of Rs.8,00,00,000/- (Rupees Eight Crore Only) to the Vendor No.1, towards advance, made up of Rs.25,00,000/= by Cheque No.099900,

Signature

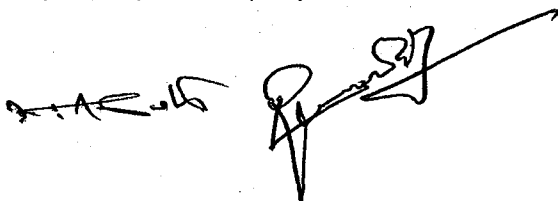
Signature

Rs.25,00,000/= by Cheque No.099901, Rs.50,00,000/= by Cheque No.038578, Rs.50,00,000/= by Cheque No.038579, Rs.50,00,000/= by Cheque No.038580, Rs.50,00,000/= by Cheque No.038581, Rs.50,00,000/= by Cheque No.038582, Rs.50,00,000/= by Cheque No.038583, Rs.50,00,000/= by Cheque No.038584, Rs.50,00,000/= by Cheque No.038585, Rs.50,00,000/= by Cheque No.038586, Rs.50,00,000/= by Cheque No.038587, Rs.50,00,000/= by Cheque No.038588 and Rs.2,00,00,000/= (rupees two crores only) by Cheque No.160795, dated 27.12.2014, all drawn on Axis Bank Ltd., Cox Town Branch, Bangalore;

IX. WHEREAS now the Purchaser has come forward to pay the balance sale price of Rs.4,91,15,000/= (Rupees Four Crores Ninety One Lakhs Fifteen Thousand only) and paid the same to the Vendor No. 1 (L. Rama Reddy), by Cheque No.160798 for Rs.4,91,15,000/- drawn on Axis Bank Ltd., Cox Town Branch, Bangalore and called upon the Vendors to execute this Deed of Sale;

X. NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

That in pursuance of the foregoing and in consideration of Rs.12,91,15,000/= (Rupees Twelve Crore Ninety One Lakhs Fifteen Thousand Only)

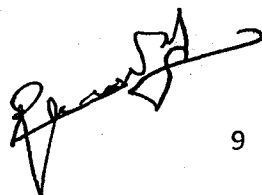


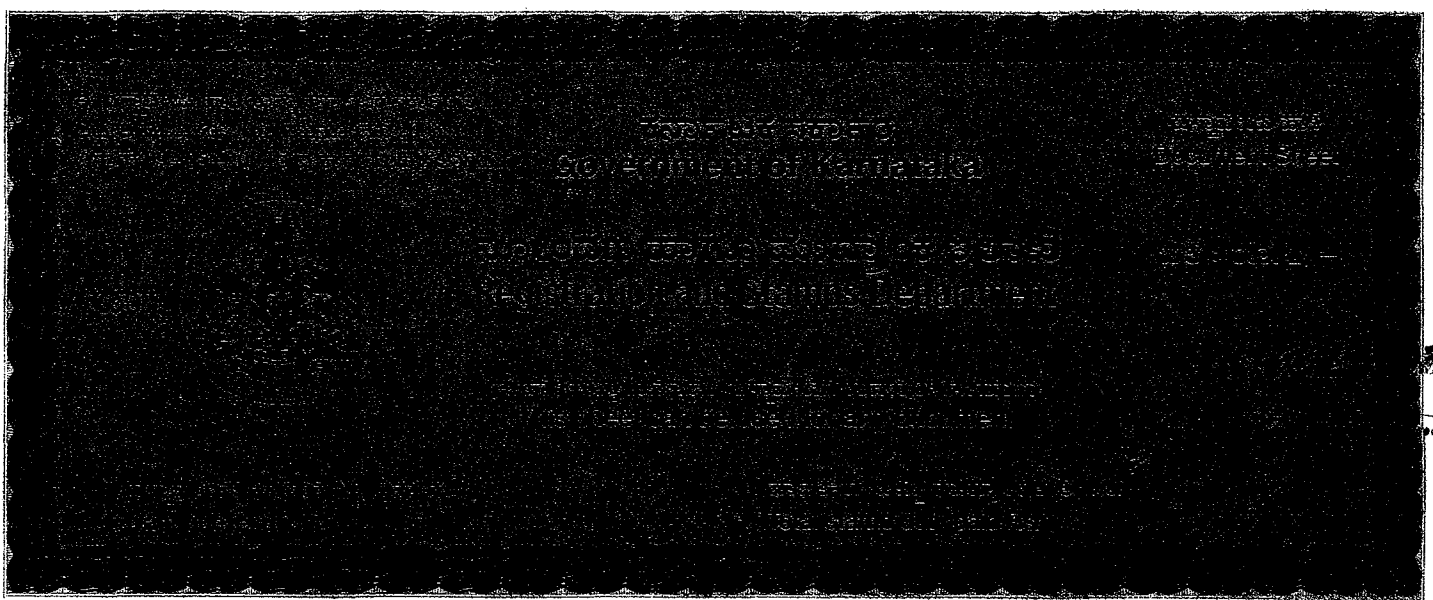
paid by the Purchaser to the Vendors as stated above, the receipt of which the Vendors hereby accept and acknowledge in full and final settlement and satisfaction of the entire sale price, the Vendors hereby grant, transfer and convey UNTO the Purchaser, BY WAY OF SALE, all that land bearing Survey No.89, measuring Ten Acres Thirty Four Guntas excluding Two Acres Kharab, situated at Pandithana Agrahara Village, Sarjapura Hobli, Anekal Taluk, which is more fully described in the Schedule hereto and hereinafter referred to as the "SCHEDULE PROPERTY, OR PROPERTY HEREBY CONVEYED, with all rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same, to the Purchaser, as an absolute owner;

The Vendors have this day delivered full, free and vacant possession of the Schedule Property to the Purchaser;

XI. THE VENDORS COVENANT WITH THE PURCHASER AS FOLLOWS:

- 1) The Vendors doth hereby covenant and agree that the Vendors and all persons claiming under them shall and will from time to time upon the request of





the Purchaser do and execute or cause to be done and execute all such acts, deeds and things whatsoever for further and more perfectly assuring the under mentioned Schedule Property and every part thereof, unto the Purchaser and placing the Purchaser in the same position according to the true intent and meaning of these presents, as shall or may be reasonably required;

2) It is hereby covenanted by the Vendors that the under mentioned Schedule Property hereby conveyed is free from all encumbrances, charges, liens or demands or litigations of any sort and the Vendors doth hereby assure and covenant that they have not suppressed any material facts affecting the title to the property hereby conveyed and covenant and undertake to clear any defect or encumbrance affecting the Schedule Property, if come to light after the execution of the sale deed at their own costs and fully protect the Purchaser in all respects;

3) It is hereby covenanted by the Vendors that they have paid all rates, taxes, cesses in respect of the Schedule Property up to the date of sale;

4) The Vendors doth hereby assure and covenant that they have not entered into any agreement of sale with respect to the under mentioned Schedule

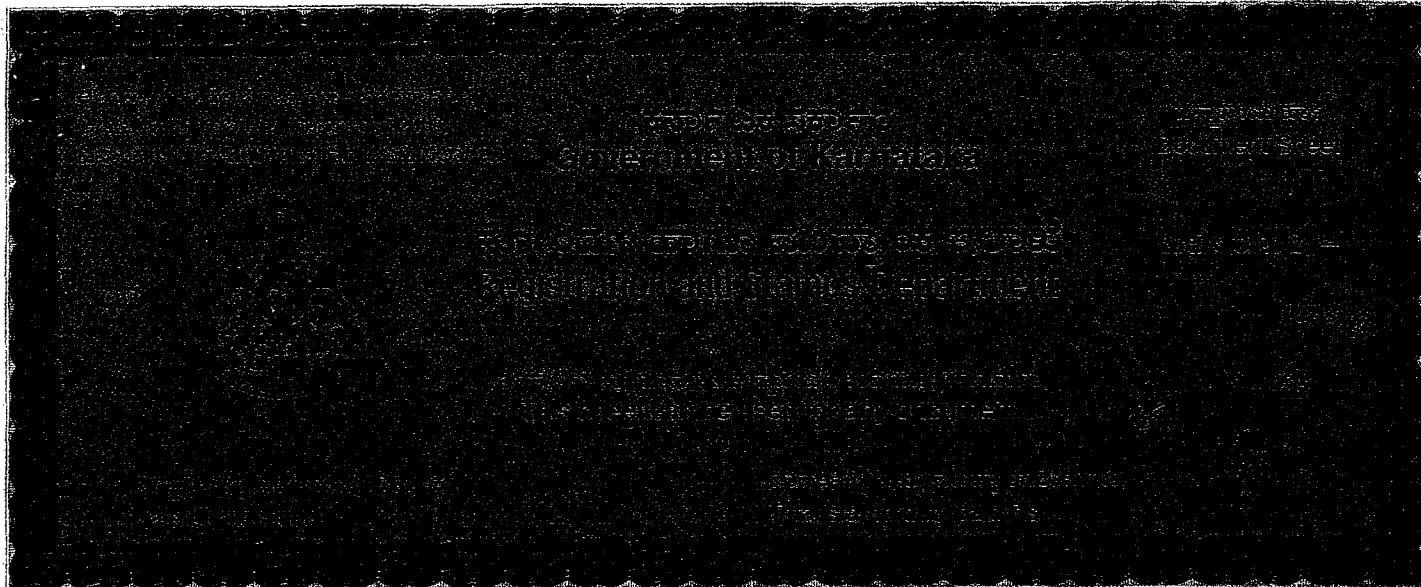
14-13

Property or any part thereof, with any other person or persons and the Vendors have not done anything whereby the Schedule Property may be subject to any attachment of lien or any court or person or any claim whatsoever in any manner detrimental to the Purchaser. The Vendors also covenant that they have fully and correctly disclosed all the details of the source of their title to the Schedule Property under this Deed of Sale, without any omission or suppressing any details in any respect in this behalf;

5) That the Vendors also hereby declare and assure the Purchaser that the Schedule Property hereby conveyed, is free from all sorts of encumbrances, such as sales, gifts, mortgages, wills, etc. and if it is ever proved otherwise, or if the whole or part of the Schedule Property is taken away or goes out from the ownership and title of the Purchaser, then the Vendors shall be liable and responsible to make good the losses suffered by the Purchaser, in person or through their other properties, both movable and immovable and keep the Purchaser indemnified against all losses, costs, damages and expenses occurring thereby to the Purchaser;

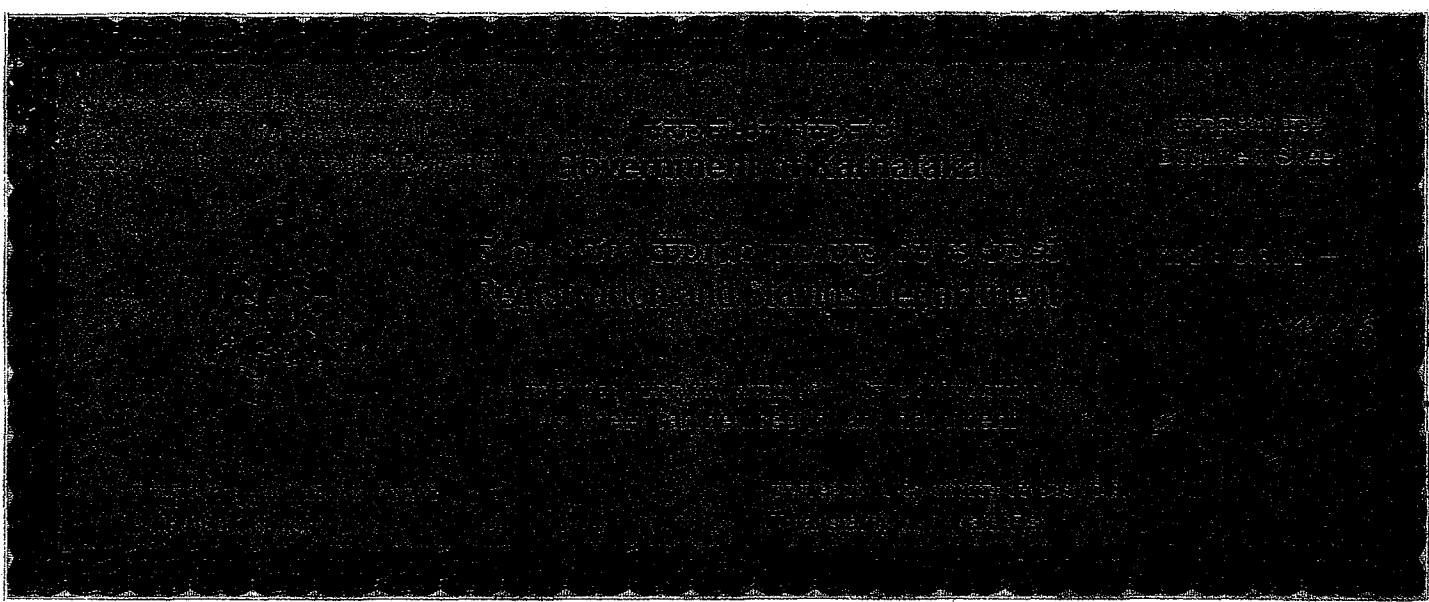
[Signature]

[Signature]



6) That the Vendors hereby covenant with the Purchaser that the Purchaser shall hereinafter be entitled to be in peaceful possession and quiet enjoyment of the Schedule Property as absolute owner without any interruptions or interferences, or any discrepancy whatsoever, and this sale has conveyed to the Purchaser the Schedule Property with an unimpeachable title thereto. And that the Vendors acquits the Purchaser from making any further payment towards any other expense in respect of the sale of the Schedule Property;

7) That the Vendors hereby covenant with the Purchaser that there are no encumbrances, demands, charges, claims, attachment process or other legal proceedings of any descriptions whatsoever on or upon in relation to or in respect of the Schedule Property and that there are no reasons, of which this transaction may in any manner be impeached or questioned by anybody whosoever, including those claiming under the Vendors in any manner;



8) That the Vendors agrees to keep harmless and indemnified the Purchaser from and against all costs, damages or expenses which they may sustain by reason of any claim being made or legal action instituted by anybody or authority whomsoever in respect of the said schedule property or claim in relation thereto;

9) That the Purchaser shall henceforth own, possess and enjoy the rights, of the Vendors in the Schedule Property peacefully and without any interruption or disturbance by or from the Vendors or from any person claiming through or under them;

10) The Vendors doth hereby admit and covenant that the absolute, full and actual physical possession of the Schedule Property is also delivered to the Purchaser on this day itself. The Vendors also handed over all the original documents of titles to the Purchaser to support the title to the under mentioned Schedule Property. The Vendors have no objection to transfer the Katha of the Schedule Property in favour of the Purchaser;

24.12.14

SCHEDULE

All that land bearing Survey No.89, measuring Ten Acres Thirty Four Guntas, situated at Pandithana Agrahara Village, Sarjapura Hobli, Anekal Taluk and bounded as follows:-

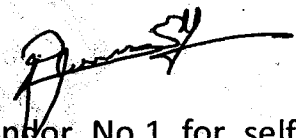
ON THE EAST : SURVEY No.100, 88 & 59;
WEST : SURVEY No.90, 84;
NORTH : SURVEY No.88, 86 & 59;
SOUTH : SURVEY No.126 & 125;

(Market value of the Property hereby conveyed is Rs.12,91,15,000/=)

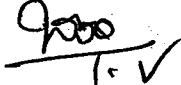
IN WITNESS WHEREOF, the VENDORS have executed this DEED OF SALE, in the presence of the Witnesses attesting hereunder:

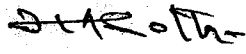
WITNESSES:

1) T.V. Mahesh Kumar S/o
C.M. Yellappa. T.C. Halli
Anekal @ Bangalore 562125


(Vendor No.1 for self and for
Vendors No.2, 2a, 3, 4 and 4a)

VENDORS

2) 
T.V. Babu s/o H. Venkatesh
T.C. Halli (Village)
Sarjapura Hobli 14


PURCHASER

SELF DRAFTED



1. ಸರ್ವೆ ನಂಬರು	2. ಹಿವಾ	3. ಪೀಠವಾರು	4. ಕಂದಾಯ	5. ಕಟ್ಟಡ	6. ಕಟ್ಟಡ	7. ಕಟ್ಟಡ	8. ಕಟ್ಟಡ	9. ಕಟ್ಟಡ	10. ಕಟ್ಟಡ	11. ಕಟ್ಟಡ	12. ಕಟ್ಟಡ	13. ಕಟ್ಟಡ	14. ಕಟ್ಟಡ	15. ಕಟ್ಟಡ
89		ಪೂರ್ವ ಬೀದಿ (ಬಿ)	2.00.00.00	(ಅ) ಕಂದಾಯ (ಬಿ) ಕಂದಾಯ (ಕ) ಕಂದಾಯ (ಉ) ಕಂದಾಯ (ಉ) ಕಂದಾಯ	7.5									
		ಪೂರ್ವ ಬೀದಿ (ಬಿ)	2.00.00.00	(ಅ) ಕಂದಾಯ (ಬಿ) ಕಂದಾಯ (ಕ) ಕಂದಾಯ (ಉ) ಕಂದಾಯ (ಉ) ಕಂದಾಯ	7.5									

1. ಸರ್ವೆ ನಂಬರು	2. ಹಿವಾ	3. ಪೀಠವಾರು	4. ಕಂದಾಯ	5. ಕಟ್ಟಡ	6. ಕಟ್ಟಡ	7. ಕಟ್ಟಡ	8. ಕಟ್ಟಡ	9. ಕಟ್ಟಡ	10. ಕಟ್ಟಡ	11. ಕಟ್ಟಡ	12. ಕಟ್ಟಡ	13. ಕಟ್ಟಡ	14. ಕಟ್ಟಡ	15. ಕಟ್ಟಡ
89		ಪೂರ್ವ ಬೀದಿ (ಬಿ)	2.00.00.00	(ಅ) ಕಂದಾಯ (ಬಿ) ಕಂದಾಯ (ಕ) ಕಂದಾಯ (ಉ) ಕಂದಾಯ (ಉ) ಕಂದಾಯ	7.5									
		ಪೂರ್ವ ಬೀದಿ (ಬಿ)	2.00.00.00	(ಅ) ಕಂದಾಯ (ಬಿ) ಕಂದಾಯ (ಕ) ಕಂದಾಯ (ಉ) ಕಂದಾಯ (ಉ) ಕಂದಾಯ	7.5									

1. ಸರ್ವೆ ನಂಬರು	2. ಹಿವಾ	3. ಪೀಠವಾರು	4. ಕಂದಾಯ	5. ಕಟ್ಟಡ	6. ಕಟ್ಟಡ	7. ಕಟ್ಟಡ	8. ಕಟ್ಟಡ	9. ಕಟ್ಟಡ	10. ಕಟ್ಟಡ	11. ಕಟ್ಟಡ	12. ಕಟ್ಟಡ	13. ಕಟ್ಟಡ	14. ಕಟ್ಟಡ	15. ಕಟ್ಟಡ
89		ಪೂರ್ವ ಬೀದಿ (ಬಿ)	2.00.00.00	(ಅ) ಕಂದಾಯ (ಬಿ) ಕಂದಾಯ (ಕ) ಕಂದಾಯ (ಉ) ಕಂದಾಯ (ಉ) ಕಂದಾಯ	7.5									
		ಪೂರ್ವ ಬೀದಿ (ಬಿ)	2.00.00.00	(ಅ) ಕಂದಾಯ (ಬಿ) ಕಂದಾಯ (ಕ) ಕಂದಾಯ (ಉ) ಕಂದಾಯ (ಉ) ಕಂದಾಯ	7.5									

215-2 2838

17.5.18 S.P. Doct: No. BK I 2335 2017-18

Total Sheets.....07.....

01.11.18 Pages

THIS DEED OF SALE executed on the Twentieth day of September Two Thousand Seventeen (20.09.2017):

BY

:

1) MRS.K. PREMALATHA

aged about 36 years

Daughter of Mr. R. Krishnappa

Wife of Mr. Satish Kumar.V

PAN NO. DSUPP9582H

2) MR.SATISH KUMAR.V

aged about 47 years

Son of late Mr. B. Venkatagiriappa

(for his minor children S.Roshini aged about 16 years and Nishchitha aged about 13 years)

Both residing at No.365, Edgah road,
Varthur, Bangalore East,
Bangalore - 560087

3) MRS. K. GAYATHRI

aged about 33 years,

Daughter of Mr. R. Krishnappa

Wife of Mr. N.Shankar

4) MR. N.SHANKAR

aged about 34 years,

Son of Mr. C. Nanjudappa

(for his minor children Charita aged about 7 years and Nikhil Shankar aged about 4 years

Both residing at Chikkahgade Village
No.27, Eden Garden,
Anekal Taluk, Bangalore District

all represented by their Power of Attorney Holder MR. H.R. SATHYANARAYANA RAO, vide GPA dated 29.09.2016 (registered as Document No.SRJ-4-00194-2016-17, stored in CD No.SRJD213, in the Office of the Sub-Registrar, Basavanagudi, Sarjapura);

gath

gath

B.K. (U) S.J.P. Doct: No. BK I. 2336 2017-18

Consisting Total Sheets..... 07

Total..... 02-10 Pages



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 Mr.H.R. Sathyanarayana Rao S/o. Mr.H.K. Rama Rao , ಇವರು 432600.00 ರೂಪಾಯಿಗಳನ್ನು
ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	16600.00	Paid in Cash Rs.20/- for Affidavit
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	320000.00	DD No.004308, Dt 20/09/2017, Drawn on Axis Bank Ltd Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	96000.00	DD No.004307, Dt 20/09/2017, Drawn on Axis Bank Ltd Bangalore
ಒಟ್ಟು :	432600.00	

ಸ್ಥಳ : ಸರ್ಜಾಪುರ

ದಿನಾಂಕ : 20/09/2017

ಉಪನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಸರ್ಜಾಪುರ, ಅಧಿಕಾರಿ
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಇಲಾಖೆ

Designed and Developed by C- DAC ,ACTS Pune.

(hereinafter referred to as the "VENDORS", which expression shall, whichever the context so requires or admits, mean and include, their respective heirs, executors, administrators and assigns);

IN FAVOUR OF :

MR. H.R. SATHYANARAYANA RAO,

aged about 51 years,

son of Mr. H.K. Rama Rao,

residing at No. 11, Kempanna Street,

Mavalli, BANGALORE-560 004.

PAN NO. ALFPR6596L

representing as partner of Pragathi Group (hereinafter referred to as the "PURCHASER", which expression shall, whichever the context so requires or admits, mean and include, his heirs, executors, administrators and assigns);

WITNESSES AS FOLLOWS:

I. WHEREAS the Vendors are the absolute owners of all that portion of land bearing **Survey No. 111 measuring 4 Acres (out of 8 Acres 13 Guntas including 10 guntas of kharab)**, situated at Mattanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, which are more fully described in the Schedule hereto and hereinafter referred to as the "SCHEDULE PROPERTY";

II. WHEREAS the Vendors are in need of funds to meet their family and legal necessities and decided jointly to dispose off the Schedule Property and have offered to sell the same to the Purchaser herein, making the following representations:-

- (a) that the Vendors are the sole and absolute owners of the Schedule Property and that their title is good, marketable and subsisting and none else has any right, title, interest or share therein;
- (b) that the Schedule Property is not subject to any encumbrances, attachments, Court or acquisition proceedings or charges of any kind;
- (c) that there are no tenancy claims in regard to the Schedule Property under the Karnataka Land Reforms Act;
- (d) that they have not entered into any agreement or arrangement for sale or transfer of the Schedule Property with anyone else;

[Signature]

[Signature]



Print Date & Time : 20-09-2017 03:40:42 PM (11) S.J.P. Doct: No. BK I... 2338.2017

Consisting Total Sheets..... 07

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2338

Total..... 07-10.....Pages

ಸರ್ಜಾಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-09-2017 ರಂದು 02:01:24 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	646470.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
	ಒಟ್ಟು :	646960.00

ಶ್ರೀ Mr.H.R. Sathyanarayana Rao S/o. Mr.H.K. Rama Rao ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Mr.H.R. Sathyanarayana Rao S/o. Mr.H.K. Rama Rao			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಸರ್ಜಾಪುರ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Mr.H.R. Sathyanarayana Rao S/o. Mr.H.K. Rama Rao , (ಬರೆದುಕೊಂಡವರು)			
2	Mrs. K. Premalatha, Satish Kumar V (for Self & Minor Guardian for S.Roshini & Nishchitha), K. Gayathri & N. Shankar (for Self & Natural Guardian for Charita & Nikhil Shankar) all are Rep by their GPA Holder Mr.H.R. Sathyanarayana Rao S/o. Mr.H.K. Rama Rao (ಬರೆದುಕೊಂಡವರು)			

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಸರ್ಜಾಪುರ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

- (e) that they are in possession and enjoyment and personal occupation of the Schedule Property;
- (f) that there is no impediment for the Vendors to acquire or hold or to sell the Schedule Property under any law;

III. WHEREAS based on the said representations, the Purchaser has agreed to purchase the Schedule Property for a sale consideration of Rs.6,40,00,000/= (Rupees Six Crore Forty Lakhs Only) as per the Agreement of Sale dated 29.09.2016, (registered as Document No.SRJ-1-02464-2016-17, stored in CD No.SRJD213, in the Office of the Sub-Registrar, Basavanagudi, Sarjapura) with the Vendors herein and the Purchaser has paid the entire sale price to the Vendors and 1% TDS amounting to Rs.6,46,465/= and called upon the Vendors to execute this Deed of Sale;

IV. NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

That in pursuance of the foregoing and in consideration of Rs.6,46,46,465/= (Rupees Six Crore Forty Six Lakhs Forty Six Thousand Four Hundred And Sixty Five Only) paid by the Purchaser to the Vendors, as under:-

- (a) Rs.3,20,00,000/= (Rupees Three Crore Twenty Lakhs Only) to K.Premalatha through various Cheques.
- (b) Rs.3,20,00,000/= (Rupees Three Crore Twenty Lakhs Only) to K. Gayathri through various Cheques.

all the aforesaid Cheque's drawn on Axis Bank Ltd, Cox Town Branch, Bangalore, and 1% TDS amounting to Rs.6,46,465/= the receipt of which the Vendors hereby accept and acknowledge in full and final settlement and satisfaction of the entire sale price, the Vendors hereby grant, transfer and convey UNTO the Purchaser, BY WAY OF SALE, all that portion of land bearing **Survey No. 111 measuring 4 Acres (out of 8 Acres 13 Guntas including 10 guntas of kharab)**, situated at Mattanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described the Schedule hereto and hereinafter referred to as the "SCHEDULE PROPERTY, OR PROPERTY HEREBY CONVEYED, with all rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same, to the Purchaser, as an absolute owner;

Gayathri

Gayathri

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Sri. T.V. Babu S/o. Late M. Venkataswamy T.C. Halli Village, Sarjapura Hobli, Anekal Tq, Bangalore Urban Dist	
2	Sri. T.Y. Mahesh Kumar S/o. C.M. Yellappa T.C. Halli Village, Sarjapura Hobli, Anekal Tq, Bangalore Urban Dist	

ಸಹಿ ರಚಿಸಿದ
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 3200000/- has been paid by way of Registered GPA as Document No.SRJ-4-00194/2016-17, Dt 29/09/2016, Stored in CD No.SRJD213 in Book IV & Rs.20000/- have been Paid by way of Registered Agreement as Document No.SRJ-1-02464/2016-17, Dt 29/09/2016, Stored in CD No.SRJD213 in Book I

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ SRJ-1-02338-2017-18 ಆಗಿ. ಸಿ.ಡಿ. ನಂಬರ್ SRJD246 ನೇ ಪುಸ್ತಕ ದಿನಾಂಕ 20-09-2017 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಸರ್ಜಾಪುರ)

The Vendors have this day delivered full, free and vacant possession of the Schedule Property to the Purchaser;

V. THE VENDORS COVENANT WITH THE PURCHASER AS FOLLOWS:

- 1) The Vendors doth hereby covenant and agree that, the Vendors and all persons claiming under them shall and will from time to time upon the request of the Purchaser do and execute or cause to be done and execute all such acts, deeds and things whatsoever for further and more perfectly assuring the under mentioned Schedule Property and every part thereof, unto the Purchaser and placing the Purchaser in the same position according to the true intent and meaning of these presents, as shall or may be reasonably required;
- 2) It is hereby covenanted by the Vendors that, the under mentioned Schedule Property hereby conveyed is free from all encumbrances, charges, liens or demands or litigations of any sort and the Vendors doth hereby assure and covenant that they have not suppressed any material facts affecting the title to the property hereby conveyed and covenant and undertake to clear any defect or encumbrance affecting the Schedule Property, if come to light after the execution of the sale deed at their own costs and fully protect the Purchaser in all respects;
- 3) It is hereby covenanted by the Vendors that, they have paid all rates, taxes, cesses in respect of the Schedule Property up to the date of sale;
- 4) The Vendors doth hereby assure and covenant that, they have not entered into any agreement of sale with respect to the under mentioned Schedule Property or any part thereof, with any other person or persons and the Vendors have not done anything whereby the Schedule Property may be subject to any attachment of lien or any court or person or any claim whatsoever in any manner detrimental to the Purchaser. The Vendors also covenant that they have fully and correctly disclosed all the details of the source of their title to the Schedule Property under this Deed of Sale, without any omission or suppressing any details in any respect in this behalf;

5) That the Vendors also hereby declare and assure the Purchaser that, the Schedule Property hereby conveyed, is free from all sorts of encumbrances, such as sales, gifts, mortgages, wills, etc. and if it is ever proved otherwise, or if the whole or part of the Schedule Property is taken away or goes out from the ownership and title of the Purchaser, then the Vendors shall be liable and responsible to make good the losses suffered by the Purchaser, in person or through their other properties, both movable and immovable and keep the Purchaser indemnified against all losses, costs, damages and expenses occurring thereby to the Purchaser;

6) That the Vendors hereby covenant with the Purchaser that, the Purchaser shall hereinafter be entitled to be in peaceful possession and quiet enjoyment of the Schedule Property as absolute owner without any interruptions or interferences, or any discrepancy whatsoever, and this sale has conveyed to the Purchaser the Schedule Property with an unimpeachable title thereto. And that the Vendors acquits the Purchaser from making any further payment towards any other expense in respect of the sale of the Schedule Property;

7) That the Vendors hereby covenant with the Purchaser that, there are no encumbrances, demands, charges, claims, attachment process or other legal proceedings of any descriptions whatsoever on or upon in relation to or in respect of the Schedule Property and that there are no reasons, of which this transaction may in any manner be impeached or questioned by anybody whosoever, including those claiming under the Vendors in any manner;

8) That the Vendors agrees to keep harmless and indemnified the Purchaser from and against all costs, damages or expenses which they may sustain by reason of any claim being made or legal action instituted by anybody or authority whomsoever in respect of the said schedule property or claim in relation thereto;

9) That the Purchaser shall henceforth own, possess and enjoy the rights, of the Vendors in the Schedule Property peacefully and without any interruption or disturbance by or from the Vendors or from any person claiming through or under them;

10) The Vendors doth hereby admit and covenant that, the absolute, full and actual physical possession of the Schedule Property is also delivered to the Purchaser on this day itself. The Vendors also handed over all the original documents of titles to the Purchaser to support the title to the under mentioned Schedule Property. The Vendors have no objection to transfer the Katha of the Schedule Property in favour of the Purchaser;

24/05/18

24/05/18

SCHEDULE PROPERTYItem No. 1 :**K. Premalatha portion of the Schedule Property :**

All that portion of Residentially converted land vide order No.ALN(A)(S)SR-119/2015-16 dated 21.04.2017 landbearing **Survey No. 111 measuring 2 Acres (out of 8 Acres 13 Guntas including 10 guntas of kharab)**, situated at Mattanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, and bounded as follows:-

ON THE EAST	:	Land bearing Survey No.114 and Survey No.112
WEST	:	Land bearing Survey No.141 and Pandithana Agrahara Village Border
NORTH	:	Portion of land bearing Survey No.111
SOUTH	:	Portion of land bearing Survey No.111

Item No. 2**K. Gayathri portion of the Schedule Property :**

All that portion of Residentially converted land vide order No ALN(A)(S)SR-81/2016-17 dated 04-09-2017 land bearing **Survey No. 111 measuring 2 Acres (out of 8 Acres 13 Guntas including 10 guntas of kharab)**, situated at Mattanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, and bounded as follows:-

ON THE EAST	:	Land bearing Survey No.112
WEST	:	Pandithana Agrahara Village Border
NORTH	:	Pandithana Agrahara Village Border
SOUTH	:	Portion of land bearing Survey No.111

21-11-15

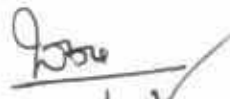
21-11-15

IN WITNESS WHEREOF, the VENDORS have executed this DEED OF SALE, in the presence of the Witnesses attesting hereunder:

WITNESSES:

1) T.V. Lakshmi Kumar
Blo. C.M. Yellappa
T.C. Kallu
Anekal or
Bangalore 562125


(Vendor No.1 to 4 represented by
their Power Of Attorney Holder)
VENDOR

2) 
I.V.
T.V. Babu s/o. M. Venkateshwar
T.C. Hali (Village)
Doddagere (Post)


MR. H.R. SATHYANARAYANA RAO
Partner of Pragathi Group
PURCHASER

T.V. Suresh
T.V. Suresh
Deed of Sale
D.W.I. No. 12/1
MADRAS

BOOK I 3376/15-16

ING (U) ANKL.S.P.D.No. 3376/15-16

Book-I Containing Total Sheets 5

1-8 Page

THIS DEED OF SALE executed on the Second day of November Two Thousand Fifteen (02.11.2015):

BY : 1) Mrs. K. NALINAKSHI
aged about 41 years,
D/o of Mr. R. Krishnappa,
W/o Mr. Radha Krishna
(for self and for her minor son Mr. Gopinath,
aged about 16 years)

2) Mr. DEEPAK
aged about 19 years
S/o of Mrs. K. Nalinakshi

both residing at No. 291, 21st Main Road,
2nd Stage, BTM Layout, Bangalore - 560 076.

all represented by their Power of Attorney Holder
Mr.H.R.Sathyanarayana Rao, vide GPA dated 17.07.2014
(registered as Document No.BSG-4-00168-2014-15, stored in CD
No.BSGD247; in the Office of the Sub-Registrar, Basavanagudi,
Bangalore);

(hereinafter referred to as the "VENDORS", which
expression shall, whichever the context so requires or
admits, mean and include, their respective heirs, executors,
administrators and assigns);

IN FAVOUR OF : MR. H.R. SATHYANARAYANA RAO,
aged about 50 years,
son of Mr. H.K. Rama Rao,
residing at No. 11, Kempanna Street,
Mavalli, BANGALORE-560 004.
PAN NO. ALFPR6596L

representing as partner of Pragathi Group (hereinafter referred
to as the "PURCHASER", which expression shall, whichever
the context so requires or admits, mean and include, his
heirs, executors, administrators and assigns);

[Handwritten signatures]



Print Date & Time : 02-11-2015 04:53:31 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3376

ANG (U) ANKL.S.R/D.No. 3376/15-16
Book-I Containing Total Sheets.....
28

ಅನೇಕಲ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 02-11-2015 ರಂದು 04:16:31 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	469440.00
2	ಸ್ಯಾಂಪಿಂಗ್ ಫೀ	280.00
	ಒಟ್ಟು :	469720.00

ಶ್ರೀ MR.H.R. SATHYANARAYANA RAO S/o. Mr. H.K. Rama Rao Rep as Partner of Pragathi Group. ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ MR.H.R. SATHYANARAYANA RAO S/o. Mr. H.K. Rama Rao Rep as Partner of Pragathi Group.			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	MR.H.R. SATHYANARAYANA RAO S/o. Mr. H.K. Rama Rao Rep as Partner of Pragathi Group. (ಬರೆದುಕೊಂಡವರು)			
2	Mrs. K. NALINAKSHI D/o. R. Krishnappa & W/o. Radha Krishna (Self & Minor Guardian for Master. Gopinath) & Mr. Deepak S/o. K. Nalinakshi Rep by their GPA Holder MR.H.R. SATHYANARAYANA RAO S/o. Mr. H.K. Rama Rao (ಬರೆದುಕೊಂಡವರು)			

H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

ING (U) ANKL.S.R.D.No. 3326/15-16
Book-I Containing Total Sheets 3-8
2

WITNESSES AS FOLLOWS:

I. WHEREAS the Vendors are the absolute owners of all that portion of land bearing Survey No. 111 measuring 4 Acre 03 Guntas, situated at Mattanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, which are more fully described in the Schedule hereto and hereinafter referred to as the "SCHEDULE PROPERTY";

II. WHEREAS the Vendors are in need of funds to meet their family and legal necessities and decided jointly to dispose off the Schedule Property and have offered to sell the same to the Purchaser herein, making the following representations:-

- (a) that the Vendors are the sole and absolute owners of the Schedule Property and that their title is good, marketable and subsisting and none else has any right, title, interest or share therein;
- (b) that the Schedule Property is not subject to any encumbrances, attachments, Court or acquisition proceedings or charges of any kind;
- (c) that there are no tenancy claims in regard to the Schedule Property under the Karnataka Land Reforms Act;
- (d) that they have not entered into any agreement or arrangement for sale or transfer of the Schedule Property with anyone else;
- (e) that they are in possession and enjoyment and personal occupation of the Schedule Property;
- (f) that there is no impediment for the Vendors to acquire or hold or to sell the Schedule Property under any law;

III. WHEREAS based on the said representations, the Purchaser has agreed to purchase the Schedule Property for a sale consideration of Rs.4,07,50,000/= (Rupees Four Crore Seven Lakhs Fifty Thousand Only) as per the Agreement of Sale dated 17.07.2014, (registered as Document No.BSG-1-02280-2014-15, stored in CD No.BSGD247, in the Office of the Sub-Registrar, Basavanagudi, Bangalore) with the Vendors herein and the Purchaser has paid the entire sale price to the Vendors and 1% TDS amounting to Rs. 4,11,616/= and called upon the Vendors to execute this Deed of Sale;

At 50th 2015.11.16

ಗುರುತಿಸುವವರು

ANG (U) ANKL.B.R/D.No. 3376/15-16
Book-I Containing Total Sheets.....
A-8

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	T.V. Babu S/o. Venkataswamy T.C. Halli Village, Sarjapura Hobli, Anekal Tq, Bangalore Dist.	
2	T.Y. Mahesh Kumar S/o. Yallappa T.C. Halli Village, Sarjapura Hobli, Anekal Tq, Bangalore Dist.	


H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 2037500/- has been paid by way of Registered GPA as document No.BSG-4-00168/2014-15 in Book-4 and Registered Sale Agreement as document No. BSG-1-02280/2014-15 in Book-1, dated on 17/07/2014, Stored in CD No.BSGD-247 in the Office of Sub Registrar Basavanagudi, Bangalore.


H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ ANK-1-03376-2015-16 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ ANKD395 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 02-11-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ   H. M. VENKATESH Senior Sub-Registrar ANEKAL

IV. NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

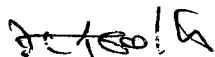
That in pursuance of the foregoing and in consideration of **Rs.4,11,61,616/= (Rupees Four Crore Eleven Lakhs Sixty One Thousand Six Hundred and Sixteen Only)** paid by the Purchaser to the Vendors, made up Rs.50,00,000/= (Rupees Fifty Lakhs Only) through Cheque No. 099902, Rs.15,00,000/= (Rupees Fifteen Lakhs Only) through Cheque No. 099923, Rs.1,00,00,000/= (Rupees One Crore Only) through Cheque No. 160781, Rs.75,00,000/= (Rupees Seventy Five Lakhs Only) through Cheque No. 160782, Rs.40,00,000/= (Rupees Forty Lakhs Only) through Cheque No. 160777, Rs.40,00,000/= (Rupees Forty Lakhs Only) through Cheque No. 160778, Rs.40,00,000/= (Rupees Forty Lakhs Only) through Cheque No. 160779 and Rs.47,50,000/= (Rupees Forty Seven Lakhs Fifty Thousand Only) through Cheque No. 160780 all the aforesaid Cheque's drawn on Axis Bank, Cox Town Branch, Bangalore and 1% TDS amounting to Rs. 4,11,616/= the receipt of which the Vendors hereby accept and acknowledge in full and final settlement and satisfaction of the entire sale price, the Vendors hereby grant, transfer and convey UNTO the Purchaser, BY WAY OF SALE, all that portion of land bearing Survey No. 111 measuring 4 Acre 03 Guntas, situated at Mattanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described the Schedule hereto and hereinafter referred to as the "SCHEDULE PROPERTY, OR PROPERTY HEREBY CONVEYED, with all rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same, to the Purchaser, as an absolute owner;

The Vendors have this day delivered full, free and vacant possession of the Schedule Property to the Purchaser;

V. THE VENDORS COVENANT WITH THE PURCHASER AS FOLLOWS:

1) The Vendors doth hereby covenant and agree that, the Vendors and all persons claiming under them shall and will from time to time upon the request of the Purchaser do and execute or cause to be done and execute all such acts, deeds and things whatsoever for further and more perfectly assuring the under mentioned Schedule Property and every part thereof, unto the Purchaser and placing the Purchaser in the same position according to the true intent and meaning of these presents, as shall or may be reasonably required;

2) It is hereby covenanted by the Vendors that, the under mentioned Schedule Property hereby conveyed is free from all encumbrances, charges, liens or demands or litigations of any sort and the Vendors doth hereby assure and covenant that they have not suppressed any material facts affecting the title to the property hereby conveyed and covenant and undertake to clear any defect or encumbrance affecting the Schedule Property, if come to light after the execution of the sale deed at their own costs and fully protect the Purchaser in all respects;



3376/15-16
 ANK (U) ANK.S.R/D.No.....
 Book-I Containing Total Sheets.....
 6-8



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 MR.H.R. SATHYANARAYANA RAO S/o. Mr. H.K. Rama Rao Rep as Partner of Pragathi Group. , ಇವರು 614856.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20.00	Paid in cash
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	309700.00	AXIS BANK LTD Cox Town Branch Bangalore P.O.No.046485 dt: 30/10/2015
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	70416.00	AXIS BANK LTD Cox Town Branch Bangalore P.O.No.046483 dt: 30/10/2015
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	234720.00	AXIS BANK LTD Cox Town Branch Bangalore P.O.No.046484 dt: 30/10/2015
ಒಟ್ಟು :	614856.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 02/11/2015

H. M. VENKATESH
 Senior Sub-Registrar
 ANEKAL

Designed and Developed by C- DAC ,ACTS Pune.

ING (U) ANCL. S. R/D. No. 3326 / 5-16
Book-I Containing Total Sheets.....
at Page.....

- 3) It is hereby covenanted by the Vendors that, they have paid all rates, taxes, cesses in respect of the Schedule Property up to the date of sale;
- 4) The Vendors doth hereby assure and covenant that, they have not entered into any agreement of sale with respect to the under mentioned Schedule Property or any part thereof, with any other person or persons and the Vendors have not done anything whereby the Schedule Property may be subject to any attachment of lien or any court or person or any claim whatsoever in any manner detrimental to the Purchaser. The Vendors also covenant that they have fully and correctly disclosed all the details of the source of their title to the Schedule Property under this Deed of Sale, without any omission or suppressing any details in any respect in this behalf;
- 5) That the Vendors also hereby declare and assure the Purchaser that, the Schedule Property hereby conveyed, is free from all sorts of encumbrances, such as sales, gifts, mortgages, wills, etc. and if it is ever proved otherwise, or if the whole or part of the Schedule Property is taken away or goes out from the ownership and title of the Purchaser, then the Vendors shall be liable and responsible to make good the losses suffered by the Purchaser, in person or through their other properties, both movable and immovable and keep the Purchaser indemnified against all losses, costs, damages and expenses occurring thereby to the Purchaser;
- 6) That the Vendors hereby covenant with the Purchaser that, the Purchaser shall hereinafter be entitled to be in peaceful possession and quiet enjoyment of the Schedule Property as absolute owner without any interruptions or interferences, or any discrepancy whatsoever, and this sale has conveyed to the Purchaser the Schedule Property with an unimpeachable title thereto. And that the Vendors acquits the Purchaser from making any further payment towards any other expense in respect of the sale of the Schedule Property;
- 7) That the Vendors hereby covenant with the Purchaser that, there are no encumbrances, demands, charges, claims, attachment process or other legal proceedings of any descriptions whatsoever on or upon in relation to or in respect of the Schedule Property and that there are no reasons, of which this transaction may in any manner be impeached or questioned by anybody whosoever, including those claiming under the Vendors in any manner;
- 8) That the Vendors agrees to keep harmless and indemnified the Purchaser from and against all costs, damages or expenses which they may sustain by reason of any claim being made or legal action instituted by anybody or authority whomsoever in respect of the said schedule property or claim in relation thereto;

At 6/12

At 6/12

9) That the Purchaser shall henceforth own, possess and enjoy the rights, of the Vendors in the Schedule Property peacefully and without any interruption or disturbance by or from the Vendors or from any person claiming through or under them;

10) The Vendors doth hereby admit and covenant that, the absolute, full and actual physical possession of the Schedule Property is also delivered to the Purchaser on this day itself. The Vendors also handed over all the original documents of titles to the Purchaser to support the title to the under mentioned Schedule Property. The Vendors have no objection to transfer the Katha of the Schedule Property in favour of the Purchaser;

SCHEDULE PROPERTY

All that portion of converted land wide order No ALN(A)(S)SR/22/2015-16 dated 06-08-2015 land bearing Survey No. 111 measuring 4 Acre 03 Guntas, situated at Mattanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded as follows:-

ON THE EAST : Land bearing Survey No. 114 & Survey No. 110;
WEST : Land bearing Survey No.100;
NORTH : Remaining portion of land bearing Survey. No. 111;
SOUTH : Survey No. 108;

IN WITNESS WHEREOF, the VENDORS have executed this DEED OF SALE, in the presence of the Witnesses attesting hereunder:

WITNESSES:

1) T.V. Babu s/o. Venkay
T.C. Halli
Dommalah

T.V. Babu
(Vendor No.1 &2 represented by
their P.A. Holder)
VENDORS

2) T.V. Venkay s/o. Babu
C.M. Yellappa
T.C. Halli
Anekal
Bangalore 562125

T.V. Venkay
MR.H.R. SATHYANARAYANA RAO
Partner of Pragathi Group
PURCHASER

5

Drafted by
R. Prasananna Kumar
R. PRASANNA KUMAR 2/11/15
LICENSED DEED WRITER
DWL No: 16/07-08
ANEKAL-562 106

ಗ್ರಾಮ ನಮೂನೆ 2

ಪಾಲಿಗ್ರಾಫಿಕ್ ಮೊಹರು

ಹೋಲೋ : ನವರಾತ್ರಿಯಲ್ಲಿ

ಗ್ರಾಮ : ಮುತ್ತಿನಹಳ್ಳಿ

ಪುಟ ಕ್ರಮ ಸಂಖ್ಯೆ : 326

326

11. ಇತರೆ ವಿವರ

Valid from 06/09/2014 16:57:00 To Till Date

1. ಸರ್ವೆ ನಂಬರ್	3. ಪೇತುವಾರು	ಎಕರೆ ಗುಂಪೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.	9. ಕಟ್ಟಡ ಅಥವಾ ಸ್ಥಳೀಕರಣದ ಹೆಸರು	ವಿಸ್ತೀರ್ಣ ಎ ಗುಂ	ಖಾತೆ ನಂ.	10. ಕಟ್ಟಡ ಅಥವಾ ಸ್ಥಳೀಕರಣದ ಠೇಡಿ	11. ಇತರೆ ವಿವರ
111	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ ಪೂರ್ವ ಎಂಬಾಡ್ (ಅ) ಪೂರ್ವ ಎಂಬಾಡ್ (ಬಿ) ಉಳಿದದ್ದು	8.13.00.00 0.10.00.00 8.03.00.00	(ಅ) ಭೂ ಕಂದಾಯ (ಬಿ) ಜೋಡಿ (ಕ) ಸೆಸ್ಸುಗಳು (ಇ) ನೀರಿನ ದರ	11.08	*ಕೆ.ನಳಿನಾಕ್ಷಿ ಬಿನ್ ಆರ್.ಶೈಲಕ್ಷಪ್ಪ *ಕೆ.ಪ್ರೇಮಲತಾ ಬಿನ್ ಆರ್.ಶೈಲಕ್ಷಪ್ಪ	4.03.00.00 2.00.00.00		MR 25/2005-2006 ವಿಭಾಗ 04/04/2006 MR 25/2005-2006 ವಿಭಾಗ 04/04/2006	
	2. ಹಿಸಾಬ್	*	ಒಟ್ಟು	11.08	ಆರ್.ಶೈಲಕ್ಷಪ್ಪ	2.00.00.00		MR 25/2005-2006 ವಿಭಾಗ 04/04/2006	
5. ಮುನ್ನಿನ ನಮೂನೆ	7. ಮರುಗಳ ಸಂಖ್ಯೆ		8. ಪೇತುವಾರು ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿಸ್ತೀರ್ಣ		*ಕೆ.ಗಾಯತ್ರಿ ಬಿನ್ ಆರ್.ಶೈಲಕ್ಷಪ್ಪ	2.00.00.00		MR 25/2005-2006 ವಿಭಾಗ 04/04/2006	
ಕೆಂಪು	ಹೆಸರು	ಸಂಖ್ಯೆ	ಕ್ರ. ಸಂ.	ನೀರಾವರಿ ಮೂಲ	ಹಿಂಗಾರು	ಬಾಗಾಯ್ತು	ಒಟ್ಟು		
6. ಪಟ್ಟಾ									
ನವರಾತ್ರಿ									

12. ಸಾಗುವಳಿ ಮತ್ತು ಗೇಣಿಯ ವಿವರಗಳು

13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ

ವರ್ಷ ಮತ್ತು ಕಾಲ	ವ್ಯವಸಾಯಗಾರನ ಹೆಸರು ಮತ್ತು ವಾಸಸ್ಥಳ 2	ಸಾಗುವಳಿ ಪದ್ಧತಿ 3	ಗೇಣಿಯ ವಿವರ			ಭೂಮಿಯ ಉಪಯೋಗ 6	ಮಿಷ್ನ್, ತೆರಿಗೆ, ಬಾಗಾಯ್ತು 8	ಬೆಳೆಯ ಹೆಸರು 9	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ			ನಿಲಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ, 14
			ಎಸ್ಟಿಮೇಟ್ 4	ಗ್ರಾ.ಗೆ 5	ನೇರ್ಗ 6				ಅಮತ್ಯ 10	ಮಿತ್ಯ 11	ಒಟ್ಟು 12		
2017-2018 ಮುಂಗಾರ	ಕೆ.ಪ್ರೇಮಲತಾ - ಆರ್.ಶೈಲಕ್ಷಪ್ಪ	ಸ್ವಂತ		9	9	8.3.0.0	ಮಿಷ್ನ್	ನೀಲಗಿರಿ	8.3.0.0	8.3.0.0			
2017-2018 ಹಿಂಗಾರು	ಕೆ.ನಳಿನಾಕ್ಷಿ - ಆರ್.ಶೈಲಕ್ಷಪ್ಪ	ಸ್ವಂತ		9	9		ಮಿಷ್ನ್	ರಾಗಿ					
	ಕೆ.ಗಾಯತ್ರಿ - ಆರ್.ಶೈಲಕ್ಷಪ್ಪ	ಸ್ವಂತ		9	9		ಮಿಷ್ನ್	ಭತ್ತ					
	ಕೆ.ಪ್ರೇಮಲತಾ - ಆರ್.ಶೈಲಕ್ಷಪ್ಪ	ಸ್ವಂತ											

ದಿನಾಂಕ:14/02/2018 13:24:30 ಮೊತ್ತ: ರೂ. 10.00

RTC DIGITALLY SIGNED BY : NAGARAJ K ON 05/01/2018

RTC UniqueNumber : 831DF6C45D1

ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಪೆಗಳಲ್ಲಿ

ಪಹಣಿಯ ನೈಜತೆಯನ್ನು http://landrecords.karnataka.gov.in/verification ವೆಬ್ ನೈಜತೆಯಲ್ಲಿ ಅಥವಾ KA BHOOMI <RTC UniqueNumber> ಟೈಪ್ ಮಾಡಿ 161 ಗೆ ಸಂದೇಶ ಕಳುಹಿಸಿ ಪರಿಶೀಲಿಸಬಹುದು

Printer name: Designer: DADR Nagaraj and mobile number: 9448111111

BK 2331

2017-18 S.I.P. Doc/No. BK I. 2331 2017-18

Total Sheets..... 11

DEVELOPMENT AGREEMENT 01-15 Pages

THIS DEVELOPMENT AGREEMENT executed at Bangalore on this Twentieth day of September Two Thousand Seventeen (20-09-2017):

BETWEEN:-

1) Mr.T.V.BABU,
S/o. Late Venkataswamy
aged about 42 years
PAN No. ALMPB7797E

2) Mr.T.Y.SATISH KUMAR uruf SATISH PREMKUMAR
S/o. Mr. C.M.Yellappa
aged about 46 years
PAN No. ARRPS2550F

3) Mr.T.Y.MAHESH KUMAR
S/o. Mr. C.M.Yellappa
aged about 43 years
PAN No. AOFPM4627Q

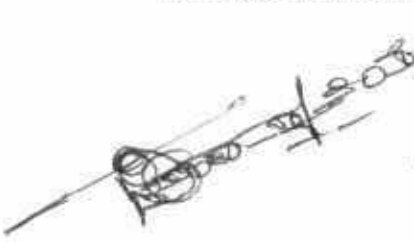
all residing at Thigalachowdadenahalli Village,
Dommasandra Post, Sarjapura Hobli,
Anekal Taluk, Bangalore Urban District

Hereinafter referred to as the "FIRST PARTY" or the OWNERS", (which term unless repugnant to the context shall mean and include his respective heirs, legal representatives, administrators, assigns etc.) of the ONE PART.

AND:-

M/S. PRAGATHI GROUP
No. 28/2, 2nd Floor,
Cunningham Road,
Bangalore - 560 052.
PAN NO. AAIFP6186E.
Represented by its Managing Partner
Mr. Y. A. Hari Kishore

Hereinafter referred to as the "SECOND PARTY" or the "DEVELOPER", (which term shall whenever the context so required include his heirs, legal representatives, successors-in-interest assigns, etc.,) of the OTHER PART.


T.Y. Mahesh Kumar

For PRAGATHI GROUP Page 1 of 11

PARTNER(S)

Doc S.J.P. Doct: No. BK I...2331...2017-18

Consisting Total Sheets.....11.....

Total.....12-15...Pages



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 Pragathi Group Rep by Its Managing Partner Mr. Y.A. Hari Kishore , ಇವರು
747899.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	747899.00	Out of Rs.8,97,899/- DD No.004300, Dt 20/09/2017, Drawn on Axis Bank Ltd Bangalore
ಒಟ್ಟು :	747899.00	

ಸ್ಥಳ : ಸರ್ಜಾಪುರ

ದಿನಾಂಕ : 20/09/2017

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಸರ್ಜಾಪುರ (ನೋಂದಣಿ) ಇಲಾಖೆ
ಖಸವನೂರು ನೋಂದಣಿ ಇಲಾಖೆ

Designed and Developed by C-DAC ,ACTS Pune.

WITNESSETH AS FOLLOWS:

WHEREAS, the first party is the absolute owners and is in possession and enjoyment of the land bearing Survey No. 115/1 measuring 2 Acres 31 Guntas (out of which 1 acre 11 guntas belongs to Mr. T.Y. Satish Kumar Uruf Satish Premkumar and 1 acre 20 guntas belongs to Mr. T.V. Babu), and Survey No. 115/2 measuring 1 Acre 20 Guntas belongs to T.Y.Mahesh Kumar, total extent 4 Acres 11 Guntas situated at Gudigattanahalli Village, Sarjapura Hobli, Anekal Taluk, which is more fully described in the Schedule hereunder and here-in-after referred to as the SCHEDULE PROPERTY.

WHEREAS Mr.T.V.BABU, S/o. Mr.Venkataswamy, Mr.T.Y.SATISH KUMAR Uruf SATISH PREMKUMAR, S/o. Mr. C.M.Yellappa, Mr.T.Y.MAHESH KUMAR, S/o. Mr. C.M.Yellappa, are the Vendors /Owners of the Schedule Property.

WHEREAS, the revenue records at the the office of the concerned authority disclose the names of the OWNERS as Khatedars of the said lands, who are in uninterrupted possession and enjoyment of the same from the date of its acquisition and are legally competent to deal with the same at their absolute discretion.

AND WHEREAS, the OWNERS being aware of the DEVELOPER'S reputation and having inspected their completed and ongoing projects and having full confidence in the DEVELOPER'S honesty and integrity, have decided to entrust the development of the schedule to the DEVELOPER, who are promoters and Developers of real estate by representing:

- (a) That they are the absolute OWNERS of the schedule property and that their title to the same is good, marketable and subsisting and none else has right, title, interest or share therein.
- (b) That the Schedule Property is not subject to any encumbrance, attachments of Courts or acquisition proceedings or charges of any kind.
- (c) That they have not entered into any agreement/s of sale/lease Gift/transfer/development of the schedule property with any individual/Firm / Company etc. or has executed a power of attorney in favour of anyone in respect of the Schedule property.
- (d) Acting they have not entered into any agreement of sale /lease Gift/transfer/development of the schedule property with any individual/ firm /Company etc. or has executed a power of attorney in favour of anyone in respect of the Schedule property.

For PRAGATHI GROUP

Page 2 of 11

PARTNER(S)



Print Date & Time : 20-09-2017 02:08:57 PM

(U) S.J.P. Doct: No. BK 12331 2017-18

Consisting Total Sheets.....11

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2331

Total.....04-15 Pages

ಸರ್ಜಾಪುರ ದಲ್ಲಿರುವ ಉಪನಿರ್ದೇಶಕರಿಗಾಗಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-09-2017 ರಂದು 01:13:24 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	150000.00
2	ಸೇವಾ ಶುಲ್ಕ	560.00
	ಒಟ್ಟು :	150560.00

ಶ್ರೀ M/s Pragathi Group Rep by its Managing Partner Mr. Y.A. Hari Kishore ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Pragathi Group Rep by its Managing Partner Mr. Y.A. Hari Kishore			

ಬರೆಯಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಫೋರ್/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....

ಉಪನಿರ್ದೇಶಕರಿಗಾಗಿ
ಸರ್ಜಾಪುರ, ಇನ್‌ಲೇಕಲ್ ತಾಲ್ಲೂಕು,
ಮುಟ್ಟದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಇಲಾಖೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ನ ಗುರುತು	ಸಹಿ
1	M/s Pragathi Group Rep by its Managing Partner Mr. Y.A. Hari Kishore (ಬರೆಯಕೊಂಡವರು)			
2	Mr. T.V. Babu S/o. Late Venkataswamy (ಬರೆಯಕೊಂಡವರು)			

ಉಪನಿರ್ದೇಶಕರಿಗಾಗಿ
ಸರ್ಜಾಪುರ, ಇನ್‌ಲೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಇಲಾಖೆ.

- (e) Acting on these representations, the DEVELOPER has agreed to develop the schedule property into a residential layout on the following terms:

NOW IT IS MUTUALLY AGREED AS UNDER:

That in pursuance of the foregoing and subject to the mutual obligations, undertaken by the parties here under this Agreement the DEVELOPER hereby agrees to develop the Schedule property to the terms herein contained.

I. EXCLUSIVE RIGHTS OF DEVELOPMENT IN RESPECT OF SCHEDULE PROPERTY GRANTED TO THE DEVELOPER:

1. The FIRST PARTY herein have decided to develop the schedule property along with other adjacent properties into a residential layout and to form the plots/sites of different measurements with civic amenities and facilities (herein after referred to as "PROJECT") would be beneficial for them and the SECOND PARTY/DEVELOPER, who is in the field of Development of residential Layout on the schedule property has offered to develop the same as permissible by the regulatory Authorities for which the FIRST PARTY have agreed.
2. The SECOND PARTY/DEVELOPER SHALL BE DEVELOPING THE SCHEDULE PROPEOTY along with other adjacent properties into a residential layout by forming a number of plots/sites has offered to allocate **60% (Sixty Percent)** share of saleable area to the FIRST PARTY, in consideration the FIRST PARTY permitting the SECOND PARTY/DEVELOPER to RETAIN/SELL the remaining **40% (Forty Percent)** share of the saleable area in the Schedule Property.
3. In consideration of the FIRST PARTY agreeing to transfer **40% (Forty Percent)** of the salable area of undivided rights, interest, in the SCHEDULE property in favour of the SECOND PARTY/DEVELOPER or their nominees, assigns, purchasers, the SECOND PARTY/DEVELOPER at his own cost shall deliver **60% (Sixty Percent)** to the FIRST PARTY of the salable area in the schedule property.
4. The FIRST PARTY/OWNERS are in possession and enjoyment of the schedule property. They are hereby authorized the SECOND PARTY/DEVELOPER for the purpose of development to enter upon the schedule property and develop the same and to registering the appropriate deeds in favour of the third parties. However the authority so granted does not in any manner be constructed as delivery of possession by the owner in part performance of this agreement under section 53(a) of the TRANSFER OF Property Act or under section 2(47)(IV) of the Income Tax Act, 1961.

For PRAGATHI GROUP

Page 3 of 11

PARTNER(S)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	Sri. T.Y. Satish Kumar @ T.Y. Sathish Prem Kumar S/o, C.M. Yellappa . (ಬರೆದುಕೊಡುವವರು)			
4	Sri. T.Y. Mahesh Kumar S/o, C.M. Yellappa . (ಬರೆದುಕೊಡುವವರು)			

B - G. (U) S.I.P. Doct: No. BK I... 233/2017-18
 Consisting Total Sheets.....11.....
 Total...16...15.....Pages

ಸಹಿ ರಜನೀಶ್
 ಉಪನಿರ್ದೇಶಕರು
 ಸರ್ಜನ್, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
 ಬಸವನಗುಡಿ ನೋಂದಣಿ ಇಲಾಖೆ.

5. The FIRST PARTY/OWNERS also permitting the SECOND PARTY/DEVELOPER to provide civic amenities and other facilities which are required under the norms of the Development Authority.
6. The SECOND PARTY/DEVELOPER pursuant to the above and based on the aforesaid specific sharing and other representation will evolve a scheme for formation and development of project in the schedule property and agreed to secure at its cost and the required clearances, licenses and plan sanctions and other orders for the commencement and completion of the residential layout on the schedule property.
7. Having faith in mutual warranties and representations, the parties, i.e., the FIRST PARTY/OWNER and the SECOND PARTY/DEVELOPER respectively have agreed to reduce into writing the terms and conditions of this agreement.
8. **FORMATION OF SITES/PLOTS AND SALE OF DEVELOPERS AREA TO THE PROSPECTIVE BUYERS:** The SECOND PARTY/DEVELOPER shall have the exclusive right and authority to develop at his own cost and expenses. The ownership rights with possession of the SECOND PARTY/DEVELOPER's area shall vest with the SECOND PARTY/DEVELOPER, during the period of formation of layout and after completion, till they sell to the prospective buyers through registered sale deeds executed in favor of such prospective buyers.
9. **ENTER INTO AGREEMENTS WITH PROSPECTIVE BUYERS:** the SECOND PARTY/DEVELOPER shall have the right and authority to enter into agreements with the prospective buyers for the sale of his share of salable area, in the residential layout to be formed on the schedule property both in the capacity as DEVELOPER and also as the GENERAL POWER OF ATTORNEY (GPA) for the FIRST PARTY/OWNERS acting for and on their behalf. In this regard, the FIRST PARTY/OWNERS shall execute a GPA granting and providing the powers and authority as indicated and specified herein. The SECOND PARTY/DEVELOPER shall have the right and authority and to receive and appropriate for themselves the full sale price from the prospective buyers in respect of the sale of SECOND PARTY/DEVELOPER'S salable area in the schedule property. The FIRST PARTY/OWNERS shall enter sharing agreements immediately after obtaining the plan sanctioned from the competent authority.
10. **RIGHT TO ENTER INTO SCHEDULE PROPERTY AS A LICENSEE WITH PERMISSIVE POSSESSION:** The SECOND PARTY/DEVELOPER shall have the right and authority to enter the schedule property along with his architects, engineers, supervisors, workmen and other advisors and representative and carry out the construction and development work of the residential Layout.

For PRAGATHI GROUP Page 4 of 11

PARTNER(S)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	V Kondareddy S/o Venkataswamy Reddy Tigala Chowdedanahalli Village, Sarjapura Hobli, Anekal Tq	V-ಕೊಂಡಾರೆಡಿ
2	Mr. C.Balachandra S/o Late B.N. Chandrashekar No.12, S N Layout, 2nd Stage, Mahalakshimpuram, Bangalore-560 086	BC

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಸರ್ಜಾಪುರ)
ಸರ್ಜಾಪುರ, ಇನ್‌ಸ್ಟಿಟ್ಯೂಟ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಇಲಾಖೆ.

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ SRJ-1-02331-2017-18 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ SRJD246 ನೇ ಪುಟದಲ್ಲಿ ದಿನಾಂಕ 20-09-2017 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಸರ್ಜಾಪುರ)
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This right of entry and work shall constitute "permissive possession" under a "License" (coming within the meaning of Section 52 of the Indian Easements Act, 1882) and shall not be constructed as possession in part performance under Section 2(47) of the Income Tax Act, 1961. However, subject to the above rights of the SECOND PARTY/DEVELOPER, the FIRST PARTY/OWNERS shall have the legal possession of the Schedule Property till the same is sold as a whole or in parts to the prospective buyers nominated by the SECOND PARTY/DEVELOPER.

II. GENERAL POWER OF ATTORNEY GRANTED TO THE DEVELOPER BY THE FIRST PARTY/OWNER:

The FIRST PARTY/OWNERS shall execute GPA in favor of the SECOND PARTY/DEVELOPER herein granting them the following powers and authority for the SECOND PARTY/DEVELOPER to act for and on behalf and in the name of the FIRST PARTY/OWNERS in respect of the matters set out below:

- To represent the OWNERS before any State and Central Government authorities and departments including BESCOM, BWSSB, Pollution Control Board, Airport Authority of India, authorities and departments of the Corporation of the City of Bangalore, Bangalore Development Authority, City Municipal Councils, Town Municipalities, Panchayats and other local bodies in the state of Karnataka, and to make written and oral representations before them including the filing of such forms, legal papers, statements etc., as may be required for obtaining the requisite permissions, sanctions, clearances and approvals under the law for the construction and development of the RESIDENTIAL LAYOUT and the infrastructure attached thereto.
- To enter into agreements for sale with the prospective buyers of the residential sites/plots of Developer shares.
- On such terms and conditions as the SECOND PARTY/DEVELOPER deems fit and to receive sale price and consideration from them under the same.
- To execute and register deeds of absolute sale and conveyance/agreements for sale etc., to and in favor of such prospective buyers of sites/plots to the SECOND PARTY/DEVELOPER's share and to receive the sale prices and consideration in full from such prospective buyers.

For PRAGATHI GROUP
PARTNER(S)
T. V. Mahesh Kumar

- e. The SECOND PARTY/DEVELOPER can mortgage his part of share if it necessary in order to avail financial assistance from any bank or financial institution.
- f. To carry out all other matters which are incidental to and which arise out of the matters mentioned above.
- g. To apply conversion, represent them before BMRDA or any other statutory authority concerned to get layout plan to enter into sharing agreement in order to get the clear title over his share.
- h. All acts, deeds and things carried out by the SECOND PARTY/DEVELOPER for and on behalf of and in the name of the FIRST PARTY/OWNERS in the same manner and to the same extent as if they have been carried out by owner themselves directly.

III. **TIME FRAME AND SCHEDULE FOR THE LAND DEVELOPMENT OF RESIDENTIAL LAYOUT AND THE INFRASTRUCTURE, COMMON AMENITIES AND FACILITIES ON THE SCHEDULE PROPERTY:** the SECOND PARTY/DEVELOPER shall complete the formation of the residential layout within a period 18 (EIGHTEEN) MONTHS from the date of the sanction of plan and permission accorded for the residential layout and development by the BMRDA. However the period of delay caused due to acts of god, other natural event and accidents of fire, cyclone, incessant rains, riots disturbance of peace and other events of "Force Measure" occasioned by the non-availability of government controlled materials such as cement and steel and/or by reason of government restriction and/or civil commotion, transporters strike/or due to any injunction or any prohibitory order/s from a court of competent Jurisdiction (not attributable to any action of the developer, his agents, workmen, etc.,) Governmental restrictions or prohibitory orders beyond the control and responsibility of the DEVELOPER shall be ignored and not counted in reckoning the period of 18 (EIGHTEEN) MONTHS. Apart from the above, the delay in obtaining power and water connections from the concerned Government Departments and in obtaining the occupancy certificate from the Bangalore Development Authority, BMRDA, Bangalore Mahanagara Palike and/or City Municipal Council shall also be counted in reckoning the above period.

IV. **THE FIRST PARTY/OWNER DO HEREBY CONVENANT WITH THE DEVELOPER AND ASSURE AND ENSURE THE SECOND PARTY/DEVELOPER THE FOLLOWING:**

1. That, the FIRST PARTY/OWNER ARE THE ABSOLUTE OWNER IN POSSESSION OF THE SCHEDULE PROPERTY AND absolute owner and they have marketable title to the Schedule Property and are legally competent to

For PRAGATHI GROUP Page 6 of 11

PARTNER(S)

enter into this Development Agreement with the SECOND PARTY/DEVELOPER.

2. That the schedule property is free from all types of encumbrances, charges, liens and lis-pendens of any kind and the schedule property is not the subject matter of any legal, acquisition or requisition proceedings, minor claims, of whatsoever nature and is not the subject matter of any proceedings before any Courts of Law, other legal forums, and statutory authorities including taxation authorities and that they shall not create any lien, charge, mortgage or lis-pendens of any kind on the Schedule Property during the pendency of this agreement.
3. That the FIRST PARTY/OWNERS have not entered into any agreement or arrangement of any kind with any other party or parties in respect of the Schedule Property and the FIRST PARTY/OWNERS also have not entered into agreement of sale, lease or leave and license with any third party or parties agreeing to sell, lease or grant on leave and license the Schedule Property as a whole or in parts of divided or undivided interests, rights and titles in the same.

V. DEVELOPER TO ENSURE CLEAR TITLE: That the SECOND PARTY/DEVELOPER shall carryout all such acts, deeds and things as may be required by the Government Authority herein or by any statutory authorities of the State and Central Governments, local bodies, panchayat, Corporation of City of Bangalore, Bangalore Development Authority, BMRDA, etc., for the purposes of assuring and ensuring the establishment of a clear, valid, subsisting and marketable title in the hands of the SECOND PARTY/ DEVELOPER to the schedule property.

VI. RIGHT OF ENTRY: The FIRST PARTY/OWNER shall permit the SECOND PARTY/DEVELOPER and his representatives, consultants, engineers, architects, supervisors, workmen and other technical, personnel, workers, etc., for the purpose of carrying out the development work on the Schedule Property as per the terms and conditions of this Development Agreement and shall assure and ensure the SECOND PARTY/DEVELOPER that there will not be any let, hindrance or interference in the above development work carried on by the SECOND PARTY/DEVELOPER.

VII. EXECUTION AND REGISTRATION OF SALE DEEDS/LEASE DEEDS/AGREEMENTS OF LEAVE AND LICENSE: on completion of Residential layout, the SECOND PARTY/DEVELOPER shall have the right to execute deeds of absolute sale and conveyance in favor of any prospective buyers in respect of Developer's Salable Area' in the Schedule Property, after completion of Share/Right of the First Party/ Owner.

Signature
T. H. Mahesh Kumar

For PRAGATHI GROUP
PARTNER(S)

VIII. RIGHT TO MORTGAGE: The SECOND PARTY/DEVELOPER shall have the powers, rights and authority to raise loans and credit facilities from Banks, Financial Institutions on the security of his part of undivided share right, title and interest in the Schedule Property.

IX. THE SECOND PARTY/DEVELOPER CONVENANT WITH THE FIRST PARTY/OWNER AND ASSURE THE OWNERS THE FOLLOWING: That the second party/developer shall prepare a detailed layout plan at their own cost and expenses as mentioned above and submit the same before the Bangalore Development Authority, BBMP, BMRDA or City Municipal Council as the case may be for obtaining necessary permissions, sanctions and clearances for the development of the Schedule Property.

X. CUSTODY OF DEVELOPMENT AGREEMENT AND ORIGINAL DOCUMENTS OF TITLE: the original of this Development Agreement after its due execution and registration, shall be retained by the SECOND PARTY/DEVELOPER.

XI. RATIO: The developed residential layout will be formed according to the guide lines of STRR/BMRDA as per layout approved plan. The developed residential layout comes around 55% (Fifty Five Percent) of schedule property as developed plots. The First Party/Owner will be entitled to share/Ratio of 60% in respect of the schedule property the remains developed residential layout will be entitled to share/Ratio of 40% in respect of schedule property by the Second party/Developer.

XII. PUBLICITY: The SECOND PARTY/DEVELOPER shall be entitled to erect sign board/s on the schedule property advertising for sale and disposal of the salable sital areas in the schedule property and to publish in newspaper/s, magazine/s and such other media/s calling for application form/s from prospective purchaser/s and otherwise market in any other manner as they deem fit.

XIII. MISCELLANEOUS:

- The words importing the singular only shall also include the plural and vice versa where the context requires.
- Heading used in the Development Agreement are for reference purposes only and shall not be deemed part of this.
- The invalidity or unenforceability of any provision of this Development Agreement shall not affect the validity or enforceability or any other provisions

of this Development Agreement. Each of which shall remain in full force and effect. If one or more provisions of this Development Agreement are said to be unenforceable under applicable law, the parties agree to renegotiate such provision in good faith. In the event the parties cannot reach a mutually agreeable and enforceable replacement for such provision, the (i) such provision shall be excluded from this Development Agreement, (ii) the balance of the Development Agreement shall be interpreted as if such provision were so excluded and (iii) the balance of the Development Agreement shall be enforcement in accordance with the terms.

- d. All amendments or modifications or instructions and confirmations required under this development agreement shall be made by mutual consent and they must be in writing, identified as an amendment to this Agreement and signed by an authorized representative of each party.
- e. This Joint Development Agreement and the General Power of Attorney executed by the FIRST PARTY/OWNERS in favor of the SECOND PARTY/DEVELOPER shall be duly stamped and registered before the sub-registrar exercising relevant Jurisdiction over the Schedule Property. The expenses relating to the same shall be borne by the Developers only.

XIV. INTEREST FREE REFUNDABLE DEPOSIT

1) The Second Party shall pay the First Party **Rs.42,75,000/= (Rupees Forty Two Lakhs Seventy Five Thousands Only)** (Rs.10,00,000/= per acre) as refundable deposit

1.1) The Second Party has this day paid the entire refundable deposit of **Rs.42,75,000/= (Rupees Forty Two Lakhs Seventy Five Thousands Only)** to the First Party/Owners, through various Cheques, drawn on Axis Bank Ltd, Cox Town Branch, Bangalore, which sum the first party here by admits and acknowledges the receipt of the same in full settlement of the same and refundable at the time of delivery of OWNERS AREA .

Development Cost of Layout is Rs.10,00,000/= (Rupees Ten Lakhs Only) per acre

XV. **INDENMITY:** Completely indemnified and harmless against any/all loss or liability, cost claim, action or proceedings that may arise in respect of the Schedule property on account of any defect in title or action by any authorities. Neighbors and for the delay caused at the instance of the Owner etc.

XVI. **OBLINGATIONS OF THE OWNER:** The OWNER and the DEVELOPER mutually agree that neither of the parties shall cancel this Agreement.

For PRAGATHI GROUP
PARTNER(S)
Page 9 of 11

Handwritten signatures and initials are present, including "S. Y. Maheshwari" and "Sob".

XVII. BREACH AND CONSEQUENCES: in the event of any defaults, violations of the terms and Development Agreement on the part of either FIRST PARTY/OWNERS or the SECOND PARTY/DEVELOPER, each of the parties herein shall have the right to enforce specific performance of this Development Agreement against the other. In addition to the aforesaid rights for specific performance each of the parties shall have against the other the right to claim the amount of losses and damages incurred by the aggrieved party due to act of default, delay or violations of the terms of this Development Agreement by the offending party.

SCHEDULE PROPERTY

Item No. 1

All that portion of Residentially converted land vide order No.ALN(A)(S)SR 236/2011-12 dated 03.12.2011 land bearing Survey No. 115/1 measuring 2 Acres 31 Guntas (out of which 1 acre 11 guntas belongs to Mr. T.Y. Satish Kumar Uruf Satish Premkumar and 1 acre 20 guntas belongs to Mr. T.V. Babu) situated at Gudigatanahalli Village, Sarjapura Hobli, Anekal Taluk, bounded on:

East by : Land bearing Survey No. 115/2 & 116.
West by : Land bearing Survey No. 114.
North by : Land bearing Survey No. 67.
South by : Road.

Item No. 2

All that portion of Residentially converted land vide order No.ALN(A)(S)SR 236/2011-12 dated 03.12.2011 land bearing Survey No. 115/2 measuring 1 Acre 20 Guntas belongs to T.Y.Mahesh Kumar, situated at Gudigatanahalli Village, Sarjapura Hobli, Anekal Taluk, bounded on:

East by : Land bearing Survey No. 115/3
West by : Land bearing Survey No. 115/1
North by : Land bearing Survey No. 115/1
South by : Road

For PRAGATHI GROUP Page 10 of 11

PARTNER(S)

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

WITNESSES:

1. V. Srinivas Reddy
V. Srinivas Reddy
Sri Srinivas Reddy
T.C. Reddy

1) Mr.T.V.BABU

2) Mr.T.Y.SATISH KUMAR Uruf
SATISH PREMKUMAR

2. BALACHANDRA C
B
#12, S.V. Layout, 2nd Stg
M.L. Padam
Bangalore - 86.

3) Mr.T.Y.MAHESH KUMAR
(FIRST PARTY)

M/S. PRAGATHI GROUP
Represented by its Managing Partner
Mr. Y. A. Hari Kishore
(SECOND PARTY)

T.V. Suresh
T.V. SURESH
Deed Writer
D.W.I No. 62/1
ANGKAL

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13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ

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			ಮತ್ತು, 3	ಮಿಷಿನ್, 4	ಗಾಂತ್ರಿ 5				ವಿಸ್ತೀರ್ಣ 6	ಮಿಷಿನ್, 10	ಮಿಷಿನ್, 11		
2017-2018 ಮುಂಗಾರ	ಮದನಗಿರಿಯಪ್ಪ - ಮದನಗಿರಿಯಪ್ಪ - K. ಶಶಿಕಲಾ - ಎಸ್.ಆರ್.ಗಿರೀಶ್ - ಅಂಜಿ ರಾಮಪ್ಪ ಎಸ್.ಆರ್.ಮಂಜುನಾಥ್ - ಅಂಜಿ ರಾಮಪ್ಪ ಎಸ್.ಆರ್.ಮಂಜುನಾಥ್ - ಅಂಜಿ ರಾಮಪ್ಪ	ಸ್ವಂತ ಸ್ವಂತ ಸ್ವಂತ ಸ್ವಂತ ಸ್ವಂತ						ರಾಗಿ ರಾಗಿ ರಾಗಿ ರಾಗಿ ರಾಗಿ					

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ದಿನಾಂಕ:14/02/2018 13:25:54 ಮೊಬೈ:ರೂ. 10.00

RTC DIGITALLY SIGNED BY : NAGARAJ K ON 05/01/2018

RTC UniqueNumber: B31DF6C464C

ವೆಬ್‌ಸೈಟ್‌ನಲ್ಲಿ ಅಥವಾ KA BHOO! <RTC UniqueNumber> ಟೈಪ್ ಮಾಡಿ 161 ಗೆ ಸಂದೇಶ ಕಳುಹಿಸಿ ಪರಿಶೀಲಿಸಬಹುದು. ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ

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