DEED OF SALE executed at Bangalore this Seventh tray of may month Two Thousand Seven by THE KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD, having its Office at No. 14/3, Il Floor, Rastrothana Parishat Building, Nrupathunga Road, BANGALORE-560001, represented by Sri.K.H.V.Babu, ASSISTANT SECRETARY hereinafter called the Vendor which term wherever it occurs in these presents shall mean and include its successors in interest and assigns TO AND IN FAVOUR OF M/s Sal Lakshmi industries Private Limited, Kannamangala, Whitefield-Hoskote Road, Bangalore-560-067, represented by Srl. V Sudersan, Managing Director, hereinafter called the Purchaser which term wherever it occurs in these presents shall mean and include his/her/its/their heirs, executors, administrators, legal representatives, successors and assigns.

WHEREAS The Vendor by a lease cum sale agreement dt.20.10.1998 had leased to the Purchaser 27 Acres 33 Guntas of land in Sy.Nos. 159/2, 168, 169/4,171, 173/1,159/1,160/1, 167/1,167/2, 167/3,167/4, 173/2, of Kannamangala village, Bidarahalli Hobli, Bangalore East Taluk Bangalore District for establishing industry on lease cum sale basis prescribing certain terms and conditions and registered as document No.6010 dt.18.11.98 at Sub-registrar office, Krishnarajapura.

WHEREAS the Vendor allotted and handed over additional land by Supplementary lease cum sale agreement dt.24.1.2002and leased to the purchaser 2 Acre 21 guntas of and in Sy.No.169/1 of Kannamangala village, Bidarahalli Hobli, Bangalore East Taluk Bangalore District for establishing industry on lease cum sale basis prescribing certain terms and conditions and registered as document No.15998 dt.20.3.2002 at Sub-registrar office. Krishnarajapura

FOR SAI LARSHMI INDUSTRIES PVZ. LTD.

(V. Syderesth)

Mahaging Director

(K.H.V. Babu)
Assistant Secretary
KIADB, Bangalore-560 001

शास संकर्णना किल्ला के स्टार्टिक के स्टार्टिक के स्टार्टिक के

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THE REPORT OF THE PROPERTY OF

ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಸೋಂದಣೆ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ಸಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ತ್ರೀ M/s Sai Lakshmil Industries Private Ltd Rep by V. Sudersan, Managing Director , ಇವರು 57/035.00 ರೂಸಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ದಾಂಕ ಶಿಲ್ಪವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

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भारतिकाराति स्थाप क्षेत्र के कार्य कार्य

Drailgned and Developed by C. DAC. ACIS Pune

सिस विकार कार्य कार्य विकार के प्रतिस्थान



WHEREAS the Vendor allotted and handed over additional land by Supplementary lease cum sale agreement dt.24.1.2002and leased to the purchaser 1 Acre 7 guntas of and in Sy.No.173/1 of Kannamangala village, Bidarahalli Hobli, Bangalore East Taluk Bangalore District for establishing industry on lease cum sale basis prescribing certain terms and conditions and registered as document No.16001 dt.20.3.2002 at Sub-registrar office, Krishnarajapura

WHEREAS the Vendor allotted and handed over additional land by Supplementary lease cum sale agreement dt.12.10.2006 and leased to the purchaser 1 Acre 16 guntas of and in Sy.No.169½ & 169/3 of Kannemangala village, Bidarahalli Hobli, Bangalore East Taluk Bangalore District for establishing industry on lease cum sale basis prescribing certain terms and conditions and registered as document No.23518 dt.18.10.2006 at Subregistrar office, Krishnarajapura

WHEREAS the total extent of land altotted and handed over by the Vendor to the Purchaser in Kannamangala village, Bidarahalli Hobil, Bangalore East Tatuk Bangalore District measures 32 Acres 37 Guntas (herein referred to as Allotted Land) or thereabouts and more fully described in the schedule hereunder written and delineated on the plan annexed hereto and thereon surrounded by a red color boundaries together with the buildings and errections standing and being thereon AND TOGETHER with all rights, easements, privileges advantages and appurtenances whatsoever pertaining to the said property except and reserving unto the Vendor all mines and minerals in and under the said land or any part thereof.

WHEREAS in case of some of the Survey Numbers the compensation towards malkies, structures, pump house and bore wells could not be disbursed for want of valuation reports from the concerned authorities and the

FOR SAI LAICSHMI INDUSTRIES PVT. LTD.

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(V. Suderetth)

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(K.H.V. Babu)
Assistant Secretary
KIADB, Bangalore-560 001

ಂಣವ ನೋಳವಡಾಧಕಾರಿ ವಿವರಕ್ಕಳ, ಬೆಂಗಳೂಗು ीर हे हर्क कार्यका घडाई भी........

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ಸೆಟ್ ಗೆಲ್ನ್ನೊರ ಖಪರಹಳ್ಳ ರವರ ಕಟೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19-05-2007 ರಂದು 01:40:39 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕ್ಲೀಟಿಸಿಂದಿಗೆ

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ಶ್ರೀ M/s Sai Lakshmi Industries Private Ltd Rep by V. Sudersan, Managing Director ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಟಟ್ಟರೆ

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ೇ ಗೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹೆಡ್ಡ್ ಇರುವಸ್ಥಿ ರಚ್ಚು ಉಪ ನೋಂದಗಾಧಿಕಾರಿ ಆದರಕ್ಕು ಬಂಗೂರು.

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| | Mrs Sal Lakshmi industries Private Ltd Rep by V. Sudersan Managing Director : (sudstandicid) | | | ALAKSHMI INDUSTRIES PVT. LTD., 18 NACION V. SUDEBSAN MERITA Director | | |

ತೆಡ್. ಆರುವು ಉಪ ನೋಂದಣಾಧಿಕಾರ

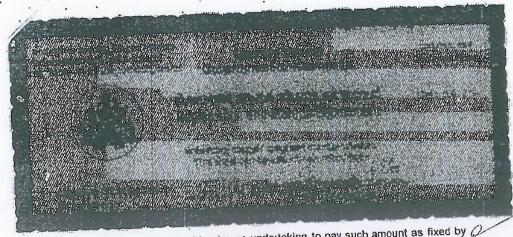
ಉತ್ತು ಕೊಂ 88() ಪ್ರಕಾರ ಹಾಜರಾಗಲು ವಿನಾಯ್ಕೆಯನುವ The Kornataka Industrial Areas Developmen ಸಂಗತ್ತಿ ಗಲ್ಲಿ ಶ್ರೀಗಳು Assistant Secretary K.H.V. Bobu . ಇವರು ವಸ್ತಾರ್ವೆಯನ್ನು ಬರಗುಕೊಟ್ಟಿರುವಿದನ್ನು ಸಾರ್ವಿಸುತ್ತವೆ.

ಹೆಚ್. ಜಯುವುಚ್ಛಾಕ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ ಬದರನ್ನು, ಬೆಂಗಳೂರು,

ಉಪ ಸೋಂವಣಾಧಕಾರ ಾರ್ಡ್ಗಳ, ಬೆಂಗಳೂರು

in an aring that



purchaser was asked to give an undertaking to pay such amount as fixed by ${\cal Q}$ the competent authorities towards the cost of malkies, structures, pump house and bore wells payable to the land owners and also the additional cost of land, if any, as per the court orders. Whereas the Purchaser agreed to the same and accordingly furnished an undertaking dt.5.5.2007 to that effect and the Vendor on satisfied by the undertaking has agreed to execute sale deed in WHEREAS the Purchaser has fulfilled all the obligations and conditions of the said lease cum sale agreements and Supplementary lease cum sale agreement to the satisfaction of the satisfa favour of the Purchaser in respect of 32 Acres 37 Guntas of land colored in

agreement to the satisfaction of the Vendor.

WHEREAS the plot of land bearing Sy.Nos. 159/2, 168, 169/4,171, 173/1,159/1,160/1,167/1,167/2, 167/3, 167/4, 173/2, 169/1, 169/2 & 169/3 of Kannamangala village, Biderahalli Hobli, Bangalore East Taluk, more fully described in the schedule hereunder written belongs absolutely to the VENDOR and that the said property is subject to mortgage by the Purchaser in favour of 1) Canera Bank, [Industrial Finance Branch], Richmond Road, Bangelore (2) State Bank of India, [Overseas Branch], M G Road, Bangalore (3) Canera Bank, Corporate Service Branch, Shankarnarayana Building, M G Road Bangalore & (4) Industrial Development Bank of India, IDBI House, Mission Road, Bangalore under the permission granted by the Vendor in letter Nos. IADB/SUC-13767/15254/97-98 dated 06-03-1998 and NO. IADB/SUC-13767/ 6549/00-01 dated 23-08-2000.

WHEREAS on such representations, the VENDOR have offered to sell and convey the schedule mentioned property to the PURCHASER for a sum of Rs.80,40,593/- (Rupees Eighty lakh forty thousand five hundred and ninety three only) with encumbrances and whereas PURCHASER agreed to

FOR SAI LAKSHMI INDUSTRIES PVT. LTD.

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(K.H.V. Babu) Assistant Secretary KIADB, Bangalore-560 001

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| G.V. Ramesh No. 13, 6th Main Henumantha nagat | 250 |

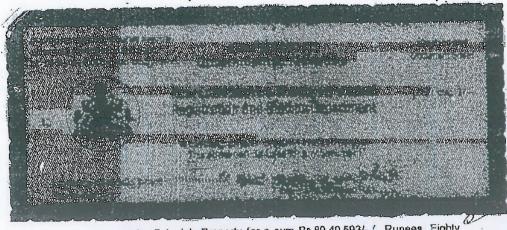
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Thereby certify that on production of the original document, I have satisfied myself that the stamp duty Pald in Doc No 6010/98-99 Rs 80500/- and Doc 15998/01-02 Rs 100/- and Doc 16001/01-02 RS 100/- and Doc 23518/06-07 of

18:25750/- . Total Rs 106450/-/- tras been paid thereon

Continued and Developed by C-DAC, ACIS, Paris 2000 (InfoColor Color)

कार्य स्थापन स्थापन के



purchase the Schedule Property for a sum Rs.80,40,593/- (Rupees Eighty lakh forty thousand five hundred and ninety three only) with encumbrances.

WHEREAS the sum of Rs.80, 40,593/- (Rupees Eighty lakh forty thousand paid by the PURCHASER to the five hundred and ninety three only)

NOW THIS DEED OF SALE WITNESSETH that in consideration のではできまっています。 12-13 of Rs.80,40,593/- (Rupees Eighty lakh forty thousand five hundred and ninety three only) paid in the aforesaid manner by the PLIBCHASED CONTROL OF THE PROPERTY OF VENDOR, the VENDOR do hereby acknowledge, admit and release the PURCHASER there from and the VENDOR do hereby, convey, transfer and assign unto the PURCHASER by way of absolute sale, all that piece and parcel of land together with the superstructures thereon constructed by the PURCHASER in Sy.Nos. 159/2, 168, 169/4,171, 173/1,159/1,160/1, 167/1,167/2, 167/3,167/4, 173/2, 169/1, 169/2 & 169/3 of Kennamangala Bangalore District village, Bidarahalli Hobli, Bangatore East Taluk admeasuring 32 acres 37 guntes, and more particularly described in the schedule hereto, together with tress, hedges, water, water courses, and all the easements, privileges, advantages and appurtenances whatsoever pertaining to the said property and all the estate right, title and interest of the VENDOR in and upon the same or any part thereof To have and To Hold the same unto the PURCHASER absolutely and forever and the PURCHASER shall and may at all times hereafter peaceably and quietly possess and enjoy the schedule mentioned property without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDOR or any one claiming from under or in trust for the VENDOR.

The PURCHASER shall obtain the prior approval of the Board for utilising the balance land in addition to such approvals which may be obtained from the local authorities.

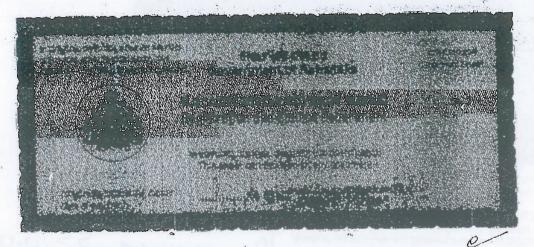
FOR SAI LAKSHMI INDUSTRIES PVT. LTD. Laudan

(V. Sugaman)

Managing Director

(K.H.V. Babu) Assistant Secretary KIADB, Bangalore-560 001

ಬಿದರಪ್ಪು, ಬೆಂಗಳೊಳು



The PURCHASER shall get the blue prints of the additional construction or alterations of the existing building, if any, on the land herein sold, duly approved in writing by the Chief Development Officer of the Board or any other Officer authorised by him, before starting such additional constructions, or alterations.

The PURCHASER shall observe and conform to the bye laws, rules and regulations of the Municipality or any other body having authority in that behalf, relating any way to the land herein sold and any building hereon.

WHEREAS the PURCHASER shall carry-out only industrial activity in the schedule property, as the property is acquired for the industrial purpose and purposes incidental to it and violation of it may give raise to legal action as per the provisions of the KIAD Act and Rules framed there under.

The parties hereto further agree and declare that the demise created by the lease-cum-sale agreement dated 20-10-1998, rectification deed dated 16-02-1999 and Supplementary agreements dated 24-01-2002 & 12-10-2006, in respect of the schedule land hereby stands automatically surrendered by the Purchaser to the Vendor in view of this deed of conveyance.

IN WITNESS WHEREOF THE KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD hath caused the ASSISATNT SECRETARY, The Karnalaka Industrial Areas Development Board to set his hand and affix the official seal hereto on their behalf and the purchaser hath set his/her hand and seal thereto the day and year first above written.

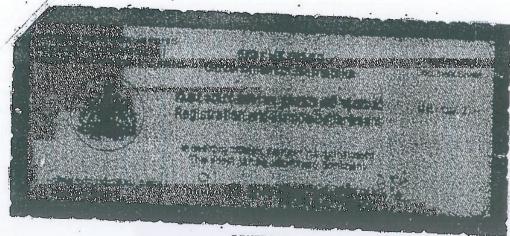
FOR SAI LAKSHMI INDUSTRIES PVT. LTD.

Menderdan

(V. Sudeman) Managing Director (K.H.V. Babu)
Assistant Secretary
KIADB, Bangolore-560 001

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SCHEDULE (Description of land)

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| | or land known as; | 05 | ೇ ಪಾಳೆಂ |
|------------|---|------------|-----------------|
| SI. No. | Name of the village/Hobil/Taluk | Sy Nos. | Extent (A-G) |
| 1. | Kannamangala village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District | 159/2 | 3-17 |
| 2. | -do- | 168 | 5-10 |
| 3. | -do- | 169/4 | 1-02 |
| 4. | -do- | 171 | 5-09 |
| 5 | -do- | 173/1 | 2-33 |
| 6 | -do- | 159/1 | 1-38 |
| 7_ | -do- · | 160/1 | 1-38 |
| 8 | -do- | 167/1 | 1-17 |
| 9 | -do- | 167/2 | 1-16 |
| 10 | -do- | 167/3 | 1-12 |
| 11 | -do- | 167/4 | 1-16 |
| 12 | -do- | 173/2 | 0-25 |
| .13 | -do- | 169/1 | 2-21 |
| 14 | | 173/1 | 1-07 |
| 15 | -do- | 169/2 | 0-28 |
| 16 | · -do- | 169/3 | 0-28 |

Admeasurement 32 acres 37 guntas or thereabouts and bounded as follows that is to say:-

Grand Total

FOR SAI LAKSHMI INDUSTRIES PVI. LTD.

(V. Suderetm) Managing Director

(K.H.V. Babu)
Assistant Secretary
KIAOB, Bangalore-560 001

32-37



On or towards the North by On or towards the South by On or towards the East by On or towards the West by

As per Sketch Enclosed ..

SIGNED, SEALED AND DELIVERED By Sri.K.H.V.Babu, Assistant Secretary, Kamataka Industrial Areas Development Board, Bangalore in the presence of:

Amarahan Language Strong Control of the presence of:

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SIGNED, SEALED AND DELIVERED By the above named and Purchaser Sri.V Sudersan, Managing Director, M/s Sai Lakshmi Industries P Ltd. in the presence of:

(R.SUBRAMANYA) 593/A, I CROSS, ICG LM OUT BSK 300 STRGE 300 PHASE KATHRI GUPPA BANGALORE- STO 085

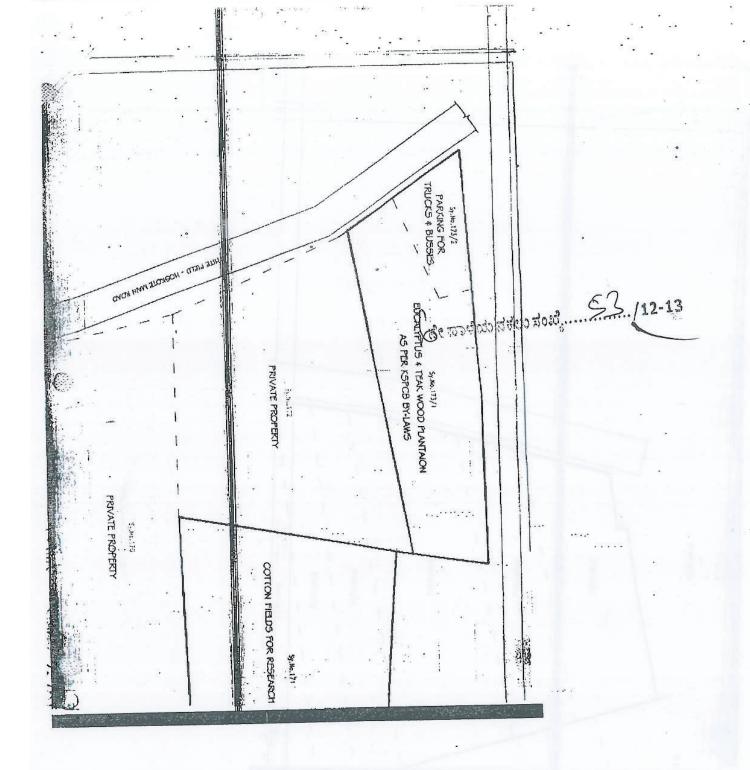
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Renderdan (V. Sudersan) Managing Director

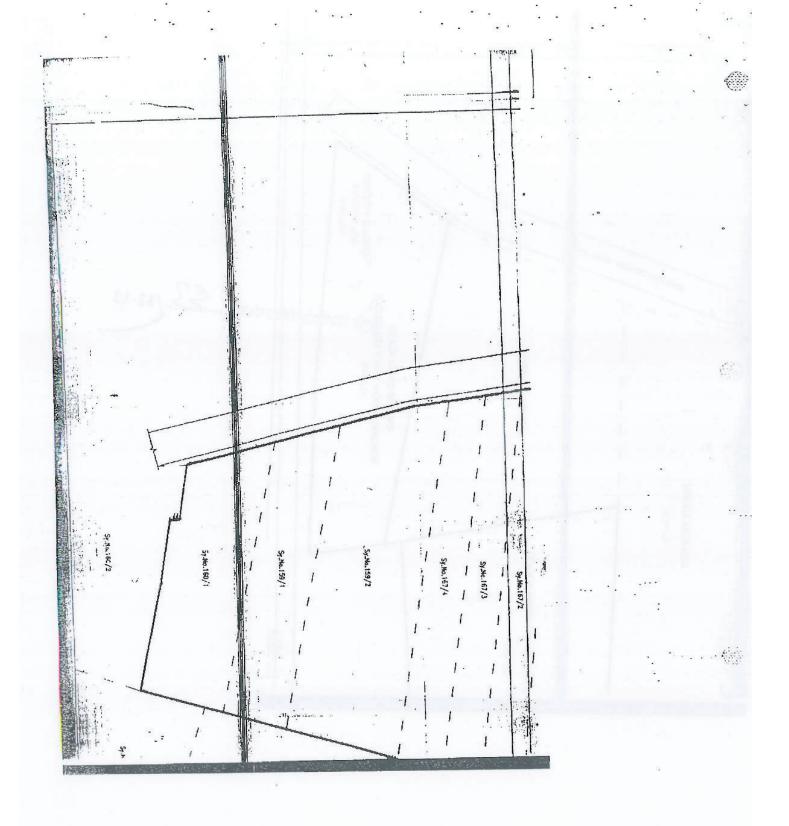
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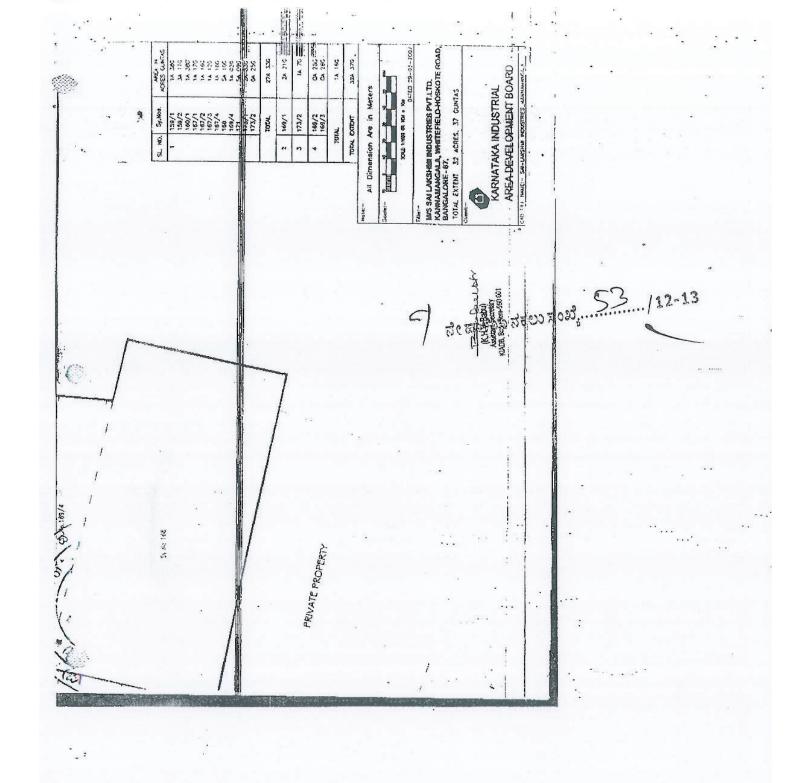
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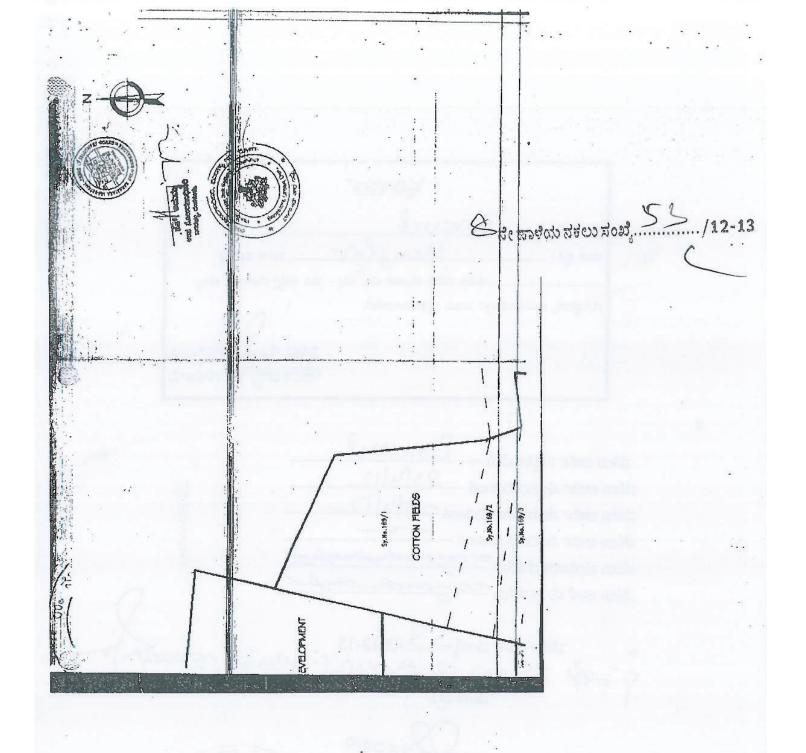
ಉಪ ಸೋಂಪಣಾಧಿಕಾರಿ ಜಿಪರಹಳ್ಳಿ, ಬೆಂಗಳೂರು



ಗುಟ್ ನೋಡಿಸಲಾಗಿ ಟರ್ ಪೆಂಗಳಂಗು



ಉಭ ನೋಂಪಣಾಧಿಕಾರಿ ಖದಂಹಳ್ಳಿ, ಚೆಂಗಳೂರು



গোলা ইকাংত এক্ষেট্ৰকট আন্তৰ্ভাৱ কু, গুতাৰণ এন্চ ್ರೀ / ಶ್ರೀಮತ್ತಿ <u>೧೯೧೯) ಆಗಿ</u> ರವರು ದಿನಾಂಕ ವಾಸ ಸ್ಥಳ : <u>೧೯೧೯) ಅಗಿ</u> ರವರು ದಿನಾಂಕ ಮಲ್ಯ ಪ್ರತಿಸಿದುತ್ತಾರೆ ಎಂದು ಧೃರೀಕರಿಸಲಾಗಿದೆ.

तर्रथा ಅರ್ಜಿ ಸಲ್ಲಿಸಿದವರು

तर्रथा ಅರ್ಜಿ ಸಲ್ಲಿಸಿದ ದಿನಾಂಕ

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तर्रथा ತಯಾರಿಸಿದವರು

रूट्याव्यापार क्राविवर्य

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ನೆಕಲು ಆರ್ಜಿ ಸಂಖ್ಯೆ 53/2012-13 (ನೆಕಲು ಪ್ರತಿ " "ನೆಕಲು ಪ್ರತಿ"

> ಉಪ ನೋಂದುಹಾಧಿಕಾರಿಗಳು, ಬದರಹಳ್ಳಿ, ಬಿಂಗಳೂರು,



