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ಈ ದಸ್ತಾವೇಜು 15 ಪುಟಗಳನ್ನೊಳಗೊಂಡಿದ್ದು
1ನೇ ಪುಟದ 1913/16-17 ದಸ್ತಾವೇಜಿನ ಒಂದನೇ ಪುಟ

ಉ.ನೋ. ತಿಮ್ಮಾಚಾರ್ ನಿರ್ದೇಶನ
DEED OF SALE



This **DEED OF SALE** is executed on this the Fifth day of August Two Thousand and Sixteen (05/08/2016) at Bengaluru ("**Deed**")

BETWEEN

SHRI PREM SINGH alias RAJA PREM SINGH of CHAMBA, aged about 68 years, son of Shri Maharaja Lakshman Singh, residing at Chamba House, 153, Golf links, New Delhi - 110 003, hereinafter called as the "**VENDOR**", (which expression wherever it so requires shall mean and include his heirs, legal representatives, administrators, executors, nominees and assigns etc.,) of the **FIRST PART**;

PAN: AAMPR8876P

AND

HEMALI RESORTS LIMITED, a company registered under the Indian Laws, having its registered Office at 115/1, Lalbagh Road, Bengaluru 560 027, represented by its Authorised Signatory Mr.Nagarajappa Arakere vide Board Resolution dated 20/07/2016, hereinafter referred to as the "**CONFIRMING PARTY No.1**", (which expression wherever it so requires shall mean and include all its representatives, administrators, executors, nominees, successors in interest and assigns etc.,) of the **SECOND PART**;

PAN: AAACH9820L

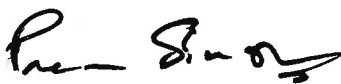
CIN: U55102KA1996PLC020452

AND

ASSETZ COMMUNITIES DEVELOPMENT PRIVATE LIMITED, a company registered under the Indian Laws, having its registered office at Embassy Icon Annexe, Second Floor, Infantry Road, Bengaluru – 560 001 represented by its Authorised Signatory Mr. Mallanna Sasalu vide Board Resolution dated 19/04.2016 hereinafter referred to as the "**CONFIRMING PARTY No.2**", (which expression wherever it so requires shall mean and include its representatives, administrators, executors, nominees, successors in interest and assigns etc.,) of the **THIRD PART**;

PAN: AAMCA9243J

CIN: U70102KA2014PTC076700



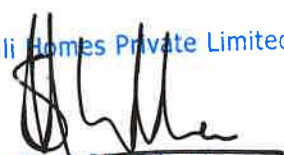
For Assetz Communities Development Pvt. Ltd.


Authorised Signatory

FOR HEMALI RESORTS LTD.,


DIRECTOR

For APG Intelli Homes Private Limited


Authorised Signatory



1ನೇ ಪುಸ್ತಕದ 1913/16-17 ದಸ್ತಾವೇಜಿನ 2 ನೇ ಪುಟ

Print Date & Time : 05-08-2016 01:44:16 PM

ಉ.ನೋ. ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1913

ಶಿವಾಜಿನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 05-08-2016 ರಂದು 01:00:00 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1019000.00
2	ಪರಿಶೀಲನಾ ಶುಲ್ಕ	525.00
	ಒಟ್ಟು :	1019525.00

ಶ್ರೀ APG INTELLI HOMES PRIVATE LIMITED Rep by its Authorised Signatory Mr. Mallanna Sasalu ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ APG INTELLI HOMES PRIVATE LIMITED Rep by its Authorised Signatory Mr. Mallanna Sasalu			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಶ್ರೀ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	APG INTELLI HOMES PRIVATE LIMITED Rep by its Authorised Signatory Mr. Mallanna Sasalu . (ಬರೆಸಿಕೊಂಡವರು)			
2	SHRI PREM SINGH alias RAJA PREM SINGH of CHAMBA . (ಬರೆದುಕೊಡುವವರು)			

ಶ್ರೀ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು



AND

ಉ.ನೋ. ಶಿಖರನಗರ, ಬೆಂಗಳೂರು

APG INTELLI HOMES PRIVATE LIMITED, a company registered under the Indian Laws, having its registered Office at Embassy Icon Annex, Infantry Road, Bengaluru – 560 001, hereinafter referred to as the **“PURCHASER”**, represented by its Authorised Signatory Mr. Mallanna Sasalu (which expression wherever it so requires shall mean and include its representatives, administrators, executors, nominees, successors in interest and assigns etc.,) of the **FOURTH PART**

PAN: AANCA0060C

CIN: U70100KA2014PTC077189

The Vendor, Confirming Party No.1, Confirming Party No.2 and the Purchaser are individually referred to as 'Party' and collectively as 'Parties' as and where the context may require in this Deed.

- 1. WHEREAS** the Vendor represents that he is the sole and absolute owner with right, title and interest with actual possession and enjoyment of all that piece and parcel of immoveable property bearing Sy.No.171 (earlier known as Sy.No.171/1) measuring 1 (one) Acre (eleven) 11 Guntas situated at Kodathi village, Varthur Hobli, Bengaluru East Taluk which is more fully described in the Schedule herein and hereinafter referred to as the **“SCHEDULE PROPERTY”**. The sketch of the Schedule Property is attached hereto and marked as **Annexure A**.
- 2. WHEREAS** the Vendor represents that, the Schedule Property is his self – acquired property, having acquired the same from Puttamma *vide* Sale Deed dated 30.11.1981 registered as Document No.5035/1981-82 in the Office of the Sub Registrar, Bengaluru South Taluk. Pursuant to the conveyance of the Schedule Property in favour of the Vendor *vide* the said sale deed, the revenue records were mutated in the name of the Vendor herein *vide* mutation register extract bearing MR No. 22/1981-82 in the registers maintained by the jurisdictional revenue authorities.
- 3. WHEREAS** the Vendor represents that the Schedule Property is converted from Agriculture to Non-Agriculture Residential Purposes *vide* Official Memorandum bearing No. ALN (EVH) SR/115/15-16 dated 08.07.2016 issued by the Office of the Deputy Commissioner, Bengaluru.
- 4. WHEREAS** the Vendor further represents that he is fully seized and possessed of Schedule Property with power and authority to sell or otherwise dispose of the same in favour of any person / persons of his choice.

R - Sino

For HEMALI RESORTS LTD.,

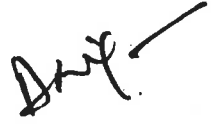
DIRECTOR

For Assetz Communities Development Pvt. Ltd.

Authorized Signatory

For APG Intelli Homes Private Limited

Authorized Signatory

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	HEMALI RESORTS LIMITED Rep by Its Authorised Signatory Mr. Nagarajappa Arakere ("Confirming Party No.1") . (ಬರೆದುಕೊಡುವವರು)			
4	ASSETZ COMMUNITIES DEVELOPMENT PRIVATE LIMITED Rep by Authorised Signatory Mr. Mallanna Sasalu ("Confirming Party No.2") . (ಬರೆದುಕೊಡುವವರು)			

1ನೇ ಪುಟದ 1913
1ನೇ ಪುಟದ 16-17 ದಸ್ತಾವೇಜಿನ 4 ನೇ ಪುಟ

ಉ.ವೆ.ಎ. ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಸಹಿ ರಚಿಸ್ತಾರ
ಉ.ವೆ.ಎ. ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಉ.ನೋ. ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು



5. **WHEREAS**, the Vendor had entered into an Agreement to Sell dated 05.11.2014 ("**Agreement to Sell I**") with the Confirming Party No.1 by receiving advance of Rs.5,00,000/- (Rupees Five Lakhs only) and the Confirming Party No.1 thereby had attained rights over the Schedule Property. Subsequently, the Confirming Party No.1, as an agreement holder had entered in to another Agreement to Sell dated 07.11.2014 ("**Agreement to Sell II**") agreeing to sell the Schedule Property to Confirming Party No.2 or its nominees, wherein the advance consideration of Rs.5, 00,000/- (Rupee Five Lakhs only) paid to the Vendor was reimbursed by Confirming Party No.2 to Confirming Party No.1.
6. **WHEREAS**, the Confirming Party No.1 and Confirming Party No.2 subsequently entered into Supplementary Agreement of Sale dated 26/07/2016 ("**Supplementary Agreement**") for enhancement of Sale Consideration.
7. **WHEREAS**, in the Agreement to Sell II, it was agreed between the parties therein that, the Confirming Party No.1 shall get the Schedule Property transferred either in favour of Confirming Party No.2 or its nominees/ assignees, from the Vendor herein. Accordingly the Confirming Party No.2 has nominated the Purchaser herein to Purchase the Schedule Property and the Vendor and Confirming Party No. 1 have agreed for the same.
8. **WHEREAS** the Vendor along with the Confirming Party No.1 and Confirming Party No.2 have offered to sell the Schedule Property to the Purchaser herein for a sum of Rs. **10,19,00,000/-** (Rupees Ten Crore Nineteen Lakhs only) and the Purchaser has agreed to purchase the same as per the terms and conditions mentioned herein.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS

That in pursuance of the above and in consideration of the sale price of Rs. **10,19,00,000/-** (Rupees Ten Crore Nineteen Lakhs only) with the assent and confirmation of the Vendor, Confirming Party No.1 and Confirming Party No. 2 in the following manner:

a) To the Vendor

- Rs.5,00,000/- (Rupees Five Lakhs only) vide Cheque No. 453468 dated 13.11.2014 drawn on State Bank of Mysore, Seshadripuram branch, Bengaluru in favour of the Vendor, which was paid by the Confirming Party No.1;

Ravi Srinivas

FOR HEMALI RESORTS LTD.,

[Signature]
DIRECTOR

For Assetz Communities Development Pvt. Ltd.

[Signature]
Authorised Signatory

For APG Intelligent Homes Private Limited

[Signature]
Authorised Signatory

1ನೇ ಪುಸ್ತಕದ 1913/16-17 ದಸ್ತಾವೇಜಿನ 6 ನೇ ಪುಟ

ಗುರುತಿಸುವವರು

~~ಉ.ನೋ. ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು.~~

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Sujay M R Gowda No. 8/1, G Ruthara, Lalbagh Road, B'lore	<i>Sujay - M.R</i>
2	Ramesh Babu K. APG, Embassy Icon, Infantry Road, B'lore	<i>Ramesh</i>

~~ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು~~ ಸಹಿ ರಚಿಸಿದರು
ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ SHV-1-01913-2016-17 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ SHVD230 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 05-08-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಶಿವಾಜಿನಗರ) ಆರ್. ಮಹಾದೇವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ

ಉ.ನೋ. ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

- Rs. 5,70,59,926/-. (Rupees Five Crore Seventy Lakhs Fifty Nine Thousand Nine Hundred and Twenty Six only) Demand Draft No. 270821 dated 04/08/2016 drawn on Axis Bank, MG Road branch, Bengaluru in favour of the Vendor being paid by the Purchaser; and
- Rs. 5,81,414/- (Rupees Five Lakhs Seventy Six Thousand Four Hundred and Fourteen only) being remitted by the Purchaser as one percent (1%) of the sale consideration towards TDS as required under law with the Income Tax Department on behalf of the Vendor.

b) To the Confirming Party No.1

- Rs. 4,33,21,074/- (Rupees Four Crores Thirty Three Lakhs Twenty One Thousand and Seventy Four only) vide Demand Draft No.270822 dated 04/08/2016 drawn on Axis Bank, MG Road branch, Bengaluru being paid in favour of the Confirming Party No.1 paid by the Purchaser
- Rs.4,37,587/- (Rupees Four Lakhs Thirty Seven Thousand Five Hundred and Eighty Seven only) being remitted by the Purchaser as one percent (1%) of the sale consideration towards TDS as required under law with the Income Tax Department on behalf of the Vendor.

c) To the Confirming Party No.2

- Rs. 5,00,000/- (Rupees Five Lakhs Only) by way of Cheque bearing No.270823 dated 04/08/2016, drawn on Axis Bank, MG Road branch, Bengaluru, being reimbursed by the Purchaser to Confirming Party No.2.

being the full and final sale consideration of the Schedule Property, the receipt of which the Vendor, Confirming Party No. 1 and Confirming Party No. 2 do hereby acknowledge and in furtherance thereof the Vendor assents and confirmations of the Confirming Party No. 1 and Confirming Party No. 2 DOES HEREBY sell, convey, transfer, and assign UNTO AND TO THE USE of Purchaser the Schedule Property hereunder and all rights, title interests, property claim, advantages and appurtenances and other privileges of the said Vendor into or upon the Schedule Property or every part thereof, belonging to the Schedule Property TO HAVE TO HOLD AND TO ENJOY the Schedule Property hereby conveyed to the said Purchaser absolutely and forever free from all encumbrances and DOES FURTHER HEREBY put Purchaser into actual vacant Physical Possession of the schedule property, unto and in favour of the Purchaser herein this day, thereby registering this Deed in favour of the Purchaser.

Per - Sir no

For Assetz Communities Development Pvt. Ltd.


Authorized Signatory

OF HEMALI RESORTS LTD.,


DIRECTOR

For APG Intel Homes Private Limited


Authorized Signatory

1ನೇ ಪ್ರಕಟಣೆ 1913/16-17 ಬನ್ನಾವೇದಿನ 8ನೇ ಪುಟ



ಶ್ರೀ.ನೋ. ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ APG INTELLI HOMES PRIVATE LIMITED Rep by its Authorised Signatory Mr. Mallanna Sasalu , ಇವರು 5757370.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20.00	Paid in Cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	5247850.00	Pay Order No. 270813 Dt. 04/08/16 Drawn on Axis Bank Ltd.
ಇತರೆ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	509500.00	Pay Order No. 270814 Dt. 04/08/16 Drawn on Axis Bank Ltd.
ಒಟ್ಟು :	5757370.00	

ಸ್ಥಳ : ಶಿವಾಜಿನಗರ

ದಿನಾಂಕ : 05/08/2016

ಶ್ರೀ.ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಶ್ರೀ.ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
(ಶಿವಾಜಿನಗರ)
ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

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ಉ.ನಂ. ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

**THE VENDOR, CONFIRMING PARTY No.1 AND CONFIRMING PARTY No.2
HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS:**



- 1) That the Schedule Property is the self-acquired property of the Vendor and he has valid, clear and marketable right, title and interest to sell the Schedule Property unto the Purchaser and except the Vendor no other person/s have or had any kind of right, title, interest, claim, share, demand etc., over the same.
- 2) That the Purchaser shall here afterwards and at all time peacefully and quietly hold, own, possess and enjoy the Schedule Property without any let or hindrance from or by the Vendor, the Confirming Party No.1 or the Confirming Party No.2 or any person/s whomsoever.
- 3) That the Schedule Property is free from all liens, encumbrances, charges, court attachments, minor claims, maintenance claims, defect-in-title, mortgage, etc., and in future if any dispute or litigations arise, the Vendor, hereby undertakes to set right the same at his own costs, risks and consequences.
- 4) That the Vendor is conveying the Schedule Property in order to meet his legal necessities and to acquire alternate properties
- 5) That the Vendor and Confirming Party No. 1, hereby save harmless, hereby indemnifies and shall keep indemnified the Purchaser at all times against all losses, damages, costs, charges, etc., which the Purchaser may incur, sustain or legally compelled to pay in consequence of any mis-representations, any false information(s) by the Vendor and any claim put forward by Confirming Party No.1 and Confirming Party No.2 or any person/s over the Schedule Property or in the event of breach of covenant herein by him or for the reason of any arrears of taxes or encumbrances of defect-in-title or whatsoever in nature.
- 6) That the Vendor has paid all the taxes, charges, cess pertaining to the Schedule Property up to date and the Purchaser shall be liable to pay all the taxes pertaining to the Schedule Property from the date of execution of this Deed.
- 7) That the Vendor will assist the Purchaser with all documents and applications to transfer the Khata of the Schedule Property in the records of the jurisdictional revenue offices.
- 8) That the Vendor and Confirmation No. 1 shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Purchaser, do, or cause to be done all such acts or things as shall be lawfully

[Handwritten signature]

For HEMALI RESORTS LTD.,

[Handwritten signature]
DIRECTOR

For Assetz Communities Development Pvt. Ltd.

[Handwritten signature]
Authorised Signatory

For APG Intelli Homes Private Limited

[Handwritten signature]
Authorised Signatory

or reasonably necessary or required for the better and fuller enjoyment of the Schedule Property by the Purchaser.

- 9) That the Vendor has on this day handed over all the original documents relating to the Schedule Property which are morefully listed in **Annexure B** along with peaceful, vacant and un-encumbered possession of the Schedule Property to the Purchaser.

- 10) That the sale of the Schedule Property is not in contravention of the governing laws of the land.

All the covenants, representations and warranties of the Vendor contained herein shall remain valid and true in perpetuity and shall run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns.

THE CONFIRMING PARTYN NO. 1 AND CONFIRMING PARTY NO. 2 HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS:

The Confirming Party No.1 and Confirming Party No.2 have executed this Deed relinquishing all their rights over the Schedule Property in favour of the Purchaser which they had attained by virtue of Agreement to Sell I and Agreement to Sell II and herewith confirm the receipt of all the monies receivable by them and acquits the Vendor and Purchaser from making any further payment or of any liabilities thereof towards the Schedule Property.

SCHEDULE PROPERTY

All that piece and parcel of undeveloped land bearing Sy.No.171 (old Sy. No. 171/1) measuring 1 Acres 11Guntas situated at Kodathi village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District converted for non-agricultural residential purposes vide Official Memorandum bearing No. ALN (EVH) SR/115/15-16 dated 08.07.2016 issued by the Office of the Deputy Commissioner, Bengaluru and bounded on

East by : Sy.No.55;
West by : Sy.No.69;
North by : Sy.No.60; and
South by : Remaining portion of Sy.No.171

Ram S. Rao

FOR REMALI RESORTS LTD.,

Ant
DIRECTOR

For Assetz Communities Development Pvt. Ltd.

[Signature]
Authorised Signatory

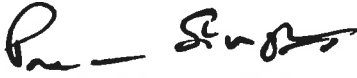
For APG Intelli Homes Private Limited

[Signature]
Authorised Signatory

1913 11
1ನೇ ಪುಸ್ತಕದ/16-17 ದವಾಬೇದನ ನೇ ಪುಟ

IN WITNESSES WHEREOF the parties have executed this Sale Deed on the date
and place mentioned above




SHRI RAJA PREM SINGH
VENDOR

FOR AND ON BEHALF OF APG INTELLI HOMES PRIVATE LIMITED


By its Authorised Signatory Mr. Mallanna Sasalu
PURCHASER

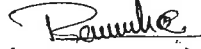
FOR AND ON BEHALF OF HEMALI RESORTS LIMITED


By its Authorised Signatory Mr. Nagarajappa Arakere
CONFIRMING PARTY NO. 1

FOR AND ON BEHALF OF ASSETZ COMMUNITIES DEVELOPMENT
PRIVATE LIMITED

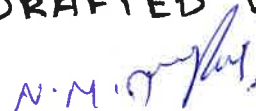

By Its Authorised Signatory Mr. Mallanna Sasalu
CONFIRMING PARTY No.2

WITNESSES


1. RAMESH BABU K.
APG, EMBASSY ICON
INFANTRY ROAD,
BANGALORE-560 001.


2. SUJAI M R GOWDA
No 1 G. RUTHARA
CALBAGH ROAD- BANGALORE

DRAFTED BY

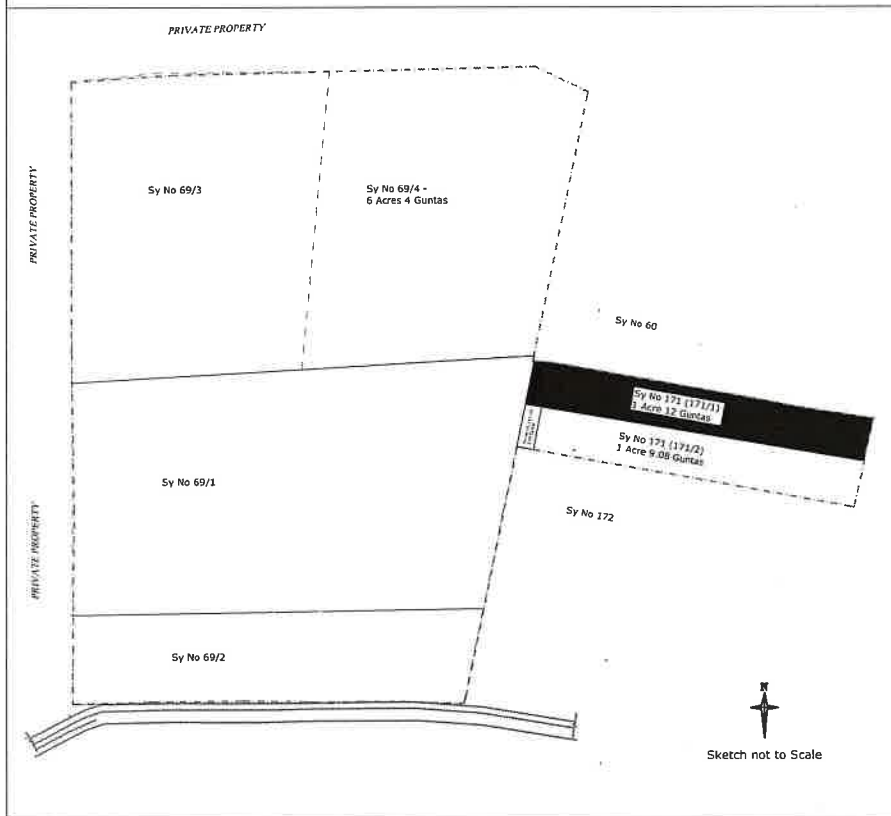

N.M. Thyagaraj
Advocate
No. 1961/A, Near Water Tank,
Basaweshwara Temple Road,
Sanjeevini Nagar, Bangalore-560 092.

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1ನೇ ಪುಸ್ತಕದ/16-17 ದಪ್ಪವೇಳೆಗೆ ನೇ ಪುಟ

ANNEXURE A
ಉ.ನಂ. ಶಿವಮೊಗ್ಗ, ಬೆಂಗಳೂರು



Sketch of the Schedule Property
(Highlighted portion is conveyed under this Deed)



[Signature]

For HEMALI RESORTS LTD.,

[Signature]
DIRECTOR

For Assetz Communities Development Pvt. Ltd.

[Signature]
Authorised Signatory

For APG Intelli Homes Private Limited

[Signature]
Authorised Signatory

1913/16-17 13

ANNEXURE B

List of Title and Revenue Documents handed over by the Vendor to the Purchaser

Sl. No	Documents	Date	Details	Nature of documents
1.	Sale Deed executed by Venkatashamappa in favour of Thimmarayappa	16/01/1945	Registered as Document No.3206/1944-45 of Book 1, Volume 736 at pages 195 to 197 in the office of the Sub Registrar, Bengaluru Taluk	Original
2.	Sale Deed executed by Thimmarayappa in favour of Abdul Rahoof Sab	18/12/1953	Registered as Document No.6124/1953-54 of Book 1, at pages 211 & 212 in the office of the Sub Registrar, Bengaluru Taluk	Certified Copy
3.	Sale Deed executed by Mehaboobiamma and Others in favour of Puttamma	25/02/1970	Registered as Document No.5157/1969-70 of Book-I, Volume 801, at pages 232-234 in the Office of the Sub-Registrar, Bengaluru South Taluk.	Certified Copy
4.	General Power of Attorney executed by Puttamma in favour of Gajendra Sinhaji	27/12/1980	Registered as Document No.536/1980-81, Book-IV, Volume 116, at pages 78, in the Office of the Sub-Registrar, Bengaluru South Taluk.	Photocopy
5.	Sale Deed executed by Puttamma represented by her PoA Holder Gajendra Sinhaji in favour of Prem Singh	30/11/1981	Registered as Document No.5035/1981-82, of Book-I, Volume 1753, at pages 191-197, in the Office of the Sub-Registrar, Bengaluru South Taluk.	Certified copy
6.	RTC /Pahani (a) With respect to Sy. No.171	1967-68 to 1976-77	Issued by Village Accountant, Bengaluru East Taluk, K.R. Puram, Bengaluru.	Certified copy
	(b) With respect to Sy. No.171/1	1977-78 to 2011-12		
	(c) With respect to Sy. No.171	2012-13 to 2015-16		
7.	Mutation Register Extract Bearing No.		Issued by the Tahasildar / Village Accountant,	

G. S. Singh

For HEMALI RESORTS LTD.,

Director

For Assetz Communities Development Pvt. Ltd.

Authorised Signatory

For APG Intelligence Private Limited

Authorised Signatory



	(a) MR.22/1980-81	21/07/2012	Bengaluru East Taluk K.R. Puram, Bengaluru.	Certified copy/Photocopy.
	(b) T3/2012-13	30/06/2015		
	(c) H48/2014-15			
8.	Tax Paid Receipt For the period of 2016-17.	12/07/2016	Issued by the Village Accountant, Kodathi Village, Varthur Hobli, Bengaluru East Taluk.	Original
9.	Survey Records (a) Survey Original Prathi (b) Re-Survey Pakka (c) Re-Survey Tippani (d) Akarband (e) Village Map		Issued by the Village Accountant, Bengaluru East Taluk, K.R. Puram.	Certified copy
10.	Endorsements bearing No. (a) RK.CR:1131/2014-15 (non availability of IL and RR)	14/08/2014	Issued by the Tahasildar, Bengaluru East Taluk, K.R.Puram	Photocopy
	(b)LRF (BE)/C.R/802/2014-15. (Sec 79 AB of KLR Act)	20/08/2014	Issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru	Photocopy
	(c)Nil Tenancy Certificate	09/05/2014	Issued by the Tahasildar, Bengaluru East Taluk, Bengaluru District.	Photocopy
	(d)PTCL/CR:1477/2014-15	13/08/2014	Issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru.	Photocopy
	(e)BDA/SUB (LAQ)/593/2015-16.	03/10/2015	Issued by the Assistant Commissioner [LAQ], Bengaluru Development Authority.	Photocopy
	(f) KRDCL/RI/PIO/2015-16/2783	23/12/2015	Issued by the Public Information Officer, Karnataka Road Development Corporation Limited, Bengaluru.	Photocopy
	(g) KHB/Spl LAQ/621/2015-16	10/12/2015	Issued by the Public Information Officer and Tahasildar, Land Acquisition Branch, Karnataka Housing Board, Bengaluru.	Photocopy

[Signature]

For HEMALI RESORTS LTD.,

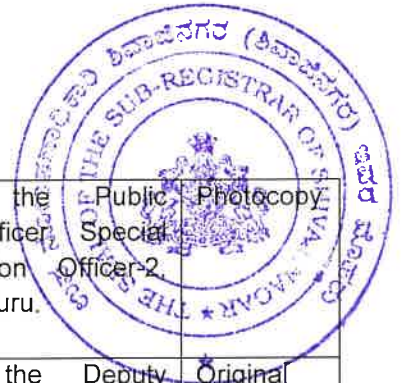
[Signature]
DIRECTOR

For Assetz Communities Development Pvt. Ltd.

[Signature]
Authorised Signatory

For APG Intelli Homes Private Limited

[Signature]
Authorised Signatory



	(h)Bengaluru/SPLAQO-2/5447/2014-15	19/03/2015	Issued by the Public Information officer, Special land Acquisition Officer-2, KIADB, Bengaluru.	Photocopy
11.	Official Memorandum Bearing No.ALN(EVH)SR:115/2015-16	08/07/2016	Issued by the Deputy Commissioner, Bengaluru District, Bengaluru.	Original
12.	Conversion Sketch.	-	Issued by the Tahasildar Bengaluru East Taluk, K.R.Puram.	Photocopy
13.	Encumbrance Certificate As to Survey No.171/1- 1 Acre 11 Guntas (a) S.A. No.12483/2014-15.	01/04/1930 to 14/02/1957	Issued by Sub-Registrar, Peenya / Bommanahalli / Ulsoor, Bengaluru.	Certified copy
	(b)S.A. No.10717/2014-15.	15/02/1957 to 31/03/1960		
	(c)S.A. No.6226/2014-15	01/04/1960 to 31/03/2004		
	(d)S.A. No.1699/2014-15	01/04/2004 to 20/05/2014		
	(e) S.A.No.2256/16-17	01/04/2004 to 07/07/2016		
	As to Survey No.171 – 2 Acres 23 Guntas (f) S.A.No. 2260/2016-17	1/4/2004 to 07/07/2016.		

Pr - Singh

For Assetz Communities Development Pvt. Ltd.

[Signature]
Authorised Signatory

OF HEMALI RESORTS LTD.

[Signature]
DIRECTOR

For APG Intelli Homes Private Limited

[Signature]
Authorised Signatory