

I 20/05/09

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

೨



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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4G (U) ABL.S.R/D.No. 248/9-10
Containing Total Sheets 1-11 pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this
20th day of May 2009 at Attibele,

Between

Shri Vinod Kumar Singhal
Aged about 52 years
S/O Late R.D. Singhal
Residing at No. 306, 2nd Cross
7th Main, B.T.M. Layout
Bangalore-560 075
PAN NO. AIMPS 4044 E

(Hereinafter called the "VENDOR" which expression shall, unless
the context otherwise requires, include his legal heirs,
representatives, successors in interest, administrative, nominees
and assigns on the one part)

And

M/S. Shri Lakshmi Metal Udyog Limited
A public limited company incorporated under
the Companies act, 1956, having its registered
office at No. 9 to 11, KIADB Industrial Area
Balagaranahalli, Anekal Taluk, Attibele
Bangalore-562 107, represented by its
Director, Shri Sameer Gupta, aged about 32 years
S/O Late S.K. Gupta
No.106, Hang Jind Enclave
Vikas Marg Delhi
PAN NO. AAHC59174M

Sameer Gupta



Print Date & Time : 20-05-2009 04:51:00 PM

BNG (U) ABL.S.R/D.No.

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248/9-10

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 248

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಆಫೀಸಿನಲ್ಲಿ ದಿನಾಂಕ 20-05-2009 ರಂದು 03:14:55 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ.
1	ನೋಂದಣಿ ಶುಲ್ಕ	455845.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
3	ನಕ್ಷೆ ಫೈಲಿಂಗ್ ಶುಲ್ಕ	100.00
	ಒಟ್ಟು :	456435.00

ಶ್ರೀ M/s. Shri Lakshmi Metal Udyog Ltd Rep by Its Director Shri Sameer Gupta S/o Late S.K. Gupta ಇವರಿಂದ ಹಾಜರಾದ ಮೊದಲನೆಯದೇ

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Shri Lakshmi Metal Udyog Ltd Rep by Its Director Shri Sameer Gupta S/o Late S.K. Gupta			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s. Shri Lakshmi Metal Udyog Ltd Rep by Its Director Shri Sameer Gupta S/o Late S.K. Gupta (ಬರೆದುಕೊಂಡವರು)			
2	Shri Vinod Kumar Singhal S/o Late R.D. Singhal (ಬರೆದುಕೊಂಡವರು)			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
SUB REGISTRAR
ATTIBELE
ANEKAL TALUK

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
SUB REGISTRAR
ATTIBELE
ANEKAL TALUK

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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BNG (b) ANLS.R/D.No.

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

-2-

(Hereinafter called the 'VENDEE' which expression shall, unless the context otherwise requires, include its successors, executors, administrators, legal representatives and assigns on the other part)

WHEREAS the Vendor is the absolute owner in possession and enjoyment of industrially converted land comprised in Sy. Nos. 9, 10, 11/2 and 11/3 of Balagaranahalli, Neraluru Grama Panchayat, Anekal Taluk, Bangalore Urban District and presently property bearing Khatha No 496 in the records of Neraluru Grama Panchayat totally measuring 1,50,278 sq. ft., which is morefully described in the schedule hereto and hereinafter referred to as the schedule property, having acquired the same from M/S. Bhuller (India) Private Ltd., under the sale deed dated 9/9/2003, registered as Document No. 6735/2003-04, CD. No. ANKLSR.39/2003-04, in the office of Sub-Registrar, Anekal, Bangalore Urban District.

AND WHEREAS the said M/S. Bhuller (India) Private Ltd., had purchased the schedule property from Karnataka Industrial Area Development Board (a Statutory Board created by the Government of Karnataka) under two sale deeds dated 25/11/1998 and 11/10/2000 registered as Document No. 3354/1998-99 and 1986/2000-01 in the office of Sub-Registrar, Anekal. The schedule property was a part of the large extent of land acquired by Government of Karnataka vide Notification No. 125 SPQ 93 DATED 1.2.1997 for Attibele Industrial Area, Anekal Taluk.

James Cutler

ಗುರುತಿಸುವವರು

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BNG (U) ABL S.R/D.No. 8
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Manjunath .N S/o S. Nagappa No. 2, Besthmanahalli Village & Post Kasaba Hobli Anekal tq	N. M. S.
2	Tamilvanan G.K. S/o Krishnan 2/342, Raghavendra Colony Hosur T.N	G. K. S.

SUB REGISTRAR
ATTIBELE
ANEKAL TALUK

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ ABL-1-00248-2009-10 ಆಸ್ತಿ
ಸಿ.ಡಿ. ನಂಬರ ABLD29 ನೇ ಧರ್ಮ
ದಿನಾಂಕ 20-05-2009 ರಂದು ಸೋಂಕಾಯಿಸಲಾಗಿದೆ

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಆತಿಬೆಲೆ)
20/5/9

SUB REGISTRAR
ATTIBELE
ANEKAL TALUK

Designed and Developed by C-DAC, ACTS, Pune

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

-3-

AND WHEREAS Khattha in respect of the schedule property was earlier registered in the name of M/S. Bhuller (India) Private Ltd., in the records of Neraluru Grama Panchayat. Subsequent to transfer of the schedule property by M/S. Bhuller (India) Private Ltd., Khattha is transferred in the name of the Vendor in the records of Neraluru Grama Panchayat. The schedule property has been assessed to tax and the same is being collected by the Neraluru Grama Panchayat.

AND WHEREAS on the eastern side of the schedule property, a private road of the Vendor (now common passage for both Vendor and Vendee) running from point 'P1' to 'P7' as per the sketch attached (shown in blue color) exists for the free and uninterrupted common use as an access to the schedule property and Vendee has paid a sum of Rs. 5,00,000/- (Rupees Five Lakhs) consideration to the Vendor for securing the right to use the said private road (now common passage)

AND WHEREAS the Vendee had taken the vacant land of the schedule property on lease for the purpose of constructing required industrial shed and establishing an industry in the year 2004. It has obtained building license from concern licensing authority and constructed industrial shed in the schedule property. The Plinth area of the building is ninety thousand square feet. Thus, Vendee has been paying the tax in respect of the existing building from 2004-2005 onwards. Thus, the Vendee is absolute owner of the existing building in the schedule property.

AND WHEREAS the following negotiations, the Vendor has offered to transfer the schedule property by way of absolute sale for a sum of Rs.2.40,00,000/- (Two Crores Forty Lakhs Rupees).

Jameer Agha

248/9-10
BNG (U) ABL S.R/D.No. 248/9-10
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Of 6-11 page 6



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s. Shri Lakshmi Metal Udyog Ltd Rep by its Director Shri Sameer Gupta S/o Late S.K. Gupta, ಇವರು 3090675.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	120.00	Paid in Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	3090555.00	Union Bank of India Richmond Town Branch Bangalore D.D. no. 040605 dt 20/5/2009
ಒಟ್ಟು :	3090675.00	

ಸ್ಥಳ : ಅತ್ತಿಬೆಲೆ

ದಿನಾಂಕ : 20/05/2009


SUBREGISTRAR ಅಧಿಕಾರಿ
ATTIBELE (ಅತ್ತಿಬೆಲೆ)
ANEKAL TALUK

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

BWG (H) ABL S.R/D.No. 248/19

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದಾಗಿದೆ. Containing Total Sheets 2
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

-4-

The Vendee has accepted the offer so made and agreed to purchase the schedule property on the terms and condition hereinafter contained. Since Vendee is the owner of the existing building, the Vendor is transferring ownership only the vacant site of the schedule property in favour of the Vendee under this deed.

**NOW THEREFORE THIS DEED OF ABSOLUTE SALE
WITNESSETH AS FOLLOWS**

CONSIDERATION CLAUSE

1. In Consideration of the sum of Rs.2,40,00,000/- (Two Crores Forty Lakhs Rupees) paid by the Vendee to the Vendor by way of Cheque bearing No776066 dated 05/05/2009 for a sum of Rs.2,40,00,000/- drawn on Union Bank Of India, Paharganj, New Delhi the receipt of which the Vendor hereby acknowledges and now that the Vendor hereby transfers, convey, Sell, assign and assure unto and to the use of free from all encumbrances all that schedule properties together with compound and all the estates, right, interest, claim and demand whatsoever of the Vendor into or upon the same and every part thereof: **TO HAVE AND TO HOLD** unto the use of Vendee absolutely and forever.

2. That the Vendor do hereby declare not withstanding any acts, deed and things hereto before done, executed or knowingly suffered to the contrary, the Vendor is now lawfully seized and possessed the schedule property free from any encumbrances, attachments or defect in title whatsoever and that the Vendor has full power and absolute authority to sell the schedule property in the manner aforesaid.

James Carter

..5.

James Carter

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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ಶುಲ್ಕ (U) No. S.R/D. No.
Book Containing Total Sheets
of 8-11 pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ
Date of execution

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

-5-

3. In consideration of the sum of Rs. 5,00,000/- (Rupees Five Lakhs) paid by the Vendee to the Vendor by way of Cheque bearing No 782036 dated 05/05/2009 for a sum of rupees five lakhs drawn on Union Bank of India, Paharganj, New Delhi, the receipt of which the Vendor hereby acknowledges and now that the Vendor hereby agrees that the right to use the Private road (now common passage for both Vendor and Vendee) as an access for the schedule property is irrevocable and transferable. The Vendee hereby undertakes to pay proportionate charges for laying/relaying the said private road or its rebuild, repairs and maintenance as decided by both the parties mutually.

Jameer Cupti

POSSESSION CLAUSE

3. That the Vendor has delivered vacant possession of the schedule property to the Vendee on this day and the Vendee shall hereafter peaceably and quietly hold and possess the schedule properties without any claim or demand from the Vendor or person/persons claiming through or under him.

INDEMNIFICATION AND UNDERTAKING CLUSES

4. Further, the Vendor covenant with the Vendee to save harmless indemnify and keep indemnified the Vendee from or against all encumbrances, charges and equities whatsoever.

5. That the Vendor further covenant that they shall at the request and consent of the Vendee do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the schedule property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

Jameer Cupti

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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BNK (H) NO. S.R.P. No. 248/9-10
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
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Total stamp duty paid Rs.

In witnesses whereof, the Vendor and Vendee have signed and
executed this deed of absolute sale on the date, month and year
mentioned above.

WITNESSES

1. N. M. [Signature]
(N. MANJUNATH)
No. 2, Bethamahalalli (V & P)
Attibelo (Kadaba Hobali)
Anekal (Taluk)
Bangalore. 562106

[Signature]
VENDOR

2. [Signature]
(G.K. TAMILVANAN)
No. 2/342, Raghavendra Colony,
Hosur, TN - 635 109.

[Signature]
VENDEE

Drafted by me

[Signature]

N.R. NAGARAJA
Advocate
No. 34, Ganesha Krupa
I Floor, I Main Road
Gandhinagar
Bangalore-560 009



BNG (U)-ANKL/

3354/98/99
1-28

this doc. Consists of 14/16 Sheets

First Sheet or doc. No. 3354 BK T S.B.

00DD 894400

DEED OF SALE

DEED OF SALE executed at Bangalore this 25th day of November. Month One Thousand Nine Hundred and Ninety Eight by THE KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD, having its Office at No. 14/3, II Floor, Rashtothana Parishat Building, Nrupathunga Road, Bangalore - 560 001, represented by Sri. R Sathyanarayana Singh SECRETARY hereinafter called the First party which term wherever it occurs in these presents shall mean and include its successors in interest and assigns TO AND IN FAVOUR OF Buhler (India) Limited, having its Registered Office at No. 13-D, KIADB Industrial Area, Attibele - 562 107 represented by Sri S. Suresh, Dy General Manager - Operations hereinafter called the Second Party which term wherever it occurs in these presents shall mean and include his/her/its/their heirs, executors, administrators, legal representatives successors and assigns.

(Contd....2)

R. SATHYANARAYANA SINGH
SECRETARY

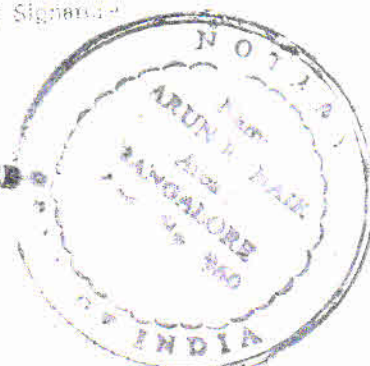
Karnataka Industrial Areas Development Board
BANGALORE

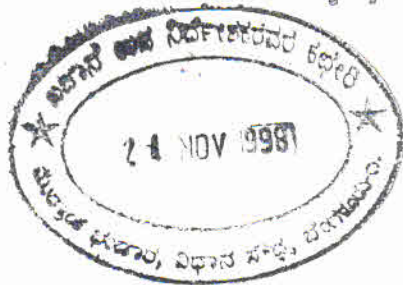
FOR BUNLER

Authorized Signature

TRUE COPY ATTESTED

NOTARY, BANGALORE





2-28
 11452465
 24-11-98
 Buhler India Limited

25000/-
 28 NOV 1998

presented in the office of the
 Sub-Registrar of Anekal between
 the hours of 10 to 1:30

RECEIVED FEE FOR:-
 Registration 45460/-
 Copying (Folios) 25/-
 Copying Endorsements 5/-
 Stamp as Under Sec. 10/-
 R. R.

Total Rs. 45500/-

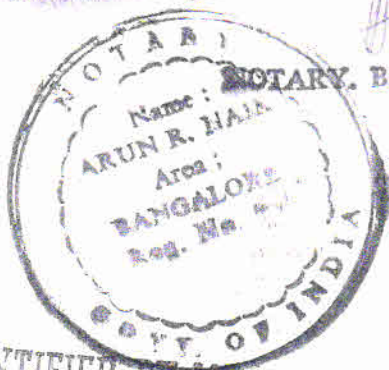
Execution Admitted by

SUB REGISTRAR
 ANEKAL

For BUHLER (INDIA) LIMITED

Authorised Signatory

TRUE COPY ATTESTED



SUB REGISTRAR
 ANEKAL

I have satisfied myself as to the
 execution of this deed by Secretary K. I. A. D. B.
 who is exempted from personal appearance under Sub-Section (I) Section 80 of the
 Indian Registration Act 1908.

IDENTIFIED BY ME

S. Jayakumar

S. Jayakumar

Bangalore 560004

SUB REGISTRAR
 ANEKAL

28 NOV 1998

3354/98-99
 at 9/11/98

Sub. Registrar
 Anekal



00DD 89440 J

IG (U)-ANKL/3354/94/99
3-28

2nd... of doc. No. 3354/94/99
of Bank No. 38

: 2 :

WHEREAS the First Party is a statutory body established under the Provisions of the Karnataka Industrial Areas Development Act, 1966 to secure Industrial Areas in the State of Karnataka and to establish and promote orderly development of Industries therein.

WHEREAS the Government of Karnataka has acquired 386 Acres 21 Guntas Of land in several Sy. Nos: of Thirumagondanahalli, Neralur and Balagaranahalli Villages of Attibele Hobli, Anekal Taluk, Bangalore District under the provisions of KIAD Act, 1966 vide Notification No. 125 SPQ 93, Dt: 1.2.1997 published in the Karnataka Gazette on 1.2.1997.

[Signature]
R. SATHYANARAYANA SINGH
SECRETARY

Karnataka Industrial Areas Development Board
BANGALORE

(Contd. 3)
For BUHLER (INDIA) LIMITED

[Signature]
Authorised Signatory





14452-465 24.11.98
Buhler India Limited

25000 Bobbaly
ಬೆಂಗಳೂರು, ಮುಖ್ಯ ಮಂಡಳಿ
ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಕಛೇರಿ
(ಮುಖ್ಯ, ೦೨ ಭವನ), ಬೆಂಗಳೂರು
Karnataka

BNG (U)-ANKL/ 3354/98/99
4-28



00DD 894402

BNG (U)-ANKL/ 3354/98/99
5-28

3:

3rd Sheet of Deed No. 3354/98/99
of Book No. 2 SB.

WHEREAS the Second Party had set up a unit for manufacture of machineries for Agro Food Processing Machines, in an extent of 4 Acres 25 Guntas of Land in Plot No. 13 D of Attibele Industrial Area, developed by the First Party, with Technical and Financial Collaboration of Buhler International Ltd, Switzerland and whereas the First Party could not consider the request of Second Party for allotment of Additional Land due to dearth of Land at Attibele Industrial Area.

WHEREAS the Second Party purchased by Sale Deed Dt. 21.12.1995. 5 Acres 36 Guntas of industrially converted land in Sy. Nos: 9, 11/1 & 11/3 of Balagaranahalli Village and effected the entries in the Record of Rights.

R. SATHYANARAYANA SINGH
SECRETARY

Karnataka Industrial Areas Development Board
BANGALORE

For BUHLER (INDIA) LIMITED (Contd...4)

Authorised Signatory





24 NOV 1998

14452 465 54-11-57
Boulder India Limited

ಆದಾಯ ತೆರಿಗೆ ಸಂಖ್ಯೆ ೨.೦೦೦-೦೧
ಶ್ರೀಮತಿ. ಮೈಸೂರು ನಗರ ಪಾಲಿಕೆ
ಅಧಿನಿಯಮ ೧೯೭೩ ರ ಅಡಿಯಲ್ಲಿ
(ಮುನ್ಸಿಪಲ್ ಕಾರ್ಪೊರೇಷನ್) ಆಯೋಜನೆ.
ಇವಳಿಗೆ

BING (U)-ANKL/..... 3354/98/99
6-24



BNG (U)-ANKL/ 3354/98/99

7.28

: 4 :

00DD 894403

A/D Sheet of doc. No. 3354/98/99
of Book No. I

WHEREAS the Second Party entered into agreement of sale through its director and authorised Representative for the purchase to the extent of 3 Acres 29 Guntas of Land in Sy. Nos: 9,10,11/2 of Balagaranahalli Village after making full payment of sale consideration to landowners as agreed upon.

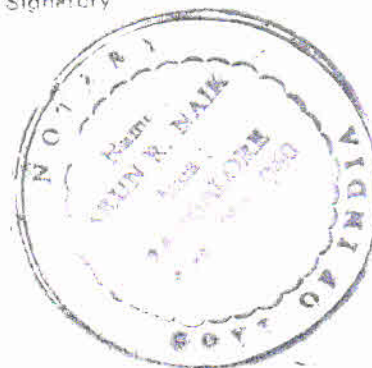
WHEREAS the lands acquired by the Government of Karnataka under the provisions of KIAD Act, 1966 vide Gazette Dt. 1.2.1997 which includes the aforesaid 5 Acres 36 Guntas of Land already purchased by the Second Party and also 3 Acres 29 Guntas of land covered under the agreement of sale entered into with the claimants.

R. SATHYANARAYANA SINGH
SECRETARY

Karnataka Industrial Areas Development Board
BANGALORE

(Contd...5)
For BUHLER (INDIA) LIMITED

Authorised Signatory





14452-405
Buhler India Limited

ಅಂಶ ಸಂಖ್ಯೆ 2 5000-00
ಅಂಶ, ಅಂಶಗಳ ವಿವರಣೆ
ಅಂಶ ಮತ್ತು ಅಂಶಗಳ ವಿವರಣೆ
ಅಂಶಗಳ ವಿವರಣೆ, ಅಂಶಗಳ ವಿವರಣೆ

DNG (U)-ANKL/...3354/98/99
8-28

3



00DD 894404

BNG (U)-ANKL/ 3354/98/99
9-28

5/11 Sheet of doct No. 3354/98/99
of Book No. SR.

: 5:

WHEREAS the First Party, after taking note of the above transactions in its meeting held on 2.4.1997 and 24.5.1997 decided to transfer 9 Acres 25 Guntas of land in Sy.Nos: 9, 10, 11/1, 2&3 of Balagaranahalli Village in favour of the Second Party through Sale Deed subject to payment of Capital cost of Water Supply at the rate of Rs. 75,000/- per acre and

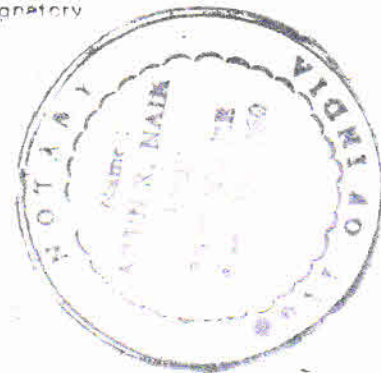
WHEREAS the Second Party has paid a sum of Rs. 7,21,875/- (Rupees Seven Lakhs Twenty One Thousand Eight Hundred Seventy Five Only) to the First Party through a Demand Draft No. 392032 Dt: 26.6.1997 drawn on State Bank of Mysore, Jayanagar towards the said charges.


R. SATHYANARAYANA SINGH
SECRETARY

Karnataka Industrial Areas Development Board
BANGALORE

For BUHLER (INDIA) LIMITED (Contd..6)

Authorised Signatory





14153 - Absence
Buhler India Limited

25000-00
Buhler
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ
ಕಾರ್ಖಾನೆ ಮತ್ತು ವ್ಯವಸ್ಥಾಪನಾ ಕಛೇರಿ
(ಬೆಂಗಳೂರು ಕಛೇರಿ) ಬೆಂಗಳೂರು
3

BNG (U)-ANKL/... 3354/98/99
10-28



00DD 894405

BNG (U)-ANKL/ 33574/98/99

11-28 : 6:

6th Sheet of Book No. 33574/98/99

WHEREAS the Second Party has requested the First Party to execute the sale deed in respect of 3 Acres 29 Guntas of land in Sy. Nos: 9,10,11/2 of Balagaranahalli Village out of 9 Acres 25 Guntas of land at the first instance.

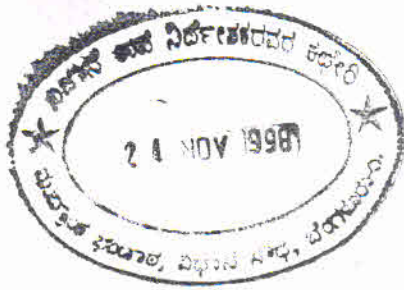
WHEREAS the First Party has agreed to execute the Sale Deed in respect of said extent of 3 Acres 29 Guntas of land in consideration of surrender of compensation by the land owners/claimants/interested persons.

FOR BUHLER (INDIA) LIMITED (Contd..7)


R. SATHYANARAYANA SINGH
SECRETARY
Karnataka Industrial Areas Development Board
BANGALORE


Authorised Signatory





14452-405
14-11-98
Buhler India Limited

3000 = 00
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ
(ಮುಖ್ಯ, 08 ಕಛೇರಿ) ಬೆಂಗಳೂರು
3

ENG (U)-ANKL/... 337H/98/99
12-28



BNG (U)-ANKL/ 3354/98/99
13-28

00DD 894406

7th Sheet of doct No. 3354/98/99
of Book No. SH.

7:

WHEREAS as per the record of rights and the sketch prepared by the First Division Surveyor, KIADB the details of the said lands are as follows

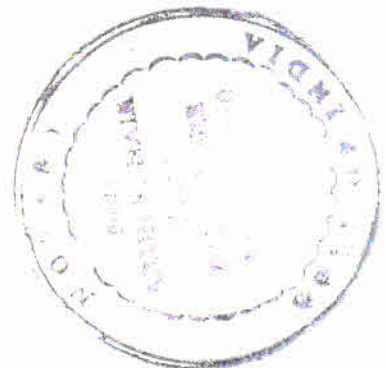
<u>Sy. No.</u>	<u>Extent (A - G)</u>	<u>Name of the Kathedar</u>
9	1 - 00	B Thimmaiah
10	1 - 24	B N Prabhakara
11/2	1 - 05	B. Thimmaiah
Total	3 - 29	

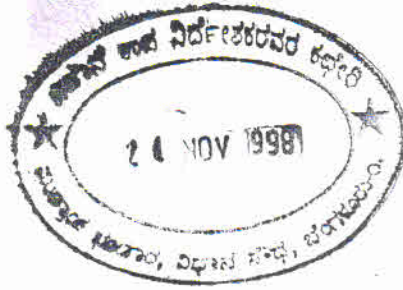
For BUHLER (INDIA) LIMITED (Contd..8)

R. SATHYANARAYANA SINGH
SECRETARY

Karnataka Industrial Areas Development Board
BANGALORE

Authorised Signatory





ಮಾನ್ಯರ ಸಾರ್ವಜನಿಕ ಸಂಪನ್ಮೂಲ ಇಲಾಖೆ
 ಮುಖ್ಯಸ್ಥ, ಕರ್ನಾಟಕ, ವಿಧಾನಸಭೆ, ಬೆಂಗಳೂರು
 ಸಂಖ್ಯೆ: 14452-465 24.11.98
 ಪ್ರಮಾಣೀಕೃತ: Buhler India Limited

ಮಾನ್ಯ ಸಂಪನ್ಮೂಲ ಇಲಾಖೆಗೆ 25000/- ರೂಪಾಯಿ
 ದರಮಾಸ್ತಿ, ಮುಖ್ಯಸ್ಥ, ಕರ್ನಾಟಕ ವಿಧಾನಸಭೆ
 ಉಪಸ್ಥಿತ ಉಪ ನಿರ್ದೇಶಕರವರ ಕಛೇರಿ
 (ಮುಖ್ಯಸ್ಥ, ಕರ್ನಾಟಕ ವಿಧಾನಸಭೆ)
 ಬೆಂಗಳೂರು

BNG (U)-ANKL/.....3354/98/99
 14-28

ಇದು ಒಂದು ಸಾರ್ವಜನಿಕ ಸಂಪನ್ಮೂಲ ಇಲಾಖೆಯ ಸಂಖ್ಯೆಯಾಗಿದೆ. ಇದು ಒಂದು ಸಾರ್ವಜನಿಕ ಸಂಪನ್ಮೂಲ ಇಲಾಖೆಯ ಸಂಖ್ಯೆಯಾಗಿದೆ.

ಮಾನ್ಯ ಸಂಪನ್ಮೂಲ ಇಲಾಖೆಗೆ 25000/- ರೂಪಾಯಿ
 ದರಮಾಸ್ತಿ, ಮುಖ್ಯಸ್ಥ, ಕರ್ನಾಟಕ ವಿಧಾನಸಭೆ
 ಉಪಸ್ಥಿತ ಉಪ ನಿರ್ದೇಶಕರವರ ಕಛೇರಿ
 (ಮುಖ್ಯಸ್ಥ, ಕರ್ನಾಟಕ ವಿಧಾನಸಭೆ)
 ಬೆಂಗಳೂರು

24/11/98

ಮಾನ್ಯ ಸಂಪನ್ಮೂಲ ಇಲಾಖೆಗೆ 25000/- ರೂಪಾಯಿ
 ದರಮಾಸ್ತಿ, ಮುಖ್ಯಸ್ಥ, ಕರ್ನಾಟಕ ವಿಧಾನಸಭೆ
 ಉಪಸ್ಥಿತ ಉಪ ನಿರ್ದೇಶಕರವರ ಕಛೇರಿ
 (ಮುಖ್ಯಸ್ಥ, ಕರ್ನಾಟಕ ವಿಧಾನಸಭೆ)
 ಬೆಂಗಳೂರು



NG (U)-ANKL/..... 3354/98/99
15.28

00DD 894407

..... 8/6 Sheet of docl No. 3354/98/99
 of Book No. SB

: 8 :

WHEREAS the acquiring authority has not paid the compensation to the khatedars and First Party has treated the transaction as surrender of compensation taking into consideration the receipt of the amounts by the Khatedars from the Second Party and the Power of Attorneys executed by the Khatedars in favour of Second Party.

NOW THIS DEED OF SALE WITNESSETH that in consideration of the surrender of compensation by the interested persons in respect of 3 Acres 29 Guntas of land in Sy. Nos. 9,10, 11/2, of Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District the First Party do hereby, convey, transfer and assign unto the Second Party, by way of absolute sale, all that piece and parcel of land in Sy. Nos : 9,10,11/2 of Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District

R. SATHYANARAYANA SINGH
 SECRETARY

Karnataka Industrial Areas Development Board
 BANGALORE

For BUHLER (INDIA) LIMITED (Contd..9)

Authorised Signatory





ಅಧಿಕಾರಿಗಳ ಸಹಾಯಕರು
ಬೆಂಗಳೂರು ಪುರಸಭೆ, ವಿಭಾಗೀಯ, ಬೆಂಗಳೂರು
ಇ.ಸಿ. 4452-465
ಪ್ರಮಾಣೀಕರಣ: 34.11.98
Buhler India Limited

ಅಧಿಕಾರಿಗಳ ಸಹಾಯಕರು 25000
ಪ್ರಮಾಣೀಕರಣ: 34.11.98
ಬೆಂಗಳೂರು ಪುರಸಭೆ, ವಿಭಾಗೀಯ, ಬೆಂಗಳೂರು
(ಕರ್ನಾಟಕ ಸರ್ಕಾರ) ಬೆಂಗಳೂರು
ಬೆಂಗಳೂರು

BNG (U)-ANKL/... 3354/98/99
16-22



00DD 894408

ING (U)-ANKL/.....3354/98/99
17 88 : 9:

.....9/16.....Sheet of doct No.....3354/98/99
 of Book No. SB.....

measuring 3 Acres 29 Guntas and more particularly described in the schedule hereunder written and delineated on the plan annexed hereto and thereon surrounded by a red colour boundary line, together with trees, 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 First Party in and upon the same or any part thereof To HAVE and TO HOLD the same unto the Second Party absolutely and forever and the Second Party shall and may at all times hereafter peacefully and quietly possess and enjoy the schedule mentioned property without any lawful eviction, interruption, claim or demand whatsoever from or by the First party or any one claiming from under or in trust for the First Party.

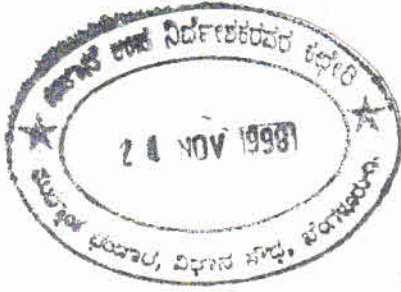

R. SATHYANARAYANA SINGH
 SECRETARY

Karnataka Industrial Areas Development Board
BANGALORE

For BUHLER (INDIA) LIMITED (Contd..10)


 Authorized Signatory





ಮಾನ್ಯರಾದ ಶ್ರೀಮತಿ ಬಿ.ಜಿ.ಎಸ್.ಎಸ್.
ಮಾನ್ಯರಾದ ಶ್ರೀಮತಿ ಬಿ.ಜಿ.ಎಸ್.ಎಸ್., ಮಂಗಳೂರು
ಅಂಕ/14452-465... 24.11.98
ಪ್ರಮಾಣೀಕೃತ Buhler India Limited

ಅಂಕ 25000-00...
ಅಧ್ಯಕ್ಷ, ಮಾನ್ಯರಾದ ಮಹಾಶಯರವರಿಗೆ
ಅರ್ಪಿಸಿ, ಉಪ ನಿರ್ದೇಶಕರವರ ಕಛೇರಿ
(ಮಾನ್ಯರಾದ ಶ್ರೀಮತಿ ಬಿ.ಜಿ.ಎಸ್.ಎಸ್.) ಮಹಾಶಯರವರ
ಕಛೇರಿಗೆ

BNG (U)-ANKL/...335/4/98/99
18.28

ಶ್ರೀಮತಿ ಬಿ.ಜಿ.ಎಸ್.ಎಸ್. ಅವರಿಗೆ
ಅರ್ಪಿಸಿ, ಮಾನ್ಯರಾದ ಮಹಾಶಯರವರಿಗೆ
ಅರ್ಪಿಸಿ, ಉಪ ನಿರ್ದೇಶಕರವರ ಕಛೇರಿ
(ಮಾನ್ಯರಾದ ಶ್ರೀಮತಿ ಬಿ.ಜಿ.ಎಸ್.ಎಸ್.) ಮಹಾಶಯರವರ
ಕಛೇರಿಗೆ

ಶ್ರೀಮತಿ ಬಿ.ಜಿ.ಎಸ್.ಎಸ್. ಅವರಿಗೆ
ಅರ್ಪಿಸಿ, ಮಾನ್ಯರಾದ ಮಹಾಶಯರವರಿಗೆ
ಅರ್ಪಿಸಿ, ಉಪ ನಿರ್ದೇಶಕರವರ ಕಛೇರಿ
(ಮಾನ್ಯರಾದ ಶ್ರೀಮತಿ ಬಿ.ಜಿ.ಎಸ್.ಎಸ್.) ಮಹಾಶಯರವರ
ಕಛೇರಿಗೆ



00DD 894409

NG (U)-ANKL/ 3354/98/99

19-28

: 10 :

10/6 Sheet of doc No. 3354/98/99
of Book No. 2

The Second Party shall observe and conform to the byelaws, 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 thereon.

The Second Party hereby agreed to indemnify the First Party against any loss or liability, action and proceedings claims or demands which may arise in respect of the schedule property in connection with the payment of compensation to the erstwhile landowner/claimants/interested persons.

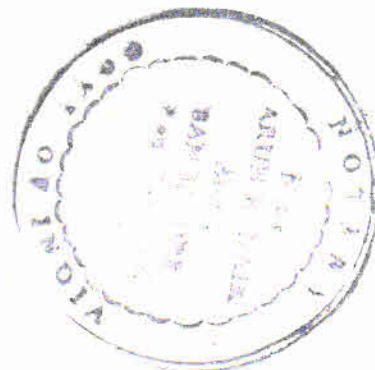
(Contd..11)

For BUHLER (INDIA) Ltd.

Authorised Signatory

R. SATHYANARAYANA SINGH
SECRETARY

Karnataka Industrial Areas Development Board
BANGALORE





ಅರ್ಜಿ ಸಂಖ್ಯೆ: 14452-465
ದಿನಾಂಕ: 24.11.98
ಅರ್ಜಿದಾರ: Buhler India Limited

ಅರ್ಜಿಯ ಮೊತ್ತ: 25000/-
ಅರ್ಜಿದಾರ: Buhler India Limited
ಅರ್ಜಿಯ ವಿವರ: ಅರ್ಜಿದಾರರ ಅರ್ಜಿ
(ಅರ್ಜಿದಾರರ ಅರ್ಜಿ) ವಿವರಿಸಿದೆ
ಅರ್ಜಿದಾರ: Buhler India Limited

BNG (U)-ANKL/3354/98/99
22-28



00DD 894411

BNG (U)-ANKL/ 3354/98/99

23-28

: 12 :

..... 12th Sheet of doct No. 3354/98/99
of Book No. SR.

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

For BUHLER (INDIA) LIM (Contd..13)

Authorized Signatory

R. SATHYANARAYANA SINGH
SECRETARY

Karnataka Industrial Areas Development Board
BANGALORE





BNG (U)-ANKL/... 3354/98/99
2# 28

ಮಾನ್ಯ ಸಚಿವರು ರೂ. 306000-00, ಬಡತನ
25000/12 5000/1 + 1000/1
14. ಉಪಾ ಕಾಗದ (ಇನ್ನು ಇರಲಿಲ್ಲ)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮಾನ್ಯ ಸಚಿವರು, ವಿಧಾನಸಭೆ, ಬೆಂಗಳೂರು
ಅಂ. 14452-465, ದಿನಾಂಕ: 24-11-98
ಬ್ರಹ್ಮ/ಪ್ರ. Buhler India Limited

ಮಾನ್ಯ ಸಚಿವರು ರೂ. 25000-00
ಮಾನ್ಯ ಸಚಿವರು, ವಿಧಾನಸಭೆ, ಬೆಂಗಳೂರು
ಮಾನ್ಯ ಸಚಿವರು, ವಿಧಾನಸಭೆ, ಬೆಂಗಳೂರು
(ಮಾನ್ಯ ಸಚಿವರು, ವಿಧಾನಸಭೆ, ಬೆಂಗಳೂರು)
3

ಮಾನ್ಯ ಸಚಿವರು ರೂ. 306000-00
ಮಾನ್ಯ ಸಚಿವರು, ವಿಧಾನಸಭೆ, ಬೆಂಗಳೂರು
ಮಾನ್ಯ ಸಚಿವರು, ವಿಧಾನಸಭೆ, ಬೆಂಗಳೂರು
(ಮಾನ್ಯ ಸಚಿವರು, ವಿಧಾನಸಭೆ, ಬೆಂಗಳೂರು)
3

Photo Registrar
Anekal
Bangalore Urban District

01

6735/0304

18

27

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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SNG (U) ANKL.S.R/D No. 6735/0304
Book-1 Containing Total Sheets 17
Page.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

21/9/03 04

SALE DEED

THIS DEED OF ABSOLUTE SALE made and executed on this the Ninth
day of September Two Thousand and Three

BETWEEN

M/s BUHLER (INDIA) PRIVATE LIMITED

A Company incorporated under
The Indian Companies Act
Having its Registered Office at
No.13 - D, KIADB Industrial Area
Attibele, Anekal 562 107

Represented by its
Managing Director
Sri. DIPAK MANE
S/o Bala Saheb Mane
Aged about 43 years
Residing at No.210
Hazel Block, II Floor
Raheja Residency
III Block, Koramangala
Bangalore 560 034

hereinafter referred to as the VENDOR (which term shall mean and include its
Officials, administrators, executors, agents, attorneys, successors in interest, legal
representatives and assigns, etc.), of the ONE PART.

..... 2

[Signature]

ಅನೇಕಲ್ ಉಪನೋಂದಣಿ ಕಛೇರಿಯಲ್ಲಿ
 ದಿನಾಂಕ 9/9/03 2-30 00ರ
 ಹಗಲು 3-30
 ಘಂಟೆಯಲ್ಲಿ ವಿಷಯದ ಸುವರ್ಣವಿವರಣೆ
 ಬಿ/ಶಿ/ಮತಿ ವಿಷಯದ ಸುವರ್ಣವಿವರಣೆ
 ಯಾವರಿಂದ ಹಾಜರಾದುದನ್ನು ತಿಳಿಸಿತು.

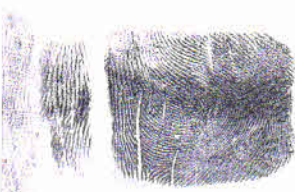
ವಸೂಲಾದ ಶುಲ್ಕ ರೂ. _____
 ನೋಂದಣಿ - 35000/-
 ಸಕಲು - 240/-
 ಹಿಂಬರಹದ ಬಗ್ಗೆ - 10/-
 ಇತರೆ - 10/-
 ಫೋನ್‌ಚಾರ್ಜ್ - 100/-
 ಆರ್.ಆರ್. - 35350/-

Regn-t ce - 35350/-


 ದಸ್ತಾವೇಜು ಬರೆದು
 * ಎಟೈದ್ವಾಗಿ ಒಪ್ಪಿಕೊಳ್ಳುತ್ತಾಳೆ



 ಗ. 
 ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಅನೇಕಲ್


 ಗುರುತಿಗಾಗಿ



 ಗ. 
 ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಅನೇಕಲ್


 (K. MUWIRAT)
 Anand. An.

S.C. Sharada
 (S.C. SHARADA)
 405, 2nd Cross
 II Block, Khamangala
 Bangalore-34
 9/9/03
 ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಅನೇಕಲ್

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

: 2 :

SNG (U) ANKL.S.R/D.No. 673563-4
Book-I Containing Total Sheets 17
Page

AND

Sri. VINOD KUMAR SINGHAL
S/o R.D. Singhal
Aged about 49 years
Residing at No.306
II Cross, 7th Main
B T M Layout
Bangalore 560 076
Permanent Account No.
AIMPS 4044 E

hereinafter referred to as the PURCHASER (which term shall mean and include his heirs, administrators, executors, attorneys, agents, legal representatives and assigns, etc.) of the OTHER PART.

WHEREAS the Vendor had agreed to purchase the Property bearing Sy.No.9 measuring 1 Acre and Sy.No.11/2 measuring 1 Acre 05 Guntas situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, from its previous owner Sri. B. Thimmaiah for valuable consideration under an Agreement to Sell Dated 30.8.1995 and paid the entire Sale Consideration to Sri. B. Thimmaiah.

.... 3

6735/03-4
ONG (U) ANKL.S.R/D.No. 17
Book-I Containing Total Sheets 17
4-20 pgs.

ಶಾಲಾಭಿವೃದ್ಧಿ ಉಪನಿರ್ದೇಶಕರು
ಬೆಂಗಳೂರು
ಮಾಹಿತಿ ಮತ್ತು ಸಂಪನ್ಮೂಲ ಸಚಿವರು
ಅಧಿಕಾರಿಗಳು
19

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

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

: 3 :

ONG (U) ANIL...
Book-1 Containing Total Sheets 17
5-20 Page.

ANDWHEREAS the Vendor had agreed to purchase the Property bearing Sy.No.10 measuring 1 Acre 24 Guntas situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, from its previous owner Sri. B. N. Prabhakar for valuable consideration under an Agreement to Sell Dated 30.8.1995 and paid the entire Sale Consideration to Sri. B.N. Prabhakar.

ANDWHEREAS the Vendor had agreed to purchase the Property bearing Sy.No.11/2 measuring 05 Guntas situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, from its previous owner Sri. N. Seebaiah for valuable consideration under an Agreement to Sell Dated 20.5.1996 and paid the entire Sale Consideration to Sri. N. Seebaiah.

ANDWHEREAS the Vendor had agreed to purchase the Property bearing Sy.No.49/1 measuring 06 1/4 Guntas situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, from its previous owner Sri. B.N. Prabhakar for valuable consideration under an Agreement to Sell Dated 20.5.1996 and paid the entire Sale Consideration to Sri. B.N. Prabhakar.

ANDWHEREAS pursuant to the above Agreements to Sell, the Karnataka Industrial Areas Development Board had acquired the abovesaid Properties alongwith Other Properties of Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, under a Notification No.125 SPQ 93 Dated 1.2.1997 Published in Karnataka Gazette on 1.2.1997.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

: 4 :

ONG (U) ANGL 5.15/5.15
Book-1 Containing Total Sheets 17
6-20 Pages.

ANDWHEREAS on the request of the Vendor, The Karnataka Industrial Areas Development Board had agreed to reconvey the abovesaid Properties to the Vendor herein under the Surrender of Compensation Scheme by was of executing an Absolute Sale Deed on the Vendor herein paying the Water charges. Accordingly, on payment of the necessary charges vide by Receipt No.608 5275 Dated 2.7.1997 by the Vendor herein, Karnataka Industrial Areas Development Board has reconveyed the Schedule Property by executing Two Absolute Sale Deeds 1. Dated 25.11.1998 and Registered as Document No.3354 of 1998-99 in the Office of the Sub Registrar, Anekal in respect of Sy.No..9 measuring 1 Acre and Sy.No.11/2 measuring 1 Acre 05 Guntas and Sy.No.10 measuring 1 Acre 24 Guntas, in all measuring 3 Acres 39 Guntas, all situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, and 2. Dated 11.10.2000 and Registered as Document No.1986 of 2000-01 in the Office of the Sub Registrar, Anekal in respect of Sy.No.11/2 measuring 05 Guntas and Sy.No.49/1 measuring 06 1/4 Guntas, all measuring 11 1/4 Guntas, all situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District.

ANDWHEREAS pursuant to the purchase of the abovesaid Properties under the Absolute Sale Deed Dated 25.11.1998, all the revenue records are mutated and entered in the name of the Vendor herein vide M.R. No.201 of 2002-03, and the same been Assessed by Neralur Gram Panchayath, Neralur, Anekal Taluk, and assigned as Junjar No.515/45 and Taxes have been Demanded vide Junjar No.534/515/45, and the Vendor has been paying the taxes to the authorities concerned and exercising the rights of ownership without any let or hindrances.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

: 5 :

ANG (U) ANKL.S.R. 6735/2004
Book-I Containing Total Sheets 17
Page.

ANDWHEREAS pursuant to the purchase of the abovesaid Properties under the Absolute Sale Deed Dated 11.10.2000, all the revenue records are mutated and entered in the name of the Vendor herein vide M.R. No.59 of 2000-01, and the same been Assessed by Neralur Gram Panchayath, Neralur, Anekal Taluk, and assigned as Junjar No.522/52 and Taxes have been Demanded vide Junjar No.522/522/52, and the Vendor has been paying the taxes to the authorities concerned and exercising the rights of ownership without any let or hindrances.

ANDWHEREAS Sri. B. Mallaiah, S/o Doddaiiah and Sri. Venkataswamy S/o Kempaiah, each had acquired the Property bearing Sy.No.9 measuring 1 Acre 20 Guntas, Sy.No.11/1 measuring 28 Guntas and Sy. No.11/3 measuring 30 Guntas, in all measuring 2 Acres 38 Guntas of Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, under a Settlement Deed Dated 20.5.1970 and Registered as Document No.553 of 1970-71, Book I, Volume 1129, Pages 137 - 140 in the Office of the Sub Registrar, Anekal. ANDWHEREAS Sri. B. Mallaiah was also in actual possession and enjoyment of Karab Land of 04 Guntas in Sy.No.11/1 and 01 Guntas in Sy.No.11/3, of Balagaranahalli Village, Attibele Hobli, Anekal Taluk. ANDWHEREAS pursuant to the Acquisition of the abovesaid Properties, all the revenue records were mutated and entered in their respective names vide M.R. No.8 of 1971-72, and eversince then they were in exclusive physical possession and enjoyment of the abovesaid Property and were paying the taxes to the authorities concerned and exercising the rights of ownership without any let or hindrances.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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6735/2004
Book-I Containing Total Stamps
Rs. 20/-

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

: 6 :

ANDWHEREAS the Deputy Commissioner, Bangalore District, Bangalore had accorded permission to convert the Land bearing Sy.No.9 measuring 1 Acre 20 Guntas, Sy.No.11/1 measuring 30 Guntas and Sy.No.11/3, measuring 28 Guntas alongwith Karab Land of 05 Guntas, all situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, for Non Agricultural - Industrial purposes in the name of Sri. B. Mallaiah. S/o Doddaiiah, as per actual physical possession vide Order No.BDS:ALN:SR:(A):60 of 1995-96 Dated 8.11.1995.

ANDWHEREAS the Deputy Commissioner, Bangalore District, Bangalore had accorded permission to convert the Land bearing Sy.No.9 measuring 1 Acre 20 Guntas, Sy.No.11/1 measuring 30 Guntas and Sy.No.11/3, measuring 28 Guntas, all situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, for Non Agricultural - Industrial purposes in the name of Sri. B. Mallaiah. S/o Doddaiiah, as per actual physical possession, vide Order No.BDS:ALN:SR:(A):59 of 1995-96 Dated 8.11.1995.

ANDWHEREAS Sri. B. Mallaiah S/o Doddaiiah for his legal and family necessities had sold the Property bearing Sy.No.9 measuring 30 Guntas situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, to the Vendor herein under an Absolute Sale Deed Dated 21.12.1995 and Registered as Document No.6624 of 1995-96, Book I, Volume 2077, Pages 10 - 14, in the Office of the Sub Registrar, Anekal Taluk. ANDWHEREAS pursuant to the purchase of the said Property, all the revenue records are mutated and entered in the name of the Vendor herein vide M.R. No.121 of 1996-97, and the same been Assessed by Neralur Gram Panchayath, Neralur, Anekal Taluk, and assigned Junjar No.497/26 and Taxes have been Demanded and the Vendor has been paying the taxes to the authorities concerned and exercising the rights of ownership without any let or hindrances.

..... 7

Signature

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



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

: 7 :

BNG (U) ANN. S. No. 6735/304
Book-I Containing Total Sheets 17
Page.

ANDWHEREAS Sri. B. Mallaiah S/o Doddaiiah for his legal and family necessities had sold the Property bearing Sy.No.9 measuring 30 Guntas situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, to the Vendor herein under an Absolute Sale Deed Dated 21.12.1995 and Registered as Document No.6625 of 1995-96, Book I, Volume 2077, Pages 15 - 19, in the Office of the Sub Registrar, Anekal Taluk. ANDWHEREAS pursuant to the purchase of the said Property, all the revenue records are mutated and entered in the name of the Vendor herein vide M.R. No.122 of 1996-97, and the same been Assessed by Neralur Gram Panchayath, Neralur, Anekal Taluk, and assigned Junjar No.498/27 and Taxes have been Demanded and the Vendor has been paying the taxes to the authorities concerned and exercising the rights of ownership without any let or hindrances.

ANDWHEREAS Sri. B. Mallaiah S/o Doddaiiah for his legal and family necessities had sold the Property bearing Sy.No.11/1 measuring 30 Guntas alongwith 04 Guntas of Karab Land situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, to the Vendor herein under an Absolute Sale Deed Dated 21.12.1995 and Registered as Document No.6626 of 1995-96, Book I, Volume 2077, Pages 20 - 25, in the Office of the Sub Registrar, Anekal Taluk. ANDWHEREAS pursuant to the purchase of the said Property, all the revenue records are mutated and entered in the name of the Vendor herein vide M.R. No.123 of 1996-97, and the same been Assessed by Neralur Gram Panchayath, Neralur, Anekal Taluk, and assigned Junjar No.499/28 and Taxes have been Demanded and the Vendor has been paying the taxes to the authorities concerned and exercising the rights of ownership without any let or hindrances.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

: 8 :

ANG (U) ANKL.S.N/D.N.O. 6735/23-4
Book-I Containing Total Sheets 17
10-20 Page.

ANDWHEREAS Sri. B. Mallaiah S/o Doddaiiah for his legal and family necessities had sold the Property bearing Sy.No.11/3 measuring 28 alongwith 01 Gunta of Karab Land situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, to the Vendor herein under an Absolute Sale Deed Dated 21.12.1995 and Registered as Document No.6623 of 1995-96, Book I, Volume 2077, Pages 4 - 9, in the Office of the Sub Registrar, Anekal Taluk. ANDWHEREAS pursuant to the purchase of the said Property, all the revenue records are mutated and entered in the name of the Vendor herein vide M.R. No.120 of 1996-97, and the same been Assessed by Neralur Gram Panchayath, Neralur, Anekal Taluk, and assigned Junjar No.496/25 and Taxes have been Demanded and the Vendor has been paying the taxes to the authorities concerned and exercising the rights of ownership without any let or hindrances.

ANDWHEREAS Sri. Venkataswamy S/o Kempaiah for his legal and family necessities had sold the Property bearing Sy.No.9 measuring 30 Guntas situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, to the Vendor herein under an Absolute Sale Deed Dated 21.12.1995 and Registered as Document No.6628 of 1995-96, Book I, Volume 2077, Pages 30 - 35, in the Office of the Sub Registrar, Anekal Taluk. ANDWHEREAS pursuant to the purchase of the said Property, all the revenue records are mutated and entered in the name of the Vendor herein vide M.R. No.126 of 1996-97, and the same been Assessed by Neralur Gram Panchayath, Neralur, Anekal Taluk, and assigned Junjar No.501/30 and Taxes have been Demanded and the Vendor has been paying the taxes to the authorities concerned and exercising the rights of ownership without any let or hindrances.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

: 9 :

ಈ (12) ಪುಟಗಳಲ್ಲಿ
Book-I Containing Total Sheets 12
12 20 Page.

ANDWHEREAS Sri. Venkataswamy S/o Kempaiah for his legal and family necessities had sold the Property bearing Sy.No.9 measuring 30 Guntas situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, to the Vendor herein under an Absolute Sale Deed Dated 21.12.1995 and Registered as Document No.6629 of 1995-96, Book I, Volume 2077, Pages 36 - 40, in the Office of the Sub Registrar, Anekal Taluk. ANDWHEREAS pursuant to the purchase of the said Property, all the revenue records are mutated and entered in the name of the Vendor herein vide M.R. No.127 of 1996-97, and the same been Assessed by Neralur Gram Panchayath, Neralur, Anekal Taluk, and assigned Junjar No.502/31 and Taxes have been Demanded and the Vendor has been paying the taxes to the authorities concerned and exercising the rights of ownership without any let or hindrances.

ANDWHEREAS Sri. Venkataswamy S/o Kempaiah for his legal and family necessities had sold the Property bearing Sy.No.11/1 measuring 30 Guntas, situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, to the Vendor herein under an Absolute Sale Deed Dated 21.12.1995 and Registered as Document No.6627 of 1995-96, Book I, Volume 2077, Pages 25 - 30 in the Office of the Sub Registrar, Anekal Taluk. ANDWHEREAS pursuant to the purchase of the said Property, all the revenue records are mutated and entered in the name of the Vendor herein vide M.R. No.125 of 1996-97, and the same been Assessed by Neralur Gram Panchayath, Neralur, Anekal Taluk, and assigned Junjar No.500/29 and Taxes have been Demanded and the Vendor has been paying the taxes to the authorities concerned and exercising the rights of ownership without any let or hindrances.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

: 10 :

6735/23-04
Book-I Containing Total Sheets 17
1290 Page.

ANDWHEREAS Sri. Venkataswamy S/o Kempaiah for his legal and family necessities had sold the Property bearing Sy.No.11/3 measuring 28 Guntas, situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, to the Vendor herein under an Absolute Sale Deed Dated 21.12.1995 and Registered as Document No.6630 of 1995-96, Book I, Volume 2077, Pages 41 - 45, in the Office of the Sub Registrar, Anekal Taluk. ANDWHEREAS pursuant to the purchase of the said Property, all the revenue records are mutated and entered in the name of the Vendor herein vide M.R. No.128 of 1996-97, and the same been Assessed by Neralur Gram Panchayath, Neralur, Anekal Taluk, and assigned Junjar No.503/32 and Taxes have been Demanded and the Vendor has been paying the taxes to the authorities concerned and exercising the rights of ownership without any let or hindrances.

ANDWHEREAS the Karnataka Industrial Areas Development Board who had Notified the abovesaid Properties for Industrial purposes, and since the said Properties had already been converted for Non Agricultural - Industrial Purposes and since the Vendor had already purchased the said Properties prior to the Notification itself, and on the request of the Vendor, the said Properties have been Denotified as the same is not required for by the Board, by the Board Resolution No.237 Dated 28.7.2002 and have issued an Endorsement No.KIADB:LAQ:767 of 2003-04 Dated 2.9.2003.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚೀಟಿ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ENG (U) ANP.L.S. 6735/23-24
Book-1 Containing Total 17
13-20 Page.

: 11 :

ANDWHEREAS thus, the Vendor is the absolute owner and in physical possession and enjoyment of the Property bearing Sy.No.9 measuring 4 Acres, Sy.No.10 measuring 1 Acre 24 Guntas, Sy.No.11/1 measuring 1 Acre 20 Guntas and 04 Guntas of Karab, Sy.No.11/2 measuring 1 Acre 10 Guntas, Sy.No.11/3 measuring 1 Acre 16 Guntas and 01 Gunta of Karab and Sy.no.49/1 measuring 06 1/4 Guntas, in all measuring 9 Acres 36 1/4 Guntas and 05 Guntas of Karab Land (converted for Non Agricultural - Industrial Purposes) all adjoining each other and having common boundaries, all situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, which is morefully described in the Schedule hereunder and referred to as the Schedule 'A' Property marked as ABCDEFGHJKLMNA in the Sketch enclosed.

ANDWHEREAS the Vendor who is in need of funds for the development and improvement of the Company and for better investments had offered to Sell a portion of the Schedule 'A' Property in Sy.No.9 measuring 30 Guntas, Sy. No.10 measuring 04 Guntas, Sy.No.11/2 measuring 1 Acre 05 Guntas and Sy.No.11/3 measuring 1 Acre 16 Guntas and 01 Gunta of converted Karab Land, in all measuring 3 Acres 16 Guntas and 01 Gunta of converted Karab all situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, earmarked as JMNODEHJ in Green Colour in the Sketch enclosed which is morefully described in the Schedule hereunder and referred to as the Schedule 'B' Property to the Purchaser for a total Sale Consideration of Rs.35,00,000/- (Rupees Thirtyfive Lakhs Only) free from all encumbrances together with all the rights, title, interest and Possession, and the Purchaser had agreed to purchase the Schedule 'B' Property for a total Sale Consideration of Rs.35,00,000/- (Rupees Thirtyfive Lakhs Only) free from all encumbrances together with all the rights, title, interest and possession from the Vendor.

.... 12

[Handwritten signature]

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

: 12 :

ಶುಲ್ಕ (ರೂ.) : 12.00/0.00
Book-1 Containing Total Sheets 17
Page 20

NOW THIS DEED WITNESSETH AS FOLLOWS :

That in pursuance of the offer and acceptance and in consideration of the above, the Vendor has received the entire Sale Consideration of Rs.35,00,000/- (Rupees Thirtyfive Lakhs Only) by Cheque No.233454 Dated 3.9.2003 drawn on Vijaya Bank, Mayo Hall Branch, M.G. Road, Bangalore for Rs.35,00,000/- (Rupees Thirtyfive Lakhs Only). The Vendor hereby admits and acknowledges the receipt of the entire Sale consideration of Rs.35,00,000/- (Rupees Thirtyfive lakhs Only) in full and final settlement and hereby acquits and releases the purchaser from the payment of the entire sale consideration.

In consideration of the same, the Vendor hereby grant, convey, sale, transfer and assign and assure unto and to the use of the said Purchaser the Schedule 'B' Property free from all encumbrances, court attachments, litigations, maintenance charges, claims and demands whatsoever together with all the rights, ways, path ways, easements of necessities, water, water courses, drains, privileges, appurtenances, trees of all types advantages whatsoever pertaining to or belonged to the Schedule 'B' Property and part thereof to and unto the use of the Purchaser absolutely and forever subject to the right of the Vendor and its successors in interest having right of way to the balance portion of the Schedule 'A' Property by means of an approach Road via a 30 Feet wide passage forming part of 'B' Schedule Property and running parallel to the eastern boundary of the Schedule 'A' Property marked in Blue Colour in the Sketch enclosed until the purchase of the remaining portion of the Schedule 'A' Property by the Purchaser or his nominees.

⑧ as well as permanent right of way to the southern side of the Schedule A property by means of a passage of 10 feet width running along a western and southern side of the Schedule A property marked as pink ink in the sketch enclosed

13

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

: 13 :

BOOK (U) Serial No. 6735/24
Book-I Containing Total Sheets 17
15/20

That the Vendor hereby covenant with the Purchaser that not withstanding any acts, deeds, things hereto before done, executed or knowingly suffered, the Vendor is the absolute owner and is having full and absolute title and authority to sell and convey the Schedule 'B' Property and the same is free from all encumbrances, maintenance, charges and obligations whatsoever, and the Purchaser shall hereafter peacefully and actually hold, possess, and enjoy the Schedule 'B' Property without any claims or demands, disturbances or interruptions whatsoever from the Vendors and the Schedule 'B' Property is also free from suits, proceedings, costs, claims and demands.

The Vendor further covenant that they shall at their costs do or execute or cause to be done or executed all such lawful and useful acts, deeds and things and execute deeds of further assurances, confirmation deeds, rectification deeds and other things whatsoever for further and more perfectly and morefully conveyed and assuring ownership and possession of the Schedule 'B' Property and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed.

The Vendor further covenant with the Purchaser that in case the Purchaser is deprived of the whole or any part of the Schedule 'B' Property sold by reason of any defect found in the title of the Schedule 'B' Property or any encumbrances or any charges over the same to which this sale is subjected, the Vendor shall pay to the Purchaser by way of damages or otherwise the whole of the Sale Price or such part of it in accordance with the present market value as shall bear the same proportion of whole or such a part of Property as the case may be and also all the consequential losses and damages.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕಾರ ಸಂಖ್ಯೆ ಕರ್ನಾಟಕ 152 ಮುನೀಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದ ಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

: 15 :

ENG (U) ANKLE B. N. 6.105/03-04
Book of Stamping Total Sheets 17
16-20 Page.

The Vendor has on this day delivered the vacant Possession of the Schedule 'B' Property to the Purchaser and has put the Purchaser in actual physical possession of the Schedule Property and all the documents are handed over to the Purchaser. The Title Deeds pertaining to the Schedule 'B' Property and also forming part of the Schedule 'A' Property are handed over by the Vendor to the Purchaser at the time of Registration of this Sale Deed in respect of the Schedule 'B' Property, however the Purchaser shall not utilise the Title Deeds forming part remaining portion of the Schedule 'A' Property which is not the subject matter of this Sale Deed until the purchase of the same by the Purchaser or his nominees for the purposes of mortgaging, creating any charge, lien, or encumbrances.

The Sale is not in contravention of the provisions of Karnataka Land Revenue Act, Karnataka Land Reforms Act, Karnataka Village Officer's Abolition Act or any types of Inams Abolition Act or any other allied statutes in force.

SCHEDULE 'A' PROPERTY

All that piece and parcel of the Property bearing Sy.No.9 measuring 4 Acres, Sy.No.10 measuring 1 Acre 24 Guntas, Sy.No.11/1 measuring 1 Acre 20 Guntas and 04 Guntas of converted Karab, Sy.No.11/2 measuring 1 Acre 10 Guntas, Sy.No.11/3 measuring 1 Acre 16 Guntas and 01 Gunta of converted Karab and Sy.no.49/1 measuring 06 1/4 Guntas, in all measuring 9 Acres 36 1/4 Guntas and 05 Guntas of Karab Land (converted for Non Agricultural - Industrial Purposes) all adjoining each other and having common boundaries, all situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, alongwith Compound and marked as ABCDEFGHJKLMNA in the Sketch enclosed and bounded on the

..... 16

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

: 14 :

BNG (U) ANK

Book-I Containing Total Sheets 17-20 Page.

The Vendor further covenant with the Purchaser that there are no acquisitions or legal or departmental proceedings against/in respect of the Schedule 'B' Property and that they have not encumbered in any manner or entered into any agreements with others to sell the Schedule Property or portions thereof and Vendor indemnify and keep indemnified the Purchaser from or against any losses the Purchaser may suffer, subsequent to the breach of the terms of this sale and in case of any claims by any person, the Vendor shall settle the claims at their cost and risk.

The Vendor hereby assures and covenant with the Purchaser that there are no encumbrances or any settlements, wills, charges, liens, mortgages, attachments, maintenance, charges, either by agreement, order or decree pending or threatened legal proceedings or revenue proceedings, land acquisition claims on the Schedule 'B' Property that may in any manner derogate from the full and absolute ownership of the Schedule 'B' Property hereby conveyed.

The Vendor has paid the land tax, Property tax, and other taxes and charges in respect of the Schedule 'B' Property to the concerned authorities upto date and the Purchaser can pay the same hereinafter from this date and in case any taxes or charges are still due unpaid in respect of the Schedule Bangalore 'B' Property till date, the same shall be paid by the Vendor and the Vendor has no objection whatsoever in getting the Katha and other necessary records changed in the revenue and other records in the name of the Purchaser and the Vendor shall co-operate with the Purchaser in this regard.

.... 15

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

: 16 :

ONG (U) ANKULS, 6735/2004
Book-I Containing Total Sheet 17
Page.

East by : Government Nala
West by : Private Property
North by : Private Property bearing Sy.No.8
South by : Reamining Property in Sy.No.11/2 and Sy.No.48

SCHEDULE 'B' PROPERTY

All that piece and parcel of the Portion of the Schedule 'A' Property bearing Sy.No.9 measuring 30 Guntas, Sy. No.10 measuring 04 Guntas, Sy.No.11/2 measuring 1 Acre 05 Guntas and Sy.No.11/3 measuring 1 Acre 16 Guntas and 01 Gunta of converted Karab Land, in all measuring 3 Acres 16 Guntas and 01 Gunta of converted Karab all situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, earmarked as JMNODEHJ in Green Colour in the Sketch enclosed and bounded on the

East by : Government Nala
West by : Property sold to Smt. Manju Singhal and Private Property
North by : Portion of the Remaining Property sold to the Purchaser by the Vendor under an Agreement to Sell Dated 8.9.2003
South by : Property sold to Smt. Manju Singhal, and Remaining Property in Sy.No.11/2 and the Property to be sold to the Vendor

The Market Value of the Schedule 'B' Property is Rs.35,00,000/-

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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.

: 17 :

ಶುಲ್ಕ (ರೂ) / ಸ್ಟಾಂಪ್ ದುರ್ಬೀಕರಣ
Book-I Containing Total Stamps 17
19-20 Page.

IN WITNESS WHEREOF the Vendor and the Purchaser have set their
respective his hands and has executed this Deed of Absolute Sale on the day,
month and year first above written.

WITNESSES

1. S.C. Sharada
(S.C. SHARADA)
405, 7th Cross
10 Block, Karmangala
Bangalore - 34

VENDOR

2.
(RATNAKAR)
5-1A, WILSON GARDEN APARTMENT
13TH CROSS WILSON GARDEN
BANGALORE - 560027

PURCHASER

Drafted by

P. ANAND G. Manivanan, Advocate
No.462/34/1, 12th Cross
8th Main, Wilson Garden
Bangalore 560 027

