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SUNSHINE INFRA PROMOTERS PVT LTD

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To,

23rd January, 2017
Ref:-SIPPL/PACL/02

**The Respected Members and,
Nodal Officer cum Secretary to the Committee
Justice (Retd.) R. M Lodha Committee**
(In the matter of PACL Ltd and connected matters)
The Ashok Arena Building (Oudh Coridor)
50-B, Chanakyapuri, New Delhi-110 021

Sub:- Your Public Notice dated 27th August, 2016 and Letter Ref No JRMLC/PACL/814/16-17 dated 24th October, 2016.

Respected Member's,

With reference to your letter dated 24th October, 2016 we are pleased to submit the following information and document as sought out in the above mention letter:-

Sr No	Details of the Property	Area	MR No.	Date of Purchase	Name of the Seller	Amount Involved(Excluding Stamp Duty and Registration Charges)
1	Land at Village Akkupete, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	04.05 Acres	24743-16	Registration No 606/2011 dated 10 th May, 2011 with the Office of the Sub-Registrar Devanahalli, Bangalore	1) B. R Madhusudhan S/o Sri. Ramamurthy 2) K Muniraju S/o Late Kempanna	2,83,50,000
2	Land at Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	1.05 Acres	24744-16	Registration No 632/2011 dated 11 th May, 2011 with the Office of the Sub-Registrar Devanahalli, Bangalore	K Muniraju S/o Late Kempanna	59,00,000
3	Land at Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	1.60 Acres	24745-16	Registration No 635/2011 dated 11 th May, 2011 with the Office of the Sub-Registrar Devanahalli, Bangalore	K Muniraju S/o Late Kempanna	1,56,25,000



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4	Land at Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	2.65 Acres	24746-16	Registration No 1500/2011 dated 21 st June, 2011 with the Office of the Sub-Registrar Devanahalli, Bangalore	K Muniraju S/o Late Kempanna	2,63,00,000
5	Land at Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	1.125 Acres	24747-16	Registration No 5062/2011 dated 08 th December, 2011 with the Office of the Sub-Registrar Devanahalli, Bangalore	Nagarajappa S/o Late. Munibasappa	1,05,10,000
6	Land at Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	0.125 Acres	24748-16	Registration No 5066/2011 dated 08 th December, 2011 with the Office of the Sub-Registrar Devanahalli, Bangalore	Sriram S/o Late. Ganachari	8,85,000
7	Land at Village Doddasanne, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	1.00 Acres	24749-16	Registration No 874/2011 dated 24 th May, 2011 with the Office of the Sub-Registrar Devanahalli, Bangalore	1) Chinnappa S/o Late. Hotteppa 2) Munilakshmi D/o Chinnappa 3) Anjinappa S/o Chinnappa 4) Nagamma D/o Chinnappa 5) Thimmaraju S/o Chinnappa 6) K Muniraju S/o Late. Kempanna	30,50,000
8	Land at Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	2.55 Acres	24750-16	Registration No 634/2011 dated 11 th May, 2011 with the Office of the Sub-Registrar Devanahalli, Bangalore	1) Munikrishnappa S/o Late. Dodda Muniyappa 2) Purishottama S/o Munikrishnappa 3) Shashikala D/o Munikrishnappa 4) Muninarayanappa S/o Late.	1,66,75,000

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					Doddamuniyappa	
					5) Manjesha S/o Munianayanappa	
					6) Ramanjinappa S/o Late. Doddamuniyappa	
					7) Lakshmamma W/o RAmanjinappa	
					8) Lokesh S/o Ramanjinappa	
					9) Harish S/o Ramanjinappa	
					10) D Kenchappa S/o Late Doddamuniyappa	
					11) Lakshmikumar S/o D Kenchappa	
					12) Vikas S/o Lakshmiukar	
					13) Chandana D/o Lakshmikumar	
					14) Rajashekar S/o D Kenchappa	
					15) Sharan S/o Rajashekar	
					16) Vijaya S/o Mr. Rajashekar	
					17) Shankar S/o D Kenchappa	
					18) Appu S/o Shankar	
					19) Ravi S/o Kenchappa	
					20) Ravi S/o D Kecenchappa	
					21) Ranjitha D/o Ravi	
					22) Gowramma D/o D Kenchappa	
					23) Lakshminarayana S/o Late. Munikenchappa	
					24) Prithvi S.o Lakshminarayana	
					25) Vandana D/o Lakshminarayana	
					26) Yashodama D/p Late. Munikenchappa	
					27) Narayanamma W/o Late Munikenchappa	
					28) Anjinappa S/o Late Munikenchappa	

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					29) Chandru S/o Late. Munikenchappa 30) Thanu D/o Chandru 31) Somashekar S/o Late. Munikenchappa 32) Lakshmamma D/o Late. Munikenchappa 33) Anjinamma W/o Late. Munikenchappa 34) Manjunatha S/o Late. Munikenchappa 35) Govinda S/o Late. Munikenchappa 36) Anjinamma D/o Late Doddamuniyappa 37) Munivenkatamma D/o Late Doddamuniyappa 38) Thimmakka D/o Late Doddamuniyappa 39) K Muniraju S/o Late Kempanna	
9	Land at Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	1.00 Acres	24751-16	Registration No 1501/2011 dated 21 st June, 2011 with the Office of the Sub-Registrar Devanahalli, Bangalore	1) P Harshavadhana Reddy S/o Narayana Reddy 2) K Muniraju S/o Late Kempanna	73,00,000
10	Land at Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	16.90 Acres	24752-16	Registration No 802/2011 dated 19 th May, 2011 with the Office of the Sub-Registrar Devanahalli, Bangalore	1) A Ramakrishna S/o Anjaneyachar 2) K Muniraju S/o Late Kempanna	11,83,00,000
11	Land at Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	5.00 Acres	24755-16	Registration No 530/2011 dated 05 th May, 2011 with the Office of the Sub-Registrar Devanahalli, Bangalore	1) Muninanjappa S/o Late Appajappa 2) K Muniraju S/o Late Kempanna	3,00,00,000

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Further the said property was purchased out of the fund invested by Greenfield Estates Bangalore. The Payment details are as follows:-

Details of Payment to Farmers for Sr. No 1 (MR No 24743-16)

Sr No	Cheque/ DD No	Dated	Amount	In Favour of
1	890636	23.04.2011	2,83,50,000	K Muniraju
Total			2,83,50,000	

Details of Payment to Farmers for Sr. No 2 (MR No 24744-16)

Sr No	Cheque/ DD No	Dated	Amount	In Favour of
1	890650	23.04.2011	58,50,000	K Muniraju
2	Cash	23.04.2011	50,000	
Total			59,00,000	

Details of Payment to Farmers for Sr. No 3 (MR No 24745-16)

Sr No	Cheque/ DD No	Dated	Amount	In Favour of
1	890646	23.04.2011	1,33,50,000	K Muniraju
2	890647	23.04.2011	22,25,000	K Muniraju
3	Cash	23.04.2011	50,000	
Total			1,56,25,000	

Details of Payment to Farmers for Sr. No 4 (MR No 24746-16)

Sr No	Cheque/ DD No	Dated	Amount	In Favour of
1	DD 4223	06.06.2011	2,62,81,250	K Muniraju
2	Cash	06.06.2011	18,750	
Total			2,63,00,000	

Details of Payment to Farmers for Sr. No 5 (MR No 24747-16)

Sr No	Cheque/ DD No	Dated	Amount	In Favour of
1	421305	01.12.2011	1,05,00,000	K Muniraju
2	Cash	01.12.2011	10,000	
Total			1,05,10,000	

Details of Payment to Farmers for Sr. No 6 (MR No 24748-16)

Sr No	Cheque/ DD No	Dated	Amount	In Favour of
1	Cash	08.12.2011	8,85,000	Sriram
Total			8,85,000	

Details of Payment to Farmers for Sr. No 7 (MR No 24749-16)

Sr No	Cheque/ DD No	Dated	Amount	In Favour of
1	890713	23.04.2011	20,00,000	K Muniraju
2	890714	23.04.2011	10,00,000	K Muniraju
3	Cash	23.04.2011	50,000	
Total			30,50,000	

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Details of Payment to Farmers for Sr. No 8 (MR No 24750-16)

Sr No	Cheque/ DD No	Dated	Amount	In Favour of
1	890648	23.04.2011	1,42,50,000	K Muniraju
2	890649	23.04.2011	23,75,000	K Muniraju
3	Cash	23.04.2011	50,000	
Total			1,66,75,000	

Details of Payment to Farmers for Sr. No 9 (MR No 24751-16)

Sr No	Cheque/ DD No	Dated	Amount	In Favour of
1	DD 4222	06.06.2011	72,50,000	K Muniraju
2	Cash	06.06.2011	50,000	
Total			73,00,000	

Details of Payment to Farmers for Sr. No 10 (MR No 24752-16)

Sr No	Cheque/ DD No	Dated	Amount	In Favour of
1	890638	23.04.2011	2,13,50,000	K Muniraju
2	890641	23.04.2011	3,01,00,000	K Muniraju
3	890652	23.04.2011	2,07,00,000	K Muniraju
4	890653	23.04.2011	34,50,000	K Muniraju
5	890654	23.04.2011	1,57,50,000	K Muniraju
6	890637	23.04.2011	1,03,25,000	K Muniraju
7	890639	23.04.2011	24,50,000	K Muniraju
8	890640	23.04.2011	63,00,000	K Muniraju
9	890644	23.04.2011	60,00,000	K Muniraju
10	890645	23.04.2011	10,00,000	K Muniraju
11	890710	23.04.2011	3,00,000	K Muniraju
12	890712	23.04.2011	5,75,000	K Muniraju
Total			11,83,00,000	

Details of Payment to Farmers for Sr. No 11 (MR No 24755-16)

Sr No	Cheque/ DD No	Dated	Amount	In Favour of
1	890642	23.04.2011	2,99,50,000	K Muniraju
2	Cash	23.04.2011	50,000	
Total			3,00,00,000	

Bank Statement reflecting the payments to the concerned farmers is attached herewith along with the Balance Sheet of the Company for the acquired financial year.

For Sunshine Infra Promoters Private Limited



Manu Nath

(Auth. Signatory/Representative)

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SUNSHINE INFRA PROMOTERS PRIVATE LIMITED			
H.NO 457/10, SECTOR-45, NEAR VCD BLOCK, NOIDA, UTTAR PRADESH-201303			
BALANCE SHEET AS AT 31ST MARCH, 2012			Amount in \$
PARTICULARS	Note No.	Figures as on 31st March, 2012	Figures as on 31st March, 2011
I EQUITIES AND LIABILITIES			
(1) Shareholder's Funds			
(a) Share Capital	2	100,000	-
(b) Reserves and Surplus	3	(152,214)	-
(2) Share application money pending for allotment		-	-
(3) Non-Current Liabilities			
(a) Long-term borrowings		-	-
(b) Other Long term liabilities		-	-
(4) Current Liabilities			
(a) Short-term borrowings	4	362,544,670	-
(b) Trade payables	5	1,163,750	-
(c) Other current liabilities	6	16,854	-
(d) Short-term provisions		-	-
Total		363,673,060	-
II ASSETS			
(1) Non-current assets			
(a) Fixed Assets		-	-
(b) Non-current investments		-	-
(c) Deferred tax assets (Net)		-	-
(d) Long term loans and advances		-	-
(e) Other non-current assets		-	-
(2) Current Assets			
(a) Current investments		-	-
(b) Inventories	7	337,128,710	-
(c) Trade receivables		-	-
(d) Cash and cash equivalents	8	214,640	-
(e) Short-term loan and advances	9	26,329,710	-
(f) Other current assets		-	-
Total		363,673,060	-
Significant Accounting Policies	1		

The Notes form an integral part of these financial statement

"As per our separate report of even date"

For Goyal Bhanot & Co.

Firm Regn No : 012376C

Chartered Accountants

CA Munish Sadana
(Partner)

Membership No. : 401337

New Delhi: 20th, August, 2012



Nareen Lakhnypal
(Director)

Birender Kumar Swain
(Director)

New Delhi: 20th, August, 2012

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SUNSHINE INFRA PROMOTERS PRIVATE LIMITED

H.NO 457/10, SECTOR-45, NEAR VCD BLOCK, NOIDA, UTTAR PRADESH-201303

STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDED 31ST MARCH, 2012			Amount in \$
PARTICULARS	Note No.	Figures as on 31st March, 2012	Figures as on 31st March, 2011
I. Revenue from operations		-	-
II. Other incomes		-	-
III. Total Revenue		-	-
IV. Expenses			
Cost of material consumed		-	-
Purchase of Stock-in-trade		337,128,710	-
Change in inventories of finished goods, work-in-progress and stock-in-trade		(337,128,710)	-
Employee benefit expenses		-	-
Financial Cost		-	-
Depreciation and amortisation expenses		-	-
Other expenses	10	152,214	-
IV. Total Expenses		152,214	-
V. Profit before exceptional and extraordinary items and tax (III-IV)		(152,214)	-
VI. Exceptional Items		-	-
VII. Profit Before Tax (V + VI)		(152,214)	-
VIII. Tax expenses			
(1) Current tax		-	-
(2) Deferred tax		-	-
IX. Profit/(Loss) for the period (VII + VIII)		(152,214)	-
X. Earning per equity share: Basic & Diluted		(15.22)	-
Significant Accounting policies	1		

The Notes form an integral part of these financial statement

"As per our separate report of even date"

For Goyal Bhanot & Co.

Firm Regn No : 012376C

Chartered Accountants

CA Munish Sadana

(Partner)

Membership No. : 401337



Naresh Lakhanpal
(Director)

Birender Kumar Swain
(Director)

New Delhi: 20th, August, 2012

New Delhi: 20th, August, 2012

NOTES TO ACCOUNTS TO FINANCIAL STATEMENT

1 SIGNIFICANT ACCOUNTING POLICIES AND PRACTICES

The financial statements have been prepared on accrual basis and under historical cost convention and in compliance, in all material aspects, with the applicable accounting principles in India, the applicable accounting standards notified under section 211(3C) and other relevant provisions of Companies Act, 1956.

1.1 FIXED ASSETS

Tangible fixed assets are stated at cost, net of tax/duty credits availed, less accumulated depreciation/impairment losses, if any. Cost includes original cost of acquisition, including incidental expenses related to such acquisition and installation.

Intangible assets are stated at cost, net of tax/ duty credits availed, less accumulated amortization/impairment losses, if any. Cost includes original cost of acquisition including incidental expenses related to such acquisition.

1.2 DEPRECIATION

Depreciation on fixed assets is provided on the "Written Down Value Method" (W.D.V) at the rates prescribed in the Schedule XIV to the companies act, 1956 from time to time.

Assets individually costing less than Rs. 5000 are fully depreciated in the year of acquisition.

1.3 INVESTMENTS

Investments are classified as long term and current investments. Long Term Investments are carried at cost less provision for permanent diminution, if any in value of such investments. Current investments are carried at lower of cost and fair value.

1.4 INVENTORIES

Raw Materials

Raw Materials, construction materials and stores & spares are valued at weighted average cost. Cost excludes refundable duties and taxes.

Work in Progress

Properties under development are valued at cost. Cost comprises all direct development expenditure, administrative expenses and borrowing costs.

Finished Goods

Land held for resale and Properties developed are valued at lower of cost price and net realizable value.

1.5 REVENUE RECOGNITION

Revenue is recognised to the extent that it is probable that the economic benefit will flow to the company, revenue can be reliably measured and significant risk & reward has been transferred.

Revenue from property development is recognized when the company has entered into agreement to sale with the buyer and all significant risk and rewards of ownership have been transferred to the buyer and there is no uncertainty regarding reliability of the sale consideration.

Interest on investment and bank deposits are recognised on the time proportion basis taking into account the amount invested and the rate applicable.

1.6 BORROWING COST

Interest and other borrowing cost attributable to qualifying assets are capitalized. Other interest and borrowing costs are charged to revenue.

1.7 PROVISIONS, CONTINGENT LIABILITIES AND CONTINGENT ASSETS

A provision is recognised when there is a present obligation as a result of a past event, that probably requires an outflow of resources and a reliable estimate can be made to settle the amount of obligation. Provision is not discounted to its present value and is determined based on the last estimate required to settle the obligation at the year end. These are reviewed at each year end and adjusted to reflect the best current estimate. Contingent liabilities are not recognised but disclosed in the financial statements. Contingent assets are neither recognised nor disclosed in the financial statements.

1.8 TAXATION

Income-tax expense comprises current tax and deferred tax charge or credit. Provision for current tax is made on the basis of the assessable income at the tax rate applicable to the relevant assessment year. The deferred tax asset and deferred tax liability is calculated by applying tax rate and tax laws that have been enacted or substantively enacted by the Balance Sheet date. Deferred tax assets arising mainly on account of brought forward losses and unabsorbed depreciation under tax laws, are recognised, only if there is a virtual certainty of its realisation, supported by convincing evidence. Deferred tax assets on account of other timing differences are recognised only to the extent there is a reasonable certainty of its realisation. At each Balance Sheet date, the carrying amounts of deferred tax assets are reviewed to reassess realisation. Minimum Alternative Tax credit is recognised as an asset only when and to the extent there is convincing evidence that the company will pay normal tax during the specified period.

1.9 EARNING PER SHARE

Basic earnings per share is computed and disclosed using the weighted average number of common shares outstanding during the period. Diluted earnings per share is computed and disclosed using weighted average number of common and dilutive common equivalent shares outstanding during the period, except when results would be anti dilutive.

1.10 EMPLOYEE BENEFITS

All the employee benefit expenses are booked as and when they become due.

2 SHARE CAPITAL

PARTICULARS	As at 31st March, 2012	As at 31st March, 2011
Authorised		
10,000 equity shares of Rs. 10 each	100,000	-
Issued, Subscribed & Paid up		
10,000 equity shares @ Rs. 10 each	100,000	-
TOTAL	100,000	-

The reconciliation of the number of equity shares outstanding is as under:

PARTICULARS	As at 31st March, 2012	As at 31st March, 2011
	NUMBER	NUMBER
Shares outstanding as at the beginning of the year	10,000	-
Shares issued during the year	-	-
Shares outstanding as at the end of the year	10,000	-

Details of shares held by shareholders holding more than 5% of aggregate shares in company

PARTICULARS	As at 31st March, 2012		As at 31st March, 2011	
	No. of shares held	% holding	No. of shares held	% holding
(a) Birender Kumar Swain	500	5%	-	-
(b) Naresh Lakhnapal	500	5%	-	-
(c) Prateek Kumar	9,000	90%	-	-

NOTE: The Company has only one class of equity shares having a par value of Rs. 10 per share.

3 RESERVES & SURPLUS

PARTICULARS	As at 31st March, 2012	As at 31st March, 2011
(a) Profit & Loss A/c		
-Opening Balance	-	-
Addition during the year	(152,214)	-
Total	(152,214)	-

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SUNSHINE INFRA PROMOTERS PRIVATE LIMITED

H.NO 457/10, SECTOR-45, NEAR VCD BLOCK, NOIDA, UTTAR PRADESH-201303

4 SHORT TERM BORROWING

PARTICULARS	As at 31st March, 2012	As at 31st March, 2011
(a) From Bank	-	-
(b) From Other		
-Prateek Kumar	250,000	-
-Greenfield Estates-Banglore	308,328,255	-
-Greenfield Estates	53,966,415	-
Total	<u>362,544,670</u>	<u>-</u>

5 TRADE PAYABLES

PARTICULARS	As at 31st March, 2012	As at 31st March, 2011
(a) K.Muniraju	1,163,750	-
Total	<u>1,163,750</u>	<u>-</u>

6 OTHER CURRENT LIABILITIES

PARTICULARS	As at 31st March, 2012	As at 31st March, 2011
(a) Audit Fees Payable	16,854	-
Total	<u>16,854</u>	<u>-</u>

7 INVENTORY

PARTICULARS	As at 31st March, 2012	As at 31st March, 2011
(a) Stock in trade	337,128,710	-
Total	<u>337,128,710</u>	<u>-</u>

SUNSHINE INFRA PROMOTERS PRIVATE LIMITED

H.NO 457/10, SECTOR-45, NEAR VCD BLOCK, NOIDA, UTTAR PRADESH-201303

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8 CASH AND BANK BALANCES

PARTICULARS	As at 31st March, 2012	As at 31st March, 2011
(a) Balance with Bank -IDBI 27340	129,640	-
(b) Cash on Hand	85,000	-
Total	214,640	-

9 SHORT-TERM LOANS & ADVANCES

PARTICULARS	As at 31st March, 2012	As at 31st March, 2011
(a) Capital Advances -Land Advance(Railway Track Land)	26,329,710	-
Total	26,329,710	-

10 OTHER EXPENSES

PARTICULARS	As at 31st March, 2012	As at 31st March, 2011
OTHER EXPENSES		
(a) Audit Fees	16,854	-
(b) Professional Fees	120,000	-
(c) Interest On TDS	360	-
(d) Preliminary Expenses W/o	15,000	-
Total	152,214	-

11 CONTINGENT LIABILITIES AND COMMITMENTS (to the extent not provided for)

There were no contingent liabilities or commitments of company as on 31st March, 2012.

12 RELATED PARTIES**KEY MANAGEMENT PERSONS (KMP)**

Naresh Lakhanpal

Birender Kumar Swain

There were no related party transactions of company during the period.

SUNSHINE INFRA PROMOTERS PRIVATE LIMITED

H.NO 457/10, SECTOR-45, NEAR VCD BLOCK, NOIDA, UTTAR PRADESH-201303

13 AUDITORS' REMUNERATION

PARTICULARS	As at 31st March, 2012	As at 31st March, 2011
(a) Statutory Audit Fees	16,854	-
(b) Other Fees	-	-
Total	16,854	-

14 DISCLOSURE UNDER MSMED ACT 2006

There has been no parties under Micro, Small and Medium Enterprise Development Act, 2006 in the knowledge of management whose disclosure needs to be made

15 FOREIGN CURRENCY DISCLOSURES

There has been no foreign currency transaction in the company for the said period

16 MANAGERIAL REMUNERATION

No Payments made or provided during the financial year to Directors as Managerial Remuneration under section 198 of the Companies Act, 1956 or as sitting fees or for any other services.

17 Corresponding figures of last year are not shown as this being first Balance Sheet of Company with financial year starting from 25th August, 2011 (date of company incorporation) and ending on 31st March, 2012.

18 The Deferred Tax Assets/Liabilities is not recognized on account of prudence.

19 The Company is engaged in the business of real estate activities where the operating cycle commences with the acquisition of land/ project, statutory approvals, construction activities and concludes with sales which normally exceeds 12 months. Accordingly, classification of assets and liabilities into current and non-current has been done considering the relevant operating cycle of the project, estimated by the management.

"As per our report of even date"

For Goyal Bhanot & Co.

Firm Regn No : 012376C

Chartered Accountants

CA Munish Sadana
(Partner)

Membership No. : 401337



[Signature]
Naresh Lakhanpal
(Director)

[Signature]
Birender Kumar Swain
(Director)

New Delhi: 20th, August, 2012

New Delhi: 20th, August, 2012



SUNSHINE INFRA PROMOTERS PVT LTD

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To,

23rd September, 2016

Ref:-SIPPL/PACL/01

The Respected Members,

Justice (Retd.) R. M Lodha Committee

(In the matter of PACL Ltd and connected matters)

The Ashok Arena Building (Oudh Coridor)

50-B, Chanakyapuri, New Delhi-110 021

Sub:- Your Public Notice dated 27th August, 2016

Respected Member's,

We have recently come to know that Securities and Exchange Board of India has published a notice dated 27th August, 2016 for inviting expression of interest of sale under the guidance of Hon'ble Justice (Retd.) Mr. R. M. Lodha Committee in the matter of PACL Ltd. and others and connected matters for auction of certain properties allegedly belonging to PACL Ltd. which are situated at various locations including certain properties belonging to our company.

We would like to bring your notice those certain properties which are put up for auction exclusively belongs to our company. We had purchased the properties which are more particularly enclosed in **Annexure I** hereto (hereinafter referred to as the "said properties") from our own funds and income for the purpose of expansion of our company business. Please find enclosed herewith the copies of the agreements at **Annexure "II"** hereto evidencing the right, title and interest of our company with regard to the said properties. We are the sole and absolute owner and in peaceful possession of the said properties.

That at the outset in and around October, 2013 we got an opportunity to expand our business and entered into joint development of properties with PACL Ltd. for the properties belonging to our company as well as some properties owned by PACL Ltd.



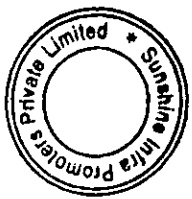
SUNSHINE INFRA PROMOTERS PVT LTD

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Accordingly, we offered our properties to be developed by PACL Ltd. including but not limited to investment of funds for development for those properties. Looking at the prospective business opportunity and scarcity of own funds to develop the said properties, we decided to enter into an agreement with PACL Ltd. with certain pre-conditions to be fulfilled by both the parties and finally executed Definitive Agreement for Settlement dated 2nd October, 2013. Please find enclosed herewith the copy of the said Definitive Agreement at **Annexure "III"** hereto. Infact a perusal of the said agreement would show that it is not even PACL Ltd. case that the said properties in question belongs to them. In terms of the said agreement we submitted the original documents of the said properties in the joint custody at Office Premises No 402, Cresnet Royale, Off New Link Road, Andheri (West), Mumbai.

However, subsequently due to non-compliance of certain conditions of the said agreement by PACL Ltd. dispute arose between PACL Ltd. and our company. Accordingly, we terminated the said agreement by our letter dated 19th March, 2015 addressed to PACL Ltd. Please find enclosed herewith the copy of the said Notice dated 19th March, 2015 at **Annexure "IV"** hereto. However, PACL Ltd. filed a petition under section 9 as well as section 11 of the Arbitration Act before Hon'ble Bombay High Court, which is pending for final disposal.

In the petition filed under section 9, being Filing No ARBPL/1937/2014 dated 16th December 2014 and Registration No ARBP/363/2015 dated 27th February 2015, the Hon'ble Bombay High Court has passed an order dated 22nd December 2014 inter alia directing our company as well as other respondents therein not to create third party rights with regard to properties and investments of the company (which includes said properties). Please find enclosed herewith the copies of the said Petitions and orders passed by the Hon'ble Bombay High Court at **Annexure" V"** hereto. In order to meet its liability PACL Ltd. is misleading the Courts/Authorities by passing off other entities properties as its own.



SUNSHINE INFRA PROMOTERS PVT LTD

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In view of the aforesaid, we are placing our objection before the respected Committee under the guidance of Hon'ble Mr. Justice (Retd.) R. M. Lodha that the said properties be removed from the list of the properties put up for auction. We would like to further request the respected committee to give us a hearing to explain our case in detail for objecting to the sale of the said properties and to show documents evidencing that the right, title and interest in respect of the said properties belongs to our Company.

For Sunshine Infra Promoters Private Limited

For Sunshine Infra Promoters Private Limited



Authorized Signatory

Manu Nath

(Auth. Signatory/Representative)



ANNEXURE -I

Sr No	Documents Type	Registration Details	Village/Taluka/ Tehsil/State	Survey Nos	Area	Mr. No
1	Agreement to Sale	Registration No 606/2011 dated 10 th May, 2011 with the Office of the Sub-Registrar Devanahalli, Bangalore	Village Akkupete, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	123	04.05 Acres	24743-16
2	Agreement to Sale	Registration No 632/2011 dated 11 th May, 2011 with the Office of the Sub-Registrar Devanahalli, Bangalore	Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	26/3	1.05 Acres	24744-16
3	Agreement to Sale	Registration No 635/2011 dated 11 th May, 2011 with the Office of the Sub-Registrar Devanahalli, Bangalore	Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	7/2	1.60 Acres	24745-16
4	Agreement to Sale	Registration No 1500/2011 dated 21 st June, 2011 with the Office of the Sub-Registrar Devanahalli, Bangalore	Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	4/1	2.65 Acres	24746-16
5	Agreement to Sale	Registration No 5062/2011 dated 08 th December, 2011 with the Office of the Sub-Registrar Devanahalli, Bangalore	Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	7/3	1.125 Acres	24747-16
6	Agreement to Sale	Registration No 5066/2011 dated 08 th December, 2011 with the Office of the Sub-	Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist.	7/3	0.125 Acres	24748-16



		Registrar Devanahalli, Bangalore	Bangalore Rural, Karnataka			
7	Agreement to Sale	Registration No 874/2011 dated 24 th May, 2011 with the Office of the Sub- Registrar Devanahalli, Bangalore	Village Doddasanne, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	7/3	1.00 Acres	24749-16
8	Agreement to Sale	Registration No 634/2011 dated 11 th May, 2011 with the Office of the Sub- Registrar Devanahalli, Bangalore	Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	7/3	2.55 Acres	24750-16
9	Agreement to Sale	Registration No 1501/2011 dated 21 st June, 2011 with the Office of the Sub- Registrar Devanahalli, Bangalore	Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	7/4	1.00 Acres	24751-16
10	Agreement to Sale	Registration No 802/2011 dated 19 th May, 2011 with the Office of the Sub- Registrar Devanahalli, Bangalore	Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	8	16.90 Acres	24752-16
11	Agreement to Sale	Registration No 530/2011 dated 05 th May, 2011 with the Office of the Sub- Registrar Devanahalli, Bangalore	Village Sanna Amanikere, Kasaba Hobli, Taluk Devanahalli, Dist. Bangalore Rural, Karnataka	25	5.00 Acres	24755-16



Print date & time : 10/05/2011, 01:26:19 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 724

ಕಛೇರಿ : ದೇವನಹಳ್ಳಿ

Original

ದಿನಾಂಕ : 10/05/2011

ಶ್ರೀ ಪ್ರತೀಶ್ ಕುಮಾರ್ ಬಿನ್ ಪ್ರಫುಲ್ ಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೂಶ್ ಥಾಪ ಇವರಿಂದ
ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2011 - 12 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 606 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೊಂದಾವಣೆಗಾಗಿ

ರೂ. ಪೈ.

ನೋಂದಣಿ ಶುಲ್ಕ	200.00
ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	300.00
ಕನ್ಸೆಂಟಿಂಗ್ ಫೀ	100.00
ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
ಒಟ್ಟು :	675.00

Rs. 675.00 ನಗದಾಗಿ Paid in Cash

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : ----- + 2100.00

ಒಟ್ಟು : 2775.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಎರಡು ಸಾವಿರದ ಏಳು ನೂರು ಎಪ್ಪತ್ತೈದು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 10/05/2011 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಹಿರಿಯ ಪ್ರಶಾಸ್ತಿ ಕಛೇರಿ ದೇವನಹಳ್ಳಿ
ದೇವನಹಳ್ಳಿ

Designed and Developed by C- DAC ,ACTS Pune.



T-606/11-12

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

0002-2566

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
ಬೇ	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಫಲಗಣನೆ ಒಳಗೊಂಡಿದೆ ಬೆಲೆ: ರೂ. 2/-
	ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document	606/11-12
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ Date of execution	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.	ನೇ ಕಣ

AGREEMENT OF SALE

This Agreement of Sale made and executed on this the TENTH Day of MAY YEAR TWO THOUSAND ELEVEN (10-05-2011) at Devanahalli;

BETWEEN:**Sri. B. R. MADHUSUDHAN**

S/o Sri. Ramamurthy,
Aged about 32 years,
R/o Bidaluru Village,
Devanahalli Taluk,
Bangalore Rural District

Hereinafter called the VENDOR, which expression unless repugnant to the context otherwise shall mean and include his legal heirs, legal representatives, executors, agents, nominees, assigns, administrators, successors-in-interest etc., on the One Part.

AND:**Sri. K. MUNIRAJU**

S/o Late Kempanna,
Aged about 44 Years,
Residing at Prashanth Nagar,
Devanahalli Town,
Bangalore Rural District.

Hereinafter called the CONFIRMING PARTY, which expression unless repugnant to the context otherwise shall mean and include his legal heirs, legal representatives, executors, agents, nominees, assigns, administrators, successors-in-interest etc., on the One Part.






Print Date & Time : 10-05-2011 01:50:36 PM

ನೀ ಪ್ರಕಟ 606/11-12
ದಸ್ತಾವೇಜು - ನೀ ಪ್ರತಿ

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 606

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 10-05-2011 ರಂದು 01:11:49 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	300.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
4	ಸೆವೆಂಟಿಂಗ್ ಫೀ	100.00
5	ಕೊರತೆ ಮುದ್ದಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	675.00

ಶ್ರೀ ಪ್ರತಿಕ್ ಕುಮಾರ್ ದಿನ್ ಪ್ರಫುಲ್ ಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಶ್ ಥಾಪ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಪೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಪ್ರತಿಕ್ ಕುಮಾರ್ ದಿನ್ ಪ್ರಫುಲ್ ಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಶ್ ಥಾಪ			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ)..... ಉಪನೋಂದಣಾಧಿಕಾರಿ ಮುಖ್ಯದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	ಪ್ರತಿಕ್ ಕುಮಾರ್ ದಿನ್ ಪ್ರಫುಲ್ ಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಶ್ ಥಾಪ . (ಬರೆದುಕೊಂಡವರು)			
2	ಬಿ.ಆರ್. ಮಧುಸೂಧನ್ ದಿನ್ ರಾಮಮೂರ್ತಿ . (ಬರೆದುಕೊಂಡವರು)			



ಉಪನೋಂದಣಾಧಿಕಾರಿ
606/11-12

550

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಬೇ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

IN FAVOUR OF:

Sri. PRATHEEK KUMAR,
S/o Sri. Praful Kumar,
Aged about 46 Years,
Residing at Row House No.1, Goldfield Enclave,
South Main Road,
Koregoan Park, Pune - 01.

ನೇ ಪ್ರಕೃತ್ಯ 606/11-12
ದಸ್ತಾವೇಜು - ನೇ ಹಣ

Represented by his **General Power of Attorney Holder Sri. AYUSH THAPA** S/o
Sri Mahindra Singh Thapa, aged about 28 Years, having his Office at Sofia Manzil,
No.187, RMV II Stage, 12th Cross, Dollars Colony, Bangalore-560 094.

Hereinafter called the PURCHASER, which expression unless repugnant to the context
otherwise shall mean and include his legal heirs, legal representatives executors,
administrators, successors-in-interest, nominees, agents, etc., on the Other Part.

WHEREAS the VENDOR herein is the absolute owner in actual, peaceful and in physical
possession and enjoyment of the Agricultural Land bearing Sy.No. 123 measuring to
an extent of 4Acres 02 guntas, situated at Akkupete village, Kasaba Hobli, Devanahalli
Taluk, Bangalore Rural District, morefully described in the schedule hereunder, and
the same hereinafter referred to as 'Schedule Property', for the sake of brevity and
clarity.

Whereas Vendor acquired the schedule property through registered sale deed
executed by Sri. Narayanaswamy and others before the Sub-Registrar, Devanahalli.
And since the date of purchase the Vendor is in possession and enjoyment of the
schedule property as owner thereof by paying land revenue to the Government.

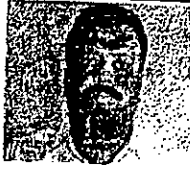
WHEREAS the Khata/mutations and all the revenue records with respect to the
Schedule mentioned Property are to be transferred in the name of the VENDOR. The
Vendor is paying the taxes regularly in respect of the Schedule mentioned Property to
the Concerned Authorities as owners thereof.

WHEREAS, the Vendor has entered into an Agrèement of Sale with one Sri. K.
Muniraju, S/o Late Kempanna, on 12-04-2011, to sell the Schedule Property for a
valuable consideration. And whereas, since the said agreement was not enforceable

21



Shuals

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟನೆ ಗುರುತು	ಸಹಿ
3	ಕೆ. ಮುನಿರಾಜು ಬಿನ್ ಲೇಟ್ ಕೆಂಪಣ್ಣ (ಒಕ್ಕಿಗೆ ಸಾಕ್ಷಿ)			<i>K. Muniraju</i>

ನೇ ಪ್ರಸ್ತುತದ 606/11-12 ನೇ
ವಶಾಂತೇಜು-ನೇ ಪಟ

K. Muniraju
ಸಹಿ ರಚಿಸಿದ

ಉಪನೋಂದಣಾಧಿಕಾರಿ



556

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಭೇ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ನೇ ಪ್ರತಿ 606/11-72

ನೇ ಪ್ರತಿ 5

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

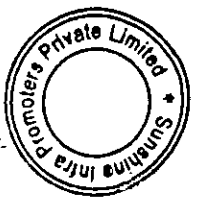
ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

due to some unavoidable reasons, and also due to the fact that the Vendor hereby deciding to sell the Schedule Property to the Purchaser herein, the said Sri. K. Muniraju, S/o Late Sri. Kempanna has consented for the sale of the Schedule Property contemplated in this Agreement of Sale, he has agreed to join this Agreement of Sale as Confirming Party.

WHEREAS, the VENDOR is in need of funds for her basic, legal and their family necessities, to purchase other alternative immovable, and also for the education, Welfare, and upliftment purpose of the other family members of the vendor offered for sale of the Schedule Property and the PURCHASER has accepted the offer made by the VENDOR and agreed to purchase the Schedule mentioned property, upon the VENDOR making the following representations to the PURCHASER:

- (a) That he is the absolute owner of the property described in the Schedule hereunder, having absolute right, title, possession and interest on the same and that he can sell the Schedule property without any statutory or other restriction or prohibition of any court, Tribunals etc.
- (b) The VENDOR undertakes to establish her clear and marketable title to the best satisfaction of the PURCHASER or his solicitor in respect of the Schedule property for the smooth and effective registration/conveyance/transfer of the Schedule property infavour of Purchaser.
- (c) That the Schedule property is free from encumbrances of every description, minor claims, court attachments, litigations of every description, lien, acquisition or requisition proceedings etc.
- (d) That the Schedule property is not the subject matter of any maintenance proceedings or lis-pendence and the Schedule property is his free hold property, he being the absolute owner of it and none else has got any kind of right, title, interest, claim or share in it except these Vendor.
- (e) That the Schedule property is not a free granted land and that his holding is within the ceiling limits prescribed under the K.L.R. Act 1961.
- (f) That the Schedule property was not a tenanted land at any point of time and that no proceedings relating to the Schedule property is pending before any Tribunal Authority, Court/s etc.
- (g) The VENDOR doth hereby covenant that he shall indemnify the PURCHASER against any prior Agreements or any claims to any third party on Schedule mentioned property.
- (h) The VENDOR doth hereby covenant that he shall indemnify the PURCHASER against any mortgages or lien to any Banks or financial institutions, legal or

[Handwritten Signature]



ಗುರುತಿಸುವವರು

ನೇ ಪುಸ್ತಕದ 60611-12 ನೇ
ವಸಾ ವೇಜು - 6 - ನೇ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಪ್ರಮೋದ್ ದಿನ್ ಕೆಂವಣ್ಣ ಪ್ರಶಾಂತನಗರ, ದೇವನಹಳ್ಳಿ	
2	ಶಶಿಧರ್ ದಿನ್ ರಾಮರಾವ್ ನಂ. 456, 2ನೇ ಮೈನ್, 16ನೇ ಫಾಸ್, ಸಿಕ್ಯೂಎಲ್ ಲೇಔಟ್, ಸಹಕಾರ ನಗರ, ಬಿಂ. 92	


ಸಹಿ ರಜಸ್ಥಾನ
ಉಪನೋಂದಣಾಧಿಕಾರಿ



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ DNH-1-00606-2011-12 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ DNHD224 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 10-05-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


ಸಹಿ ರಜಸ್ಥಾನ (ದೇವನಹಳ್ಳಿ)

Designed and Developed by C-DAC, ACTS, Pune

ಕೆ.ಎಂ. ನಾಗಪ್ಪ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ದೇವನಹಳ್ಳಿ



55

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅದೇಶ ಸಂಖ್ಯೆ ೬೦೫ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಭೇ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ನೇ ಪ್ರತಿ ಕಡೆ 606/11-12
ನೇ ತುಟಿ

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

- individual person/s or any other type of institutions on this Schedule property.
- Further the Vendor assures the Purchaser that all the tax, cesses charges, levies and such other revenue out-goings charges, or chargeable, penalties levied or likely to be levied by the Government, State or Central and other autonomous body or bodies competent to levy has been paid in full and in the event of there being such charges or levies which may be found due by the vendor for any antecedent period of the execution of the Sale Deed, the Vendor shall pay or reimburse the Purchaser in actual amount without any demur.
 - The Vendor hereby undertakings and promises that the Vendor shall not enter into any other Agreement of sale in respect of the Schedule Property agreed to be sold to the Purchaser by virtue of this AGREEMENT. The Vendor further indemnifies and assures that the vendor has not entered into any other agreement.

ACTING ON THE ABOVE REPRESENTATION, made by the VENDOR and bonafide believing the same as true and correct, the PURCHASER herein agreed to purchase the Schedule mentioned property, on the following mutually agreed terms and conditions, which are reduced into writing for the sake of clarity and brevity.

NOW THIS INDENTURE WITNESSETH THE AGREEMENT ARRIVED AT BETWEEN THE VENDOR AND THE PURCHASER ARE AS FOLLOWS:-

- The VENDOR shall sell the property described in the Schedule hereunder to the PURCHASER or his nominee/s for a valuable sale consideration of Rs.2,83,50,000/- (Rupees Two Crore Eighty-three Lakhs Fifty Thousand only) to the land measuring to an extent of 4 acres 02 Guntas for which the PURCHASER has agreed to pay towards sale consideration to the property morefully described in the Schedule hereunder.
- The PURCHASER has this day paid to the VENDOR a sum of Rs.2,83,50,000/- (Rupees Two Crore Eighty-three Lakhs Fifty Thousand only) by way of Cheque/Pay Order bearing No.890636 dated 23-04-2011, drawn on IDBI Bank, Yerawada Branch, Pune, on this day in favour of Confirming Party as accepted and admitted by the Vendor & the Confirming Party, before the witnesses to this agreement and for the receipt of said sum the VENDOR hereby accepted, admitted and acknowledged as having received and discharged the PURCHASER for the payment of the same.
- The PURCHASER shall pay the remaining balance of the sale consideration after deducting the advance amount already paid as mentioned supra to the

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ನೇ ಪ್ರಸ್ತುತ 606/14-12
 ಚಸ್ತಾವೇಜು - ನೇ ಪ್ರತಿ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration

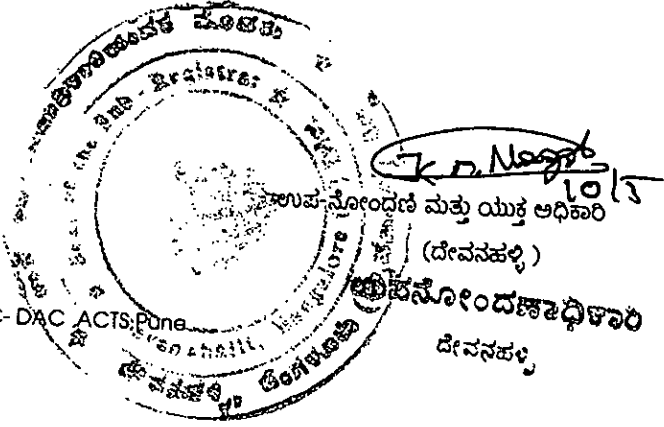
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಪ್ರತೀಕ್ ಕುಮಾರ್ ಬಿನ್ ಪ್ರಭುಲಾಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋನ್ ಥಾಪ , ಇವರು 20100.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	18000.00	ಡಿಡಿ ನಂ. 004175, ದಿ: 28/4/2011, ಎಡಿಬಿಎ ಬ್ಯಾಂಕ್ ಲಿ. ಕಲ್ಯಾಣಿನಗರ್, ಪೂಣೆ
ನಗದು ರೂಪ	2100.00	ನಗದು ರೂಪ (ರೂ. 100/- ಒಟ್ಟಿಗೆ ಸಾಕ್ಷಿ ಶುಲ್ಕ)
ಒಟ್ಟು :	20100.00	

ಸ್ಥಳ : ದೇವನಹಳ್ಳಿ
 ದಿನಾಂಕ : 10/05/2011



Designed and Developed by C-DAC ACTS, Pune



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೮೦೪ 152 ಮುನೀಮು 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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ನೇ ಪುಸ್ತಕದ ಬಾಕಿ 600/11-12
ನೇ ಪುಟ

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

- VENDOR as per the mutual understanding between the parties or before the time of registration of the Schedule property in favour of the PURCHASER or it's nominee/s by way of an absolute deed of sale before the competent Registering authority subject to the fulfilment of the following condition:
4. The VENDOR shall establish their clear and marketable title to the best satisfaction of the PURCHASER or his solicitor in respect of the Schedule property.
 5. The VENDOR undertake to produce and handover all original documents of title, link documents, original conversion orders pertaining to the Schedule property as per the list provided by the PURCHASER at their own costs and expenses at the time of registration of final deed of sale.
 6. The VENDOR doth hereby agree to execute and register the necessary sale deed/s in favour of the PURCHASER or his nominee(s) as required by the PURCHASER herein either in part / portion / or the entire Schedule mentioned property, at the costs and expenses of the PURCHASER as and when called by the Purchaser.
 7. The intended sale shall include all trees, fixtures and ancillaries standing thereof on the Schedule property sold as they are now as is and where is condition and the VENDOR shall not remove or cause any damages to any of them before the completion of sale.
 8. If the VENDOR fail and or neglect to complete the sale after the title being made out or to carry out any one or more of the obligations on their part or hereunder or otherwise required by law then the VENDOR shall refund the advance amount / part payment of sale consideration received on this day under this Agreement of Sale and the PURCHASER reserves his right to either enforce specific performance of this contract by institution of legal proceedings or at his option may sue the VENDOR for their failure to refund the advance amount/part payment or for recovering the property after depositing the balance of sale and the VENDOR shall also be made liable to pay the costs and expenses of proceedings for specific performance of this contract or otherwise.
 9. If the title is found good and marketable and the PURCHASER fails to perform his part of contract, then the VENDOR are at liberty to demand from the PURCHASER the balance amount/part payment of sale consideration from the PURCHASER, or can forfeit the advance amount paid under this Agreement of sale by instituting legal notice or the VENDOR may at their option enforce specific performance of this agreement and the PURCHASER shall and will also



[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

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.

606/11-12

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- be liable to pay the costs and expenses of the proceedings for specific performance of this contract.
10. Any mistakes/ mis-descriptions inadvertently occurred as to the extent of land, boundaries in respect of the Schedule property to this agreement shall not cause annulment of this agreement and correct extent of land, boundaries shall be taken care of at the time of executing, registering the final deed of sale.
11. Either Party to this Agreement of Sale herein reserves their right to seek for specific performance in case of any breach of terms of this Agreement against and at the cost of defaulting party.
12. That the VENDOR have not handed over the possession of the Schedule property to the PURCHASER under this Agreement of Sale.

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF Agricultural Land bearing **Sy. No. 123** measuring to an extent of **04 Acres 02 guntas** (Four Acres Two Guntas), situated at **Akkupete** Village Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District and bounded as follows:

East by : Road

West by : Land of Seethappa

North by : Kharab Ravine (Dongara)

South by : Road & Charities belonging to Sri. Afeezulla Khan.



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ನೇ ಪುಸ್ತಕದ 606/11-ನೇ ಪುಟ

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಿಕೊಳ್ಳಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

In witness whereof the VENDOR, CONFIRMING PARTY and the PURCHASER have affixed their signatures to this agreement of sale on the day, month and year first above written at Devanahalli.

WITNESSES:

1. *[Signature]*
DNL

[Signature]
(Sri. B. R. MADHUSUDHAN)
VENDOR

2. *[Signature]*
S/o Ramakrishna
Sahakar Nagar
Bangalore

[Signature]
(Sri. K. MUNIRAJU)
CONFIRMING PARTY

[Signature]
(Sri. PRATEEK KUMAR)
PURCHASER
Rep. by his GPA Holder
Sri. Ayush Thapa

Drafted by:



Doc. - 2004
DNL No. 2/93-94
Devanahalli

Print date & time : 11/05/2011.04:03:51 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 755

ಕಛೇರಿ : ದೇವನಹಳ್ಳಿ

Original

ದಿನಾಂಕ : 11/05/2011

ಶ್ರೀ ಪ್ರತೀಪಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೂಷ್ ಥಪ ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2011 - 12 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 632 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

	ರೂ. ಪೈ.
ನೋಂದಣಿ ಶುಲ್ಕ	200.00
ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
ಸ್ಟ್ಯಾಂಪ್ ಫೀ	300.00
ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
ಒಟ್ಟು :	575.00

Rs. 575.00 ನಗದಾಗಿ Paid in Cash

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : ----- + 50.00

ಒಟ್ಟು : 625.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಆರು ನೂರು ಇಪ್ಪತ್ತೈದು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 11/05/2011 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ

Designed and Developed by C- DAC ,ACTS Pune.



I-632/11-12

0001 508

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ಬೆಲೆ : ರೂ. 2/-

ನೇ ಪುಸ್ತಕದ 632/11-12

ನೇ ಪುಟ

AGREEMENT TO SELL

This **AGREEMENT TO SELL** is made and executed on this the 11th day of May 2011, at Devanahalli :

BY :

Mr. K. MUNIRAJU
S/o Late Kempanna
Aged about 44 years
Residing at Prashanthnagar
Devanahalli Town,
Bangalore Rural District.

HEREINAFTER CALLED THE "VENDOR" (which expression shall where the context so admits, mean and include his heirs, executors, successors, administrators, legal representatives and assigns) **OF THE ONE PART.**

IN FAVOUR OF:

Mr. PRATEEK KUMAR
S/o Praful Kumar
Aged about 43 years
Represented by his GPA Holder

Mr. AYUSH THAPA
S/o Mr. Mahendera Singh Thapa,
Aged about 28 years
187, Sofia Manzil
12th Cross, Dollars Colony
Bangalore - 560 094.



HEREINAFTER CALLED THE "PURCHASER" (which expression shall where the context so admits, mean and include his heirs, executors, successors, administrators, legal representatives and assigns) **OF THE OTHER PART:**

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Print Date & Time : 11-05-2011 04:04:13 PM

ನೇ ಪ್ರಸ್ತುತದ 632/11-11
ವಸಾಪೇಜು - ನೇ ಪ್ರತಿ

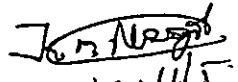
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 632

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 11-05-2011 ರಂದು 03:43:42 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	300.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
4	ಕೊರಕೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	575.00

ಶ್ರೀ ಪ್ರತೀಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಷ್ ಥಪ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಪ್ರತೀಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಷ್ ಥಪ			AIR S.

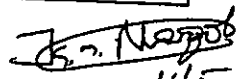

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮುಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	ಪ್ರತೀಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಷ್ ಥಪ . (ಬರೆದುಕೊಂಡವರು)			AIR S.
2	ಕೆ. ಮುನಿರಾಜು ದಿನ್ ಲೀಟ್ ಕೆಂಪಣ್ಣ . (ಬರೆದುಕೊಂಡವರು)			K. Muniraju




ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್

ಉಪನೋಂದಣಾಧಿಕಾರಿ

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕಿ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕಿಯನ್ನು 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.

- 2 -

WITNESSETH AS FOLLOWS:

ನೇ ಪುಸ್ತಕದ 632/11-12 ನೇ
ಪದ್ಧತಿಯೇಜು 3 ನೇ ಪುಟ

WHEREAS the **VENDOR** represent to the **PURCHASER** that the land bearing Sy. No. 26/3 measuring A0-39 guntas and A0-03 guntas of kharab land, measuring in all A1-02 guntas of land, situated at Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk Bangalore Rural District, he having acquired the same by virtue of Sale Deed dated 09/05/2011 and registered as document No. DNH-1-00572/2011-12 stored in CD No. DNHD 224 registered in the office of the Sub-Registrar Devanahalli and he is in peaceful possession and enjoyment of the aforesaid land.

AND WHEREAS in the manner stated supra the **VENDOR** herein became the owner and he is in un-interrupted possession and peaceful enjoyment of the aforesaid land as the absolute owner thereof having an unimpeachable and unassailable title thereto, paying the taxes inter-alia exercising all acts of dominion and ownership in and over the same without any claim, objection or hindrance from any one whomsoever.

AND WHEREAS the **VENDOR** who is in need of funds to meet his legal necessities has now negotiated and entered into an AGREEMENT TO SELL with the **PURCHASER** herein in respect of the aforesaid land, and the same is described in greater detail in the SCHEDULE HEREUNDER AND HEREINAFTER REFERRED TO AS THE 'SCHEDULE PROPERTY' free of all encumbrances, clogs, demands, litigations, liens, court-attachments, will / last, testament major-minor claims, maintenance claims any kind whatsoever for a sale consideration of Rs. 59,00,000/- (Rupees Fifty-nine Lakhs Only).

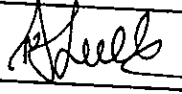
AND WHEREAS the **PURCHASER** on the faith and assurances of the **VENDOR** that the SCHEDULE PROPERTY is free of all encumbrances whatsoever description has agreed to purchase the SCHEDULE PROPERTY for the said sale consideration of Rs. 59,00,000/- (Rupees Fifty-nine Lakhs Only).

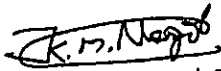
K-Mun



ಗುರುತಿಸುವವರು

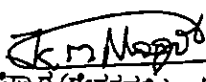
4
 1 ನೇ ಪ್ರಸ್ತುತದ ದಸಾವೇಜು
 ದಸಾವೇಜು - 11-05-2011 ನೇ ತುಟಿ

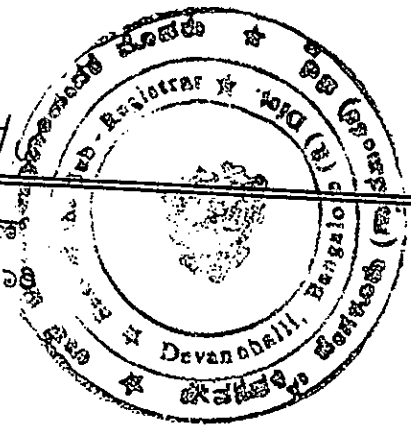
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಬಿ.ಆರ್. ಮಧುಸೂದನ್ ಬಿನ್ ರಾಮಮೂರ್ತಿ ಪ್ರಜಾಂತನಗರ, ದೇವನಹಳ್ಳಿ ಟೌನ್.	
2	ಕೆ.ಆರ್. ಶಶಿಧರ್ ಬಿನ್ ರಾಮರಾವ್ ನಂ. 456, 2ನೇ ಮೈನ್, 16ನೇ ಕ್ರಾಸ್, ಸಿಟಿವಿಎಲ್ ರೋಡ್, ಸಹಕಾರ ನಗರ, ಬೆಂಗಳೂರು-92	



ಉಪನೋಂದಣಾಧಿಕಾರಿ


 1 ನೇ ಪ್ರಸ್ತುತದ ದಸಾವೇಜು
 ನಂಬರ DNH-1-00632-2011-12 ಆಗಿ
 ಸಿ.ಡಿ. ನಂಬರ DNHD224 ನೇ ಧರಲ್ಲಿ
 ದಿನಾಂಕ 11-05-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ದೇವನಹಳ್ಳಿ) 11/5/



Designed and Developed by C-DAC, ACTS, Pune

ಕೆ.ಎಂ. ನಾಗಭೂಷಣ್
 ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ದೇವನಹಳ್ಳಿ



544

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/-

632/11-12

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 -

**NOW THEREFORE THIS AGREEMENT TO SELL
WITNESSETH AS FOLLOWS**

1. The **VENDOR** shall sell and the **PURCHASER** shall purchase the **SCHEDULE PROPERTY** for a fixed sale consideration of 59,00,000/- (Rupees Fifty-nine Lakhs Only).
2. The **PURCHASER** has on this day paid to the **VENDOR** a sum of Rs. 58,50,000/- (Rupees Fifty-eight Lakhs Fifty Thousand Only) through cheque bearing No. 290650..... dated 23.11.11.... drawn on 23.11.11..... Bank Yesawada Branch Pune..... being the **EARNEST MONEY/PART SALE PRICE** to purchase the **SCHEDULE PROPERTY**, the receipt of which sum the **VENDOR** do hereby admits and acknowledges before the undersigned witnesses and acquits the **PURCHASER** from the payment of the same.
3. The **PURCHASER** has agreed to pay the balance sale consideration of Rs. 50,000/- (Rupees Fifty Thousand Only) to the **VENDOR** only at the time of presentation of the Sale Deed/s for registration.
4. The sale consideration is subject to the clear and marketable title of the **VENDOR** in respect of the **SCHEDULE PROPERTY**. However the **VENDOR** shall deliver all the original documents pertaining to the **SCHEDULE PROPERTY** at the time of registration of the Sale Deed.
5. The **VENDOR** hereby covenants that the **SCHEDULE PROPERTY** is free from all encumbrances and undertakes to convey in favour of the **PURCHASER** free of all encumbrances. Further the **VENDOR** undertakes to discharge any claim, etc. at his own cost put forth by any person henceforth on the **SCHEDULE PROPERTY** including the claim arising out of any of his predecessors acts deeds and things and keep the **PURCHASER** and the **SCHEDULE PROPERTY** fully indemnified from any claim, demands etc.,



12th Floor

543

4
 ಸೇ ಪ್ರಸ್ತುತ 632/11-12
 ಚಸ್ತಾನೇಜು ಸೇ ಪ್ರತಿ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration

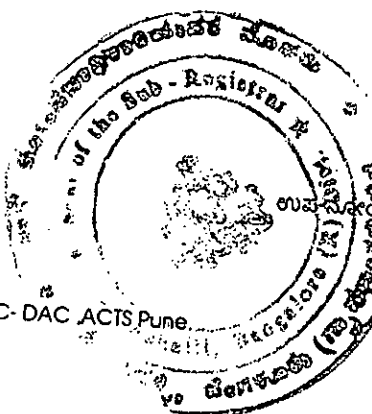
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಪ್ರತೀಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜೆಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಜ್ ಥಪ್ಪ , ಇವರು 5900.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	5850.00	ಡಿಡಿ ನಂ. 004255, ದಿನಾಂಕ: 06/05/2011, ಎಡಿಬಿಎ ಬ್ಯಾಂಕ್, ಬೆಂಗಳೂರು.
ನಗದು ರೂಪ	50.00	ನಗದು ರೂಪ
ಒಟ್ಟು :	5900.00	

ಸ್ಥಳ : ದೇವನಹಳ್ಳಿ
 ದಿನಾಂಕ : 11/05/2011



ಸಹಾಯಕ ಮುಖ್ಯಸ್ಥ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ (ದೇವನಹಳ್ಳಿ)
 ಸಹಾಯಕ ಮುಖ್ಯಸ್ಥ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ (ದೇವನಹಳ್ಳಿ)

Designed and Developed by C- DAC ACTS Pune.



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/-

632/11-12

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಲು ಬಳಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

- 4 -

6. It is clearly agreed between the parties that the sale transaction shall be completed within three (3) months from the date of Agreement to Sell. The time is not essence of the contract.
7. The **VENDOR** has on this day delivered all the relevant photo copies of the Documents of title pertaining to the **SCHEDULE PROPERTY** to the **PURCHASER**.
8. The **VENDOR** shall sell the **SCHEDULE PROPERTY** in favour of the **PURCHASER** or his nominee/s or assignee/s on the same terms and conditions.
9. The **VENDOR** undertakes to join and make all such necessary person/s join in execution of the Sale Deed in favour of the **PURCHASER** or his nominee/s as assuring parties, confirming parties, consenting witnesses or as may required under law to convey the perfect title in respect of the **SCHEDULE PROPERTY**.
10. The **VENDOR** undertakes to obtain all other necessary and relevant documents in respect of the **SCHEDULE PROPERTY** if any requisition is made for the same atleast 15 days prior to the date of Registration and allow inspection of such documents to the **PURCHASER** or his Advocate.
11. The **VENDOR** shall deliver the vacant physical possession of the schedule property to the **PURCHASER** on the date of execution of the Sale Deed.
12. The **VENDOR** further undertakes to do all such acts, deeds and things as shall be necessary for conveying a marketable title in respect of the **SCHEDULE PROPERTY** to the **PURCHASER** or his Nominee/s.

12. Murari



541

Sub-Register

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

ಬೆಲೆ : ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಿಹ್ನೆ

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ನೇ ಪ್ರಸ್ತುತ ಕಡೆ 632/11-12
ನೇ ಪ್ರಸ್ತುತ ಕಡೆ 8

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

- 5 -

13. In the event of either the **VENDOR** or **PURCHASER** to this Agreement to Sell committing breach, the aggrieved party shall entitled to enforce the **SPECIFIC PERFORMANCE OF THIS CONTRACT** and also recover all the costs, expenses and losses incurred by the aggrieved party as a consequences of such breach from the party committing breach.

14. It is clearly agreed between the parties that the cost of Registration, stamp duty, etc., in respect of the **SCHEDULE PROPERTY** shall be borne by the **PURCHASER**.

SCHEDULE OF THE PROPERTY HEREINABOVE REFERRED TO :

ALL THAT PIECE AND PARCEL of the land bearing Sy. No. 26/3 measuring **A0-39 guntas** and **A0-03 guntas** of **kharab** land, measuring in all **A1-02 guntas** of land, situated at **Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk Bangalore Rural District** and bounded on the :

EAST BY : Property belongs to Mr. Mallarappa.

WEST BY : Property belongs to Mr. Pillavenkatappa.

NORTH BY : Property belongs to Mr. Gandharappa.

SOUTH BY : Property belongs to Mr. Musheppara Narayanappa.

12. Murdi



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅದೇಶ 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.

- 6 -

IN WITNESS WHEREOF the VENDOR and the PURCHASER have set their hands to this AGREEMENT TO SELL on this day, month and year first above written in the presence of the following attesting witnesses.

Witnesses :

1. *Shree S/o Ramnath*
Devanahalli

R. S. S.
VENDOR

2. *Shri Pramod S/o Karpana*
Devanahalli

APR S
PURCHASER
Represented by his
Registered GPA Holder

SHASHIDHAR ICR
456 COA Dept,
Sahabangan
B'lore 92

Drafted by :

C. M. Swamy
(C.M. SWAMY)
Advocate & Thasildhar (Retd.)
No.107, 1st Floor, Brigade Garden,
Church Street, Bangalore - 01



Print date & time : 11/05/2011, 04:26:47 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 760

ಕಛೇರಿ : ದೇವನಹಳ್ಳಿ

Original

ದಿನಾಂಕ : 11/05/2011

ಶ್ರೀ ಪ್ರತೀಕುಮಾರ್ ಬಿನ್ ಪ್ರಫುಲಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಜಿತವಾಗಿ ಇವರಿಂದ
ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2011 - 12 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 635 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

	ರೂ. ಪೈ.
ನೋಂದಣಿ ಶುಲ್ಕ	200.00
ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	300.00
ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
ಒಟ್ಟು :	575.00

Rs. 575.00 ನಗದಾಗಿ Paid in Cash

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : _____ + _____ 0

ಒಟ್ಟು : 575.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಐದು ನೂರು ಎಪ್ಪತ್ತೈದು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 11/05/2011 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ

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
ಭಾ	 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.	

- 2 -

WITNESSETH AS FOLLOWS:

ನೀ ಪುಸ್ತಕದ 635/11-12 ನೇ ಪುಟ
ಆಸ್ತಾನೇಜು-3 ನೇ ಪುಟ

WHEREAS the **VENDOR** represent to the **PURCHASER** that the land bearing Sy. No. 7/2 measuring A1- 24 guntas of land, situated at Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk Bangalore Rural District, he having acquired the same by virtue of Sale Deed dated 09/05/2011 and registered as document No. DNH-1-00588/2011-12 stored in CD No. DNHD 224 registered in the office of the Sub-Registrar Devanahalli and he is in peaceful possession and enjoyment of the aforesaid land.

AND WHEREAS in the manner stated supra the **VENDOR** herein became the owner and he is in un-interrupted possession and peaceful enjoyment of the aforesaid land as the absolute owner thereof having an unimpeachable and unassailable title thereto, paying the taxes inter-alia exercising all acts of dominion and ownership in and over the same without any claim, objection or hindrance from any one whomsoever.

AND WHEREAS the **VENDOR** who is in need of funds to meet his legal necessities has now negotiated and entered into an AGREEMENT TO SELL with the **PURCHASER** herein in respect of the aforesaid land, and the same is described in greater detail in the SCHEDULE HEREUNDER AND HEREINAFTER REFERRED TO AS THE 'SCHEDULE PROPERTY' free of all encumbrances, clogs, demands, litigations, liens, court -attachments, will / last, testament major-minor claims, maintenance claims any kind whatsoever for a sale consideration of Rs. 15625000 (one crore fifty six lakh twenty five thousand only)

AND WHEREAS the **PURCHASER** on the faith and assurances of the **VENDOR** that the SCHEDULE PROPERTY is free of all encumbrances whatsoever description has agreed to purchase the SCHEDULE PROPERTY for the said sale consideration of Rs. 15625000/- (Rupees one crore fifty six lakh twenty five thousand only)



12/11/2011

535

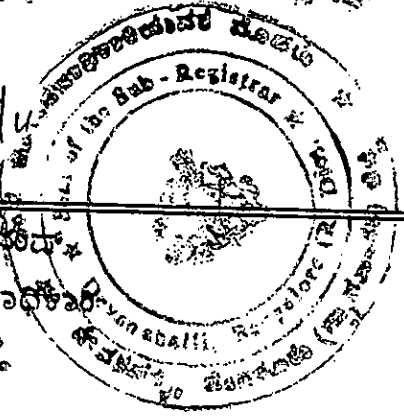
ಗುರುತಿಸುವವರು

ನೇ ಪುಸ್ತಕದ 635/11-12 ನೇ
ಪ್ರವೇಶ - 4 ನೇ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಬಿ.ಆರ್. ಮಧುಸೂದನ್ ಬಿನ್ ರಾಮಮೂರ್ತಿ ಬಿದಲೂರು, ಕಟಾ ಹೋ, ದೇಶಾ	Sheela
2	ಪ್ರಮೋದ್ ಬಿನ್ ಕೆಂಪಣ್ಣ ಪ್ರತಾಂತ್‌ನಗರ, ದೇವನಹಳ್ಳಿ	Ram

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ 11/5

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ DNH-1-00635-2011-12 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ್ DNHD224 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 11-05-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  11/5/14 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ದೇವನಹಳ್ಳಿ)	

Designed and Developed by C-DAC, ACTS, Pune

ಇಮ್ಮಿಯಾಜ್ ಲಬ್‌ನೇಡ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ದೇವನಹಳ್ಳಿ



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



ಭಾ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ನೇ ಪ್ರಸ್ತುತ 635/142

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು
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ನೇ ಪ್ರತಿ

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

- 3 -

**NOW THEREFORE THIS AGREEMENT TO SELL
WITNESSETH AS FOLLOWS**

1. The **VENDOR** shall sell and the **PURCHASER** shall purchase the **SCHEDULE PROPERTY** for a fixed sale consideration of Rs. 1575000 (Rupees one crore fifty five lakhs and fifty five thousand only)

2. The **PURCHASER** has on this day paid to the **VENDOR** a sum of Rs. 1575000 (Rupees one crore fifty five lakhs and fifty five thousand only) through cheque bearing No. 870646 & 870647 dated 23-4-11 drawn on F.D.B.I. Bank Yaravada Branch Pune being the **EARNEST MONEY/PART SALE PRICE** to purchase the **SCHEDULE PROPERTY**, the receipt of which sum the **VENDOR** do hereby admits and acknowledges before the undersigned witnesses and acquits the **PURCHASER** from the payment of the same.

3. The **PURCHASER** has agreed to pay the balance sale consideration of Rs. 50,000/- (Rupees Fifty Thousand Only) to the **VENDOR** only at the time of presentation of the Sale Deed/s for registration.

4. The sale consideration is subject to the clear and marketable title of the **VENDOR** in respect of the **SCHEDULE PROPERTY**. However the **VENDOR** shall deliver all the original documents pertaining to the **SCHEDULE PROPERTY** at the time of registration of the Sale Deed.

5. The **VENDOR** hereby covenants that the **SCHEDULE PROPERTY** is free from all encumbrances and undertakes to convey in favour of the **PURCHASER** free of all encumbrances. Further the **VENDOR** undertakes to discharge any claim, etc. at his own cost put forth by any person henceforth on the **SCHEDULE PROPERTY** including the claim arising out of any of his predecessors acts deeds and things and keep the **PURCHASER** and the **SCHEDULE PROPERTY** fully indemnified from any claim, demands etc.,



12 Muraw



ನೇ ಪ್ರಸ್ತುತ 635/11.12
 ವಸಾ ವೇಜು - 0 - ನೇ ಪ್ರತಿ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

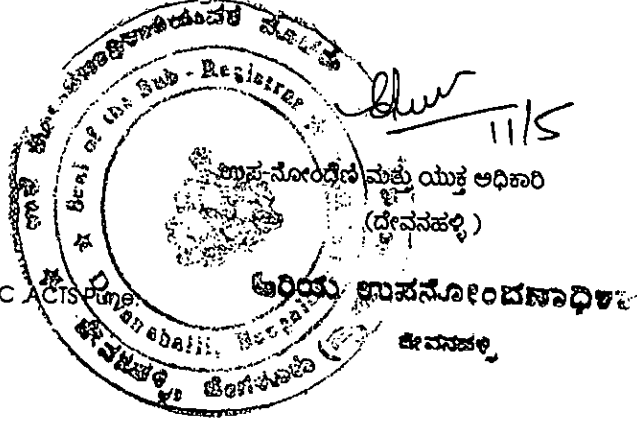
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಪ್ರತೀಕುಮಾರ್ ಬಿನ್ ಪ್ರಪುಲಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಜಿಸಿದ , ಇವರು 13350.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	13350.00	ಡಿಡಿ ನಂ. 004249, ದಿ: 6/5/2011, ಪಿಡಿಬಿಎ ಬ್ಯಾಂಕ್ ಲಿ. ಕಲ್ಯಾಣಿನಗರ, ಪೂಣೆ
ಒಟ್ಟು :	13350.00	

ಸ್ಥಳ : ದೇವನಹಳ್ಳಿ

ದಿನಾಂಕ : 11/05/2011



Designed and Developed by C-DAC ACTS Pune



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

ಬಿಲ : ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

- 4 -

6. It is clearly agreed between the parties that the sale transaction shall be completed within three (3) months from the date of Agreement to Sell. The time is not essence of the contract.
7. The **VENDOR** has on this day delivered all the relevant photo copies of the Documents of title pertaining to the SCHEDULE PROPERTY to the **PURCHASER**.
8. The **VENDOR** shall sell the SCHEDULE PROPERTY in favour of the **PURCHASER** or his nominee/s or assignee/s on the same terms and conditions.
9. The **VENDOR** undertakes to join and make all such necessary person/s join in execution of the Sale Deed in favour of the **PURCHASER** or his nominee/s as assuring parties, confirming parties, consenting witnesses or as may required under law to convey the perfect title in respect of the SCHEDULE PROPERTY.
10. The **VENDOR** undertakes to obtain all other necessary and relevant documents in respect of the SCHEDULE PROPERTY if any requisition is made for the same atleast 15 days prior to the date of Registration and allow inspection of such documents to the **PURCHASER** or his Advocate.
11. The **VENDOR** shall deliver the vacant physical possession of the schedule property to the **PURCHASER** on the date of execution of the Sale Deed.
12. The **VENDOR** further undertakes to do all such acts, deeds and things as shall be necessary for conveying a marketable title in respect of the SCHEDULE PROPERTY to the **PURCHASER** or his Nominee/s.



R. Murthy

531

of the Sub - Registrar

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

ಬೆಲೆ : ರೂ. 2/-

ಭಾ 

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಪುಸ್ತಕದ ಸಂಖ್ಯೆ 63571/12
ದಸ್ತಾವೇಜು 8 ನೇ ಪುಟ

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

- 5 -

13. In the event of either the **VENDOR** or **PURCHASER** to this Agreement to Sell committing breach, the aggrieved party shall entitled to enforce the **SPECIFIC PERFORMANCE OF THIS CONTRACT** and also recover all the costs, expenses and losses incurred by the aggrieved party as a consequences of such breach from the party committing breach.

14. It is clearly agreed between the parties that the cost of Registration, stamp duty, etc., in respect of the **SCHEDULE PROPERTY** shall be borne by the **PURCHASER**.

SCHEDULE OF THE PROPERTY HEREINABOVE REFERRED TO :

ALL THAT PIECE AND PARCEL of the land bearing **Sy. No. 7/2** measuring **A1-24 guntas of land**, situated at **Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk Bangalore Rural District** and bounded on the :

EAST BY : Property bearing Sy. No. 7/3.

WEST BY : Property bearing Sy. No. 7/1.

NORTH BY : Border of Akkupete.

SOUTH BY : Private Property.



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಬಿಲ್ : ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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.

ನೇ ಪ್ರಕೃತ ಕಡ 63.51112
ನೇ ಪಡೆ

- 6 -

IN WITNESS WHEREOF the VENDOR and the PURCHASER have set their hands to this AGREEMENT TO SELL on this day, month and year first above written in the presence of the following attesting witnesses.

Witnesses :

1. *Shubha S/o Ramiah*

D. cauzado:

12th April
VENDOR2. *R. S/o [unclear]*
*D. cauzado*A/P
PURCHASER
Represented by his
Registered GPA Holder

Drafted By :

[Signature]
(C.M. SWAMY)Advocate & Thasildhar (Retd.)
No.107, 1st Floor, Brigade Garden,
Church Street, Bangalore - 01

Print date & time : 21/06/2011, 05:21:36 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 1758

ಕಛೇರಿ : ದೇವನಹಳ್ಳಿ

Original

ದಿನಾಂಕ : 21/06/2011

ಶ್ರೀ Prateek Kumar S/o Praful Kumar Rep by his GPA Holder Ayush Thapa ಇವರಿಂದ
ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2011 - 12 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 1500 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

ನೋಂದಣಿ ಶುಲ್ಕ	ರೂ. ಪೈ.
	200.00
ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
ಸ್ಯಾನಿಂಗ್ ಫೀ	330.00
ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
ಒಟ್ಟು :	605.00

Rs. 605.00 ನಗದಾಗಿ Paid In Cash

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : -----	+	20000.00
ಒಟ್ಟು :		20605.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಇಪ್ಪತ್ತು ಸಾವಿರದ ಆರು ನೂರು ವರು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 21/06/2011 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ

Designed and Developed by C- DAC ,ACTS Pune.



528

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುಮೂಮು 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.

1500/11/11

I - 1500
20/11/12

AGREEMENT TO SELL

This **AGREEMENT TO SELL** is made and executed on this the 21st day of June 2011 at Devanahalli:

BY:

Mr. K. MUNIRAJU
S/o late Kempanna
Aged about 44 years
No. 366, KMP Arcade,
Mattadahalli,
R T Nagar Main Road
Bangalore - 560 032

HEREINAFTER CALLED THE "VENDOR" (which expression shall where the context so admits, mean and include his heirs, executors, successors, administrators, legal representatives and assigns) **OF THE ONE PART.**

IN FAVOUR OF:

Mr. PRATEEK KUMAR
S/o Praful Kumar
Aged about 43 years
Represented by his GPA Holder

Mr. AYUSH THAPA
S/o Mr. Mahendera Singh Thapa,
Aged about 28 years
187, Sofia Manzil
12th Cross, Dollars Colony
Bangalore - 560 094.



HEREINAFTER CALLED THE "PURCHASER" (which expression shall where the context so admits, mean and include his heirs, executors, successors, administrators, legal representatives and assigns) **OF THE OTHER PART:**

K. Muniraju



Print Date & Time : 21-06-2011 05:22:10 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1500

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 21-06-2011 ರಂದು 04:43:58 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	330.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
4	ಕೊರತೆ ಮುದ್ದಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	605.00

ಶ್ರೀ Prateek Kumar S/o Praful Kumar Rep by his GPA Holder Ayush Thapa ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Prateek Kumar S/o Praful Kumar Rep by his GPA Holder Ayush Thapa			AIL

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ)..... ಮುಟ
ದ್ದಾಗಿ) ಒಪ್ಪಿರುತ್ತಾರೆ

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ನ ಗುರುತು	ಸಹಿ
1	Prateek Kumar S/o Praful Kumar Rep by his GPA Holder Ayush Thapa . (ಬರೆದುಕೊಂಡವರು)			AIL
2	K. Muniraju S/o Late Kempanna . (ಬರೆದುಕೊಂಡವರು)			K. Muniraju



ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

526

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅದೇಶ 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 This sheet can be used for any document		
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.	

- 2 -

ನೇ ಪ್ರಸ್ತುತದ 15/01/11 ರಲ್ಲಿ
ಆಸ್ತಿನೇಜು 3 ನೇ ಪುಟ

WITNESSETH AS FOLLOWS:

WHEREAS the **VENDOR** represent to the **PURCHASER** that the land bearing **Sy. No. 4/1** measuring **A2-26 guntas** of land, situated at Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk originally belongs to Mr. Chikkabasappa. After his demise the khatha came to be transferred in the name of Mr. D.C. Basavaraju S/o. late Chikkabasappa vide MR No. 45/2007-08 in the revenue records and thereafter Mr. D.C. Basavaraju executed a Gift Deed in favour of his wife Mrs. M. P. Vani vide Gift Deed dated : 21/10/2008 and registered as document No. DNH-1-03850/2008-09 stored in CD No. DNHD 164 registered in the office of the Sub-Registrar Devanahalli and the khatha of the aforesaid land has been transferred in the name of Mrs. M. P. Vani vide MR No. 31/2008-09 in the revenue records and she was in peaceful possession and enjoyment of the aforesaid land.

AND WHEREAS Mrs. M. P. Vani W/o. D C Basavaraju, executed the Sale Deed in favour of Mr. K. Muniraju S/o. late Kempanna on 21/05/2011 and registered as document No. DNH-1-00841/2011-12 stored in CD No: DNHD 225 in the office of the Sub-Registrar Devanahalli. The children of Mrs. M. P. Vani namely Mrs. B. Prapulla, Mrs. B. Pavithra, Mr. B. Harsha have affixed their signatures as Confirming Parties to the aforesaid Sale Deed and Mr. K. Muniraju is in peaceful possession and enjoyment of the aforesaid land

AND WHEREAS in the manner stated supra the **VENDOR** herein became the sole and absolute owner and he is in un-interrupted possession and peaceful enjoyment of the aforesaid land as the absolute owner thereof having an unimpeachable and unassailable title thereto, paying the taxes inter-alia exercising all acts of dominion and ownership in and over the same without any claim, objection or hindrance from any one whomsoever.



K. Muniraju

ಗುರುತಿಸುವವರು

1570/11.5
ನೇ ಪುಸ್ತಕದ ಸಂಖ್ಯೆ
ಆಸ್ತಿ ವೇಳೆ - 4 ನೇ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B.R. Madhusudhan S/o Ramamurthy Prashanth Nagar, Devanahalli Town.	
2	Promod S/o Kempanna Prashanth Nagar, Devanahalli Town.	

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

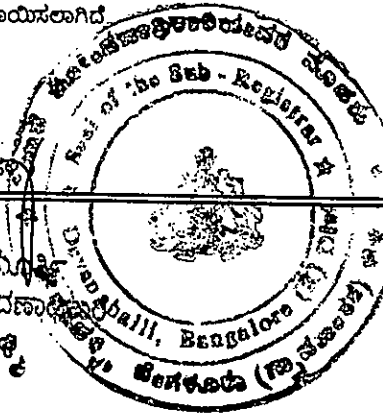
21/06/2011

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ DNH-1-01500-2011-12 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ್ DNHD229 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 21-06-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ದೇವನಹಳ್ಳಿ)

Designed and Developed by C-DAC, ACTS, Pune

ಎಲ್. ಶಂಕರಮೂರ್ತಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ದೇವನಹಳ್ಳಿ



524

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಚೂರಿ

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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15/06/2011

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

- 3 -

AND WHEREAS the **VENDOR** who is in need of funds to meet his legal necessities has now negotiated and entered into an **AGREEMENT TO SELL** with the **PURCHASER** herein in respect of the aforesaid land, and the same is described in greater detail in the **SCHEDULE HEREUNDER AND HEREINAFTER REFERRED TO AS THE 'SCHEDULE PROPERTY'** free of all encumbrances, clogs, demands, litigations, liens, court-attachments, will / last, testament major-minor claims, maintenance claims any kind whatsoever for a sale consideration of Rs. 2,63,00,000/- (Rupees Two Crores Sixty-three Lakhs Only)

AND WHEREAS the **PURCHASER** on the faith and assurances of the **VENDOR** that the **SCHEDULE PROPERTY** is free of all encumbrances whatsoever description has agreed to purchase the **SCHEDULE PROPERTY** for the said sale consideration of Rs. 2,63,00,000/- (Rupees Two Crores Sixty-three Lakhs Only)

**NOW THEREFORE THIS AGREEMENT TO SELL
WITNESSETH AS FOLLOWS**

1. The **VENDOR** shall sell and the **PURCHASER** shall purchase the **SCHEDULE PROPERTY** for a fixed sale consideration of Rs. 2,63,00,000/- (Rupees Two Crores Sixty-three Lakhs Only)
2. The **PURCHASER** has on this day paid to the **VENDOR** a sum of Rs. 2,62,81,250/- (Rupees Two Crores Sixty-two Lakhs Eighty-one Thousand Two Hundred & Fifty Only) paid by Demand Draft bearing No 0000004223, dated : 06/06/2011 drawn on IDBI Bank, Malleshwaram Branch, Bangalore being the **EARNEST MONEY/PART SALE PRICE** to purchase the **SCHEDULE PROPERTY**, the receipt of which sum the **VENDOR** do hereby admits and acknowledges before the undersigned witnesses and acquits the **PURCHASER** from the payment of the same.

J. K. Murthy



ನೇ ಪ್ರಸಕ್ತದ 15/06/11
 ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ನೇ ಪ್ರತಿ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

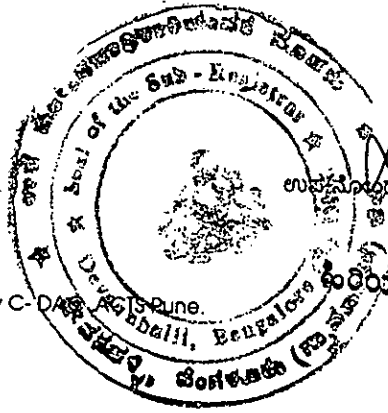
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Prateek Kumar S/o Praful Kumar Rep by his GPA Holder Ayush Thapa , ಇವರು 20000.00
 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20000.00	By Cash
ಒಟ್ಟು :	20000.00	

ಸ್ಥಳ : ದೇವನಹಳ್ಳಿ

ದಿನಾಂಕ : 21/06/2011



ಉಪನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
 (ದೇವನಹಳ್ಳಿ)

Designed and Developed by C-DATA, Bangalore.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ದೇವನಹಳ್ಳಿ



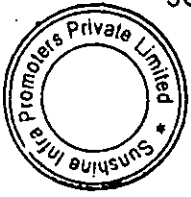
522

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಾಖಲೆಯ ಹಾಳೆ Document Sheet
ಭೂ 	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಭೆಲೆ : ರೂ. 2/-
	ನೀ ಪುಸ್ತಕದ	ನೀ ಪುಟ
	ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು This sheet can be used for any document	
ದಾಖಲೆಯನ್ನು ಬರೆಯುವ ದಿನಾಂಕ Date of execution	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.	

- 4 -

3. The **PURCHASER** has agreed to pay the balance sale consideration of Rs.18,750/- (Rupees Eighteen Thousand Seven Hundred & Fifty Only) to the **VENDOR** only at the time of presentation of the Sale Deed/s for registration.
4. The sale consideration is subject to the clear and marketable title of the **VENDOR** in respect of the SCHEDULE PROPERTY. However the **VENDOR** shall deliver all the original documents pertaining to the SCHEDULE PROPERTY at the time of registration of the Sale Deed.
5. The **VENDOR** hereby covenants that the SCHEDULE PROPERTY is free from all encumbrances and undertakes to convey in favour of the **PURCHASER** free of all encumbrances. Further the **VENDOR** undertakes to discharge any claim, etc. at his own cost put forth by any person henceforth on the SCHEDULE PROPERTY including the claim arising out of any of his predecessors acts deeds and things and keep the **PURCHASER** and the SCHEDULE PROPERTY fully indemnified from any claim, demands etc.,
6. It is clearly agreed between the parties that the sale transaction shall be completed within three (3) months from the date of Agreement to Sell. The time is not essence of the contract.
7. The **VENDOR** has on this day delivered all the relevant photo copies of the Documents of title pertaining to the SCHEDULE PROPERTY to the **PURCHASER**.
8. The **VENDOR** shall sell the SCHEDULE PROPERTY in favour of the **PURCHASER** or his nominee/s or assignee/s on the same terms and conditions.
9. The **VENDOR** undertakes to join and make all such necessary person/s join in execution of the Sale Deed in favour of the **PURCHASER** or his nominee/s as assuring parties, confirming parties, consenting witnesses or as may required under law to convey the perfect title in respect of the SCHEDULE PROPERTY.

K. Murthy



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕಾರ 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/-
	ನೀ ಪ್ರತಿ ಕಡೆ 150/-	
	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.	

- 5 -

10. The **VENDOR** undertakes to obtain all other necessary and relevant documents in respect of the **SCHEDULE PROPERTY** if any requisition is made for the same atleast 15 days prior to the date of Registration and allow inspection of such documents to the **PURCHASER** or his Advocate.

11. The **VENDOR** shall deliver the vacant physical possession of the schedule property to the **PURCHASER** on the date of execution of the Sale Deed.

12. The **VENDOR** further undertakes to do all such acts, deeds and things as shall be necessary for conveying a marketable title in respect of the **SCHEDULE PROPERTY** to the **PURCHASER** or his Nominee/s.

13. In the event of either the **VENDOR** or **PURCHASER** to this Agreement to Sell committing breach, the aggrieved party shall entitled to enforce the **SPECIFIC PERFORMANCE OF THIS CONTRACT** and also recover all the costs, expenses and losses incurred by the aggrieved party as a consequences of such breach from the party committing breach.

14. It is clearly agreed between the parties that the cost of Registration, stamp duty, etc., in respect of the **SCHEDULE PROPERTY** shall be borne by the **PURCHASER**.

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of the Agricultural land bearing **Sy. No.4/1** measuring **A2-26 guntas** of land, situated at **Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District**, and bounded on the :

R. Muru



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

ಛೂ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿನಲ್ಲಿ ಬಳಸಲು ಬಳಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

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

- 6 -

EAST BY : Property bearing Sy. No. 4/2 belongs to
Mr. Chikkabasappaswamy.

WEST BY : Property bearing Sy. No. 2 belongs to
Mr. Bacchappa.

NORTH BY : Property bearing Sy. No. 5 belongs to
Mr. Muniyappa & Railway Syed Baig.

SOUTH BY : Bandekere.

IN WITNESS WHEREOF the VENDOR and the PURCHASER have set their
hands to this AGREEMENT TO SELL on this day, month and year first above
written in the presence of the following attesting witnesses.

Witnesses :

1 *[Signature]* S/O *[Signature]* Kengpennne
DHL

[Signature]
VENDOR

2 *[Signature]*
S/O *[Signature]* Kengpennne
DHL

[Signature]
PURCHASER
Represented by his
Registered GPA Holder

Drafted by :

[Signature]
(C. M. SWAMY)

Advocate & Thasildhar (Retd.)
No.107, 1st Floor, Brigade Garden,
Church Street, Bangalore - 01



Print date & time : 08/12/2011, 12:39:47 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 5768

ಕಛೇರಿ : ದೇವನಹಳ್ಳಿ

Original

ದಿನಾಂಕ : 08/12/2011

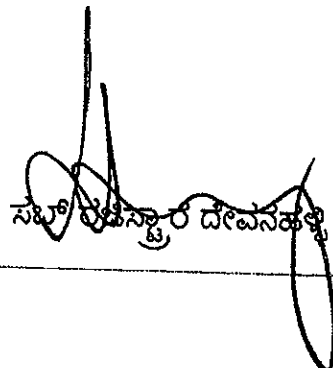
ಶ್ರೀ M/s SUNSHINE INFRA PROMOTERS PVT LTD Authorized Signatory AYUSH THAPA
S/o Mahendera Singh Thapa - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ
2011 - 12 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 5062 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೊಂದಾವಣೆಗಾಗಿ

	ರೂ. ಪೈ.
ನೋಂದಣಿ ಶುಲ್ಕ	200.00
ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
ಸ್ಯಾನಿಂಗ್ ಫೀ	300.00
ಕನ್ಸೆಂಟಿಂಗ್ ಫೀ	100.00
ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00

DELIVERED



(Handwritten signature)

		ಒಟ್ಟು :	675.00
Rs. 675.00 ನಗದಾಗಿ Paid In Cash			
ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : -----		+	500.00
		ಒಟ್ಟು :	1175.00
(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಒಂದು ಸಾವಿರದ ಒಂದು ನೂರು ಎಪ್ಪತ್ತೈದು)			
ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 08/12/2011 ದಿನದಂದು ಕೊಡಲಾಗುವುದು			
			 ಸಹಾಯಕ ನಿರ್ದೇಶಕರು ದೇವನಹಳ್ಳಿ

Designed and Developed by C- DAC ,ACTS Pune.



517

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 ದಸ್ತಾವೇಜಿನಲ್ಲಿ ಬಳಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution 7.12.2011

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

5062
8011-12

AGREEMENT TO SELL

This **AGREEMENT TO SELL** is made and executed on this the 7th day of December 2011 at Devanahalli :

BY:

Mr. NAGARAJAPPA

S/o. late. Munibasappa

Aged about 57 years

Residing at Prasanahalli Village

Kasaba Hobli, Devanahalli Taluk,

Bangalore Rural District.

HEREINAFTER CALLED THE "VENDOR" (which expression shall where the context so admits, mean and include his heirs, executors, successors, administrators, legal representatives and assigns) **OF THE ONE PART.**

IN FAVOUR OF:

M/s. SUNSHINE INFRA

PROMOTERS PVT. LTD.,

at House No. 457/10,

Sector 45, Near VCD Block,

Noida -201303, UP.

Authorized Signatory

Mr. AYUSH THAPA

S/o Mr. Mahendera Singh Thapa,

Aged about 28 years

187, Sofia Manzil

12th Cross, Dollars Colony

Bangalore - 560 094



HEREINAFTER CALLED THE "PURCHASER" (which expression shall where the context so admits, mean and include its heirs, executors, successors-in-office, administrators, legal representatives and assigns) **OF THE OTHER PART:**

M. Nagarajappa

Print Date & Time : 08-12-2011 12:40:53 PM

ನೀ ಪ್ರಸ್ತುತದ 5062/11/12
ಸಹಾಯಕ - ನೀ ಪ್ರತಿ

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5062

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-12-2011 ರಂದು 12:06:38 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

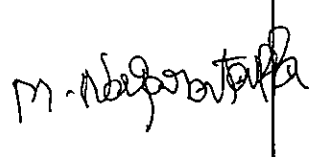
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	300.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
4	ರವೈಟಿಂಗ್ ಫೀ	100.00
5	ಕೊರತೆ ಮುದ್ದಾಂಶ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	675.00

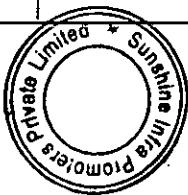
ಶ್ರೀ M/s SUNSHINE INFRA PROMOTERS PVT LTD Authorized Signatory AYUSH THAPA S/o Mahendera Singh Thapa ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s SUNSHINE INFRA PROMOTERS PVT LTD Authorized Signatory AYUSH THAPA S/o Mahendera Singh Thapa			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಫೋರ್/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ)..... ಮುಟೆ
ದ್ದಾಗಿ) ಒಪ್ಪಿರುತ್ತಾರೆ

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s SUNSHINE INFRA PROMOTERS PVT LTD Authorized Signatory AYUSH THAPA S/o Mahendera Singh Thapa (ಬರೆದುಕೊಂಡವರು)			
2	Nagarajappa S/o late Munibasappa .. (ಬರೆದುಕೊಂಡವರು)			



ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು

515

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

ಬೆಲೆ : ರೂ. 2/-

ಜಂ

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-

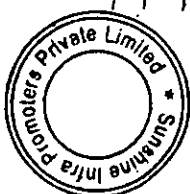
WITNESSETH AS FOLLOWS:

WHEREAS the **VENDOR** represent to the **PURCHASER** that the land bearing **Sy. No. 7/3** measuring **A1-15 guntas** of land situated at Sanneamanikere Village, Kasaba Hobli, Devanahalli Taluk acquired by Mr. M. Nagarajappa S/o. late. Munibasappa by virtue of Sale Deed dated : 07/08/2006 and registered as document No. DNH -1-06333/2007-08 stored in CD No. DNHD 147 registered in the office of the Sub-Registrar Devanahalli, Devanahalli Taluk and after transferring khatha to his name vide MR No. 55/2007-08 in the revenue records and he is in peaceful possession and enjoyment of the aforesaid land.

AND WHEREAS in the manner stated supra the **VENDOR** herein became the owner and he is in un-Interrupted possession and peaceful enjoyment of the aforesaid land as the absolute owner thereof having an unimpeachable and unassailable title thereto, paying the taxes inter-alia exercising all acts of dominion and ownership in and over the same without any claim, objection or hindrance from any one whomsoever.

AND WHEREAS all the Revenue Records namely Mutation Register, R.T.C., Tax paid receipts, etc., in respect of the aforesaid land stand in the name of the **VENDOR** herein.

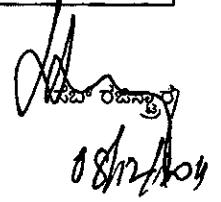
AND WHEREAS the **VENDOR** who is in need of funds to meet his legal necessities has now negotiated and entered into an AGREEMENT TO SELL with the **PURCHASER** herein in respect of the aforesaid land, and the same is described in greater detail in the SCHEDULE HEREUNDER AND HEREINAFTER REFERRED TO AS THE 'SCHEDULE PROPERTY' free of all encumbrances, clogs, demands, litigations, liens, court -attachments, will / last, testament major-minor claims, maintenance claims any kind whatsoever for a sale consideration of Rs.1,05,10,000/- (Rupees One Crore Five Lakhs Ten Thousand Only)



ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	K.Muniraju S/ Kempanna . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			R Murd
4	C.Anjinappa S/o Late Chikka Venkatappa . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			C Anjinappa

9 ನೇ ಪ್ರಸ್ತುತದ 5062/1-12
ತಸ್ತಾವೇಜು 4 ನೇ ಪ್ರಕಟ




08/12/2014



ಹರಿಯು ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ

513

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/-
5062/11-12

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಮಾನ್ಯರಾದ ಬರಹಗಾರರ ದಿನಾಂಕ
Date of execution

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

-3-

AND WHEREAS the **PURCHASER** on the faith and assurances of the **VENDOR** that the **SCHEDULE PROPERTY** is free of all encumbrances whatsoever description has agreed to purchase the **SCHEDULE PROPERTY** for the said sale consideration of Rs. 1,05,10,000/- (Rupees One Crore Five Lakhs Ten Thousand Only)

**NOW THEREFORE THIS AGREEMENT TO SELL
WITNESSETH AS FOLLOWS**

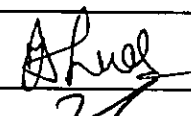
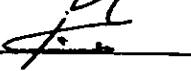
1. The **VENDOR** shall sell and the **PURCHASER** shall purchase the **SCHEDULE PROPERTY** for a fixed sale consideration of Rs.1,05,10,000/- (Rupees One Crore Five Lakhs Ten Thousand Only)
2. The **PURCHASER** has on this day paid to the **VENDOR** a sum of Rs.1,05,00,000/- (Rupees One Crore Five Lakhs Only) paid by cheque bearing No. 421305 dated : 01/12/2011 drawn on IDBI Bank Noida Branch, UP being the **EARNEST MONEY/PART SALE PRICE** to purchase the **SCHEDULE PROPERTY**, the receipt of which sum the **VENDOR** do hereby admits and acknowledges before the undersigned witnesses and acquits the **PURCHASER** from the payment of the same.
3. The **PURCHASER** has agreed to pay the balance sale consideration of Rs. 10,000/- (Rupees Ten Thousand Only) to the **VENDOR** only at the time of presentation of the Sale Deed/s for registration.
4. The sale consideration is subject to the clear and marketable title of the **VENDOR** in respect of the **SCHEDULE PROPERTY**. However the **VENDOR** shall deliver all the original documents pertaining to the **SCHEDULE PROPERTY** at the time of registration of the Sale Deed.

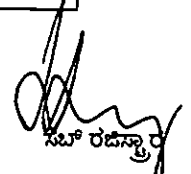
M. Nagarajappa



ಗುರುತಿಸುವವರು

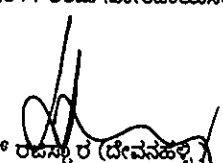
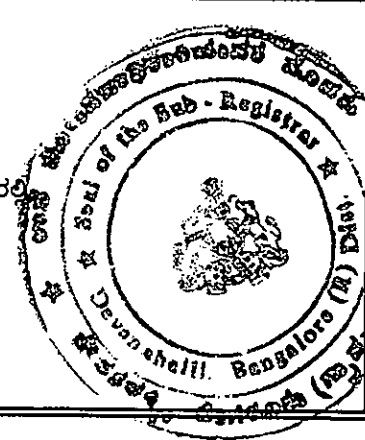
1 ನೇ ಪುಸ್ತಕದ 5067/1+2
 ದಸ್ತಾವೇಜು-.....ನೇ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Madusudan S/o Ramamurthy Prashanth Nagar , Devanahalli Town	
2	Pramod S/o Kempanna Prashanth Nagar , Devanahalli Town	


 ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್

08/12/2011

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ DNH-1-05062-2011-12 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ DNHD247 ನೇ ಧರಲಿ ದಿನಾಂಕ 08-12-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ದೇವನಹಳ್ಳಿ)	

Designed and Developed by C-DAC, ACTS, Pune

ವಿಲ್. ಶರೀಕರಮೂರ್ತಿ
 ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

ದೇವನಹಳ್ಳಿ



511

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/-

ಜಂ



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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

-4-

5. The **VENDOR** hereby covenants that the **SCHEDULE PROPERTY** is free from all encumbrances and undertakes to convey in favour of the **PURCHASER** free of all encumbrances. Further the **VENDOR** undertakes to discharge any claim, etc. at his own cost put forth by any person henceforth on the **SCHEDULE PROPERTY** including the claim arising out of any of his predecessors acts deeds and things and keep the **PURCHASER** and the **SCHEDULE PROPERTY** fully indemnified from any claim, demands etc.,.
6. It is clearly agreed between the parties that the sale transaction shall be completed within six (6) months from the date of Agreement to Sell. The time is not essence of the contract.
7. The **VENDOR** has on this day delivered all the relevant photo copies of the Documents of title pertaining to the **SCHEDULE PROPERTY** to the **PURCHASER**.
8. The **VENDOR** shall sell the **SCHEDULE PROPERTY** in favour of the **PURCHASER** or its nominee/s or assignee/s on the same terms and conditions.
9. The **VENDOR** undertakes to join and make all such necessary person/s join in execution of the Sale Deed in favour of the **PURCHASER** or its nominee/s as assuring parties, confirming parties, consenting witnesses or as may required under law to convey the perfect title in respect of the **SCHEDULE PROPERTY**.
10. The **VENDOR** undertakes to obtain all other necessary and relevant documents in respect of the **SCHEDULE PROPERTY** if any requisition is made for the same atleast 15 days prior to the date of Registration and allow inspection of such documents to the **PURCHASER** or its Advocate.
11. The **VENDOR** shall deliver the vacant physical possession of the schedule property to the **PURCHASER** on the date of execution of the Sale Deed.



ನೀ ಪ್ರಸ್ತುತ 26/12/11
ಕರ್ನಾಟಕ ಸರ್ಕಾರ - ನೀ ಪ್ರಸ್ತುತ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s SUNSHINE INFRA PROMOTERS PVT LTD Authorized Signatory AYUSH THAPA S/o
Mahendera Singh Thapa , ಇವರು 11100.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ
ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	10600.00	DD No.001637, Date : 7/12/2011, IDBI Bank ,Bangalore
ನಗದು ರೂಪ	500.00	By Cash (Rs.100/- Consenting Fee)
ಒಟ್ಟು : 11100.00		

ಸ್ಥಳ : ದೇವನಹಳ್ಳಿ

ದಿನಾಂಕ : 08/12/2011



ಶ್ರೀ ಮಹೇಂದ್ರ ಸಿಂಗ್ ಥಾಪಾ
(ದೇವನಹಳ್ಳಿ)
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

Designed and Developed by C- DAC ,ACTS Pune.



509

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

-5-

12. The **VENDOR** further undertakes to do all such acts, deeds and things as shall be necessary for conveying a marketable title in respect of the **SCHEDULE PROPERTY** to the **PURCHASER** or its Nominee/s.

13. In the event of either the **VENDOR** or **PURCHASER** to this Agreement to Sell committing breach, the aggrieved party shall entitled to enforce the **SPECIFIC PERFORMANCE OF THIS CONTRACT** and also recover all the costs, expenses and losses incurred by the aggrieved party as a consequences of such breach from the party committing breach.

14. The land procurer Mr. K. Muniraju S/o late Kempanna, aged about 44 years, residing at Prashanthanagar, Devanahalli Town, Bangalore Rural District, being the representative of the purchaser has affixed his signature as Consenting witness to this Agreement to Sell and also Mr. C. Anjinappa S/o. late. Chikkavenkatappa, residing at No. 7 & 8, Muniswamy Nilaya, 5th Block, Subbanna Layout, Doddabomasandra, Vidyaranyapura, Bangalore - 560 097 affixed his signature as Consenting witness to this Agreement to Sell.

15. It is clearly agreed between the parties that the cost of Registration, stamp duty, etc., in respect of the **SCHEDULE PROPERTY** shall be borne by the **PURCHASER**.

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of the Agricultural Land bearing **Sy. No. 7/3** measuring **A1-15 guntas of land**, situated at Sanneamanikere Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, and bounded on the :

- EAST BY : Land belongs to Mr. Muniyappa.
WEST BY : Land belongs to Nayakara Thotalappa.
NORTH BY : Land belongs to Mr. Doddamuniyappa Family.
SOUTH BY : Land belongs to Mrs. Prabhamma and childrens.



M. Nagarajappa

508

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

ಜಂ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಲು ಸಾಧ್ಯವಿದೆ.
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. 10/-
Total stamp duty paid Rs.

-6-

IN WITNESS WHEREOF the **VENDOR** and the **PURCHASER** have set their hands to this **AGREEMENT TO SELL** on this day, month and year first above written in the presence of the following attesting witnesses.

Consenting Witness:

K. Muniraju
(K. MUNIRAJU)

C. Anjinappa
(C. ANJINAPPA)

WITNESSES:

1 *Shri S/o Ravi*
Devaraha

2 *S/o Karpu*
Devaraha

M. Nagarathna
VENDOR

AL
PURCHASER
Authorized Signatory

Drafted by:

C. M. Swamy
(C. M. SWAMY)

Advocate/Thasildhar (Retd.)
No. 107, 1st Floor, Brigade Gardens
19 Church Street, Bangalore



Print date & time : 08/12/2011, 01:28:42 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 5775

ಕಛೇರಿ : ದೇವನಹಳ್ಳಿ

Original

ದಿನಾಂಕ : 08/12/2011

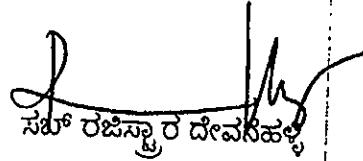
ಶ್ರೀ M/s. SUNSHINE INFRA PROMOTERS PVT. LTD., Represented by its Authorized
Signatory AYUSH THAPA - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ
2011 - 12 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 5066 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೊಂದಾವಣೆಗಾಗಿ

ಕನ್ಸ್ಟಂಟ್ ಫೀ	ರೂ. ಪೈ.
	100.00
ಬಟ್ಟು :	100.00
Rs. 100.00 ನಗದಾಗಿ Paid in Cash	

DELIVERED

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಒಂದು ನೂರು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 08/12/2011 ದಿನದಂದು ಹೊಡಲಾಗುವುದು


ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ

Designed and Developed by C- DAC ,ACTS Pune.



Print date & time : 08/12/2011, 01:28:12 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಪ್ರಪತ್ರ 15
(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 5774

ಕಛೇರಿ : ದೇವನಹಳ್ಳಿ

Original

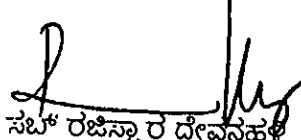
ದಿನಾಂಕ : 08/12/2011

ಶ್ರೀ M/s. SUNSHINE INFRA PROMOTERS PVT. LTD., Represented by Its Authorized
Signatory AYUSH THAPA - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ
2011 - 12 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 506ರ ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

	ರೂ. ಪೈ.
ನೋಂದಣಿ ಶುಲ್ಕ	200.00
ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
ಸ್ಯಾನಿಟಿಂಗ್ ಫೀ	300.00
ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
ಒಟ್ಟು :	575.00
Rs. 575.00 ನಗದಾಗಿ Paid In Cash	
ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : -----	100.00
ಒಟ್ಟು :	675.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಆರು ನೂರು ಎಪ್ಪತ್ತೈದು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 08/12/2011 ದಿನದಂದು ಹೊಡಲಾಗುವುದು


ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ

Designed and Developed by C- DAC ,ACTS Pune.



505

BKT 5066/11

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರಾ 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

ಜಂ

10

ಪುಟಗಳ ಸಂಖ್ಯೆ 1/1
ಚಲಿ : ರೂ. 2/-

5066/11

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.

AGREEMENT TO SELL

This **AGREEMENT TO SELL** is made and executed on this the 7th day of December 2011 at Devanahalli :

BY:

Mr. SRIRAM

S/o. late. Ganachari
Munishamappa@Thayappa
Aged about 46 years
Residing at Akkupet Village,
Kasaba Hobli, Devanahalli Taluk,
Bangalore Rural District.

HEREINAFTER CALLED THE "VENDOR" (which expression shall where the context so admits, mean and include his heirs, executors, successors, administrators, legal representatives and assigns) **OF THE ONE PART.**

IN FAVOUR OF:

**M/s. SUNSHINE INFRA
PROMOTERS PVT. LTD.,**
at House No. 457/10,
Sector 45, Near VCD Block,
Noida -201303, UP.

Authorized Signatory

Mr. AYUSH THAPA

S/o Mr. Mahendera Singh Thapa,
Aged about 28 years
187, Sofia Manzil
12th Cross, Dollars Colony
Bangalore - 560 094

Saithana



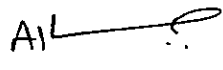
Print Date & Time : 08-12-2011 01:29:55 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5066

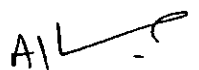
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-12-2011 ರಂದು 12:15:10 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	300.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
4	ಕನ್ಸೆಂಟಿಂಗ್ ಫೀ	100.00
5	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	675.00

ಶ್ರೀ M/s. SUNSHINE INFRA PROMOTERS PVT. LTD., Represented by its Authorized Signatory AYUSH THAPA ಇವರಿಂದ ಹಾಜರಾದ ಮಾಡಲ್ಯಾಟರ್

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟುನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. SUNSHINE INFRA PROMOTERS PVT. LTD., Represented by its Authorized Signatory AYUSH THAPA			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ (ಮತ್ತು ಸ್ವೀಕೃತಿ/ದೃಢೀಕರಣ ಪ್ರತಿಫಲ ರೂ. (ರೂಪಾಯಿ) ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಮುಖ್ಯದ್ದಾಗಿ)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟುನ ಗುರುತು	ಸಹಿ
1	M/s. SUNSHINE INFRA PROMOTERS PVT. LTD., Represented by its Authorized Signatory AYUSH THAPA . (ಬರೆಸಿಕೊಂಡವರು)			
2	SRIRAM S/o Late Banachari Munishamappa @ Thayappa .			




ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

563

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 ಬಳಸಬಹುದು
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ನೋ. 5066/11-12

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಶಾಂತಿ ದತ್ತ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

-2-

HEREINAFTER CALLED THE "PURCHASER" (which expression shall where the context so admits, mean and include its heirs, executors, successors-in-office, administrators, legal representatives and assigns) **OF THE OTHER PART:**

WITNESSETH AS FOLLOWS:

WHEREAS the **VENDOR** represent to the **PURCHASER** that the land bearing **Sy. No. 7/3** measuring A1-20 guntas of land situated at Sannemanikere Village, Kasaba Hobli, Devanahalli Taluk acquired by Mr. Sriram S/o. late. Ganachari Munishamappa by virtue of Last Will and Testament dated : 22/07/1999 and registered as document No. 56/1999-2000 of Book III, volume 47, Pages 225-230 in the office of the Sub-Registrar Devanahalli Taluk Devanahalli. Out of the aforesaid land measuring to an extent of A1-15 guntas sold in favour of Mr. M. Nagarajappa S/o. late. Munibasappa leaving a balance area of A0-05 guntas of land and Mr. Sriram the vendor No. 1 herein is in peaceful possession and enjoyment of only A0-05 guntas of land in Sy. No. 7/3 situated at Sannemanikere Village, Kasaba Hobli, Devanahalli Taluk.

AND WHEREAS in the manner stated supra the **VENDOR** herein became the owner and he is in un-interrupted possession and peaceful enjoyment of the aforesaid land as the absolute owner thereof having an unimpeachable and unassailable title thereto, paying the taxes inter-alia exercising all acts of dominion and ownership in and over the same without any claim, objection or hindrance from any one whomsoever.

AND WHEREAS all the Revenue Records namely Mutation Register, R.T.C., Tax paid receipts, etc., in respect of the aforesaid land stand in the name of the **VENDOR** herein.

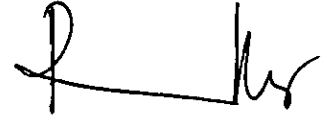
Srirama



	(ಬರಹಗೊಡುವವರು)			Srinama

✓

5066/11-12
 _____ನೇ ಪ್ರಸ್ತುತದ _____ನೇ
 ಚಿತ್ರವೇಳು _____ನೇ ಪುಟ



ಅಂಚು ಉಪನೋಂದಣಾಧಿಕಾರಿ



561

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/-

ಜಂ. 

5066/11-12

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ನೇ. ಪ್ರಶ್ನೆ ಕಡೆ

ನೇ. ಮಹಿ

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕಾಗಿ ದಿನಾಂಕ
Date of execution

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

-3-

AND WHEREAS the **VENDOR** who is in need of funds to meet his legal necessities has now negotiated and entered into an **AGREEMENT TO SELL** with the **PURCHASER** herein in respect of the aforesaid land, and the same is described in greater detail in the **SCHEDULE HEREUNDER** AND **HEREINAFTER** REFERRED TO AS THE '**SCHEDULE PROPERTY**' free of all encumbrances, clogs, demands, litigations, liens, court -attachments, will / last, testament major-minor claims, maintenance claims any kind whatsoever for a sale consideration of Rs. 8,85,000/- (Rupees Eight Lakhs Eighty-five Thousand Only)

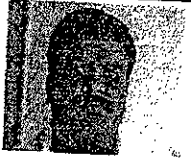
AND WHEREAS the **PURCHASER** on the faith and assurances of the **VENDOR** that the **SCHEDULE PROPERTY** is free of all encumbrances whatsoever description has agreed to purchase the **SCHEDULE PROPERTY** for the said sale consideration of Rs. 8,85,000/- (Rupees Eight Lakhs Eighty-five Thousand Only)

**NOW THEREFORE THIS AGREEMENT TO SELL
WITNESSETH AS FOLLOWS**

1. The **VENDOR** shall sell and the **PURCHASER** shall purchase the **SCHEDULE PROPERTY** for a fixed sale consideration of Rs.8,85,000/- (Rupees Eight Lakhs Eighty-five Thousand Only)
2. The Land Procurer Mr. K. Muniraju on behalf of the **PURCHASER** has on this day paid to the **VENDOR** a sum of Rs. 8,75,000/- (Rupees Eight Lakhs Seventy-five Thousand Only) paid by cash being the **EARNEST MONEY/PART SALE PRICE** to purchase the **SCHEDULE PROPERTY**, the receipt of which sum the **VENDOR** do hereby admits and acknowledges before the undersigned witnesses and acquits the **PURCHASER** from the payment of the same.
3. The **PURCHASER** has agreed to pay the balance sale consideration of Rs. 10,000/- (Rupees Ten Thousand Only) to the **VENDOR** only at the time of presentation of the Sale Deed/s for registration.

Sunshine



ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	K. Muniraju S/o Late Kempanna . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			12/11/12

ನೀ ಪ್ರಸ್ತುತ 5066/11-12
ನೀ ಪ್ರಸ್ತುತ 6 ನೀ ಪ್ರಸ್ತುತ

ಸಹಿ ರಜನೀಕಾಂತ್
ಅಧ್ಯಕ್ಷರು ಉಪನಿರ್ದೇಶಕರು



499

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

ಬೆಲೆ: ರೂ. 2/-

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

5066/11-12

7 ನೇ ತಲೆ

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

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

-4-

4. The sale consideration is subject to the clear and marketable title of the **VENDOR** in respect of the SCHEDULE PROPERTY. However the **VENDOR** shall deliver all the original documents pertaining to the SCHEDULE PROPERTY at the time of registration of the Sale Deed.
5. The **VENDOR** hereby covenants that the SCHEDULE PROPERTY is free from all encumbrances and undertakes to convey in favour of the **PURCHASER** free of all encumbrances. Further the **VENDOR** undertakes to discharge any claim, etc. at his own cost put forth by any person henceforth on the SCHEDULE PROPERTY including the claim arising out of any of his predecessors acts deeds and things and keep the **PURCHASER** and the SCHEDULE PROPERTY fully indemnified from any claim, demands etc.,
6. It is clearly agreed between the parties that the sale transaction shall be completed within six (6) months from the date of Agreement to Sell. The time is not essence of the contract.
7. The **VENDOR** has on this day delivered all the relevant photo copies of the Documents of title pertaining to the SCHEDULE PROPERTY to the **PURCHASER**.
8. The **VENDOR** shall sell the SCHEDULE PROPERTY in favour of the **PURCHASER** or its nominee/s or assignee/s on the same terms and conditions.
9. The **VENDOR** undertakes to join and make all such necessary person/s join in execution of the Sale Deed in favour of the **PURCHASER** or its nominee/s as assuring parties, confirming parties, consenting witnesses or as may required under law to convey the perfect title in respect of the SCHEDULE PROPERTY.
10. The **VENDOR** undertakes to obtain all other necessary and relevant documents in respect of the SCHEDULE PROPERTY if any requisition is made for the same atleast 15 days prior to the date of Registration and allow inspection of such documents to the **PURCHASER** or its Advocate.



Suzuma

ಗುರುತಿಸುವವರು

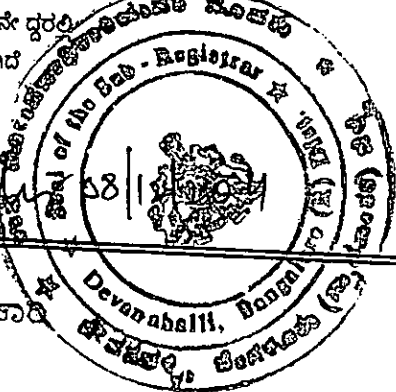
5066/11-12
 1 ನೇ ಪುಸ್ತಕದ :
 ಜನನ ನೋಟು : 7 ನೇ ತುಟಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	G.M. Narayanaswamy S/o Late Banachari Munishamappa @ Thayappa Akkuptere, Kasaba Hobli, Devanahalli Taluk, B'lore Rural Dist.	G.M. Narayana Swamy
2	C. Anjinappa S/o Late Chikkavenkatappa No. 7, Subbanna Layout, Doddabommasandra, B'lore-97	C. Anjinappa

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
 ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ


 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
 ನಂಬರ DNH-1-05066-2011-12 ಆಗಿ
 ಸಿ.ಡಿ. ನಂಬರ DNHD247 ನೇ ಧರಲ್ಲಿ
 ದಿನಾಂಕ 08-12-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ದೇವನಹಳ್ಳಿ)
 ಕರ್. ಪ್ರ ಭಾವತಿ
 ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ದೇವನಹಳ್ಳಿ



Designed and Developed by C-DAC, ACTS, Pune



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಸಂಖ್ಯೆ: 5066/11-12

ಬೆಲೆ: ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

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

-5-

11. The **VENDOR** shall deliver the vacant physical possession of the schedule property to the **PURCHASER** on the date of execution of the Sale Deed.
12. The **VENDOR** further undertakes to do all such acts, deeds and things as shall be necessary for conveying a marketable title in respect of the **SCHEDULE PROPERTY** to the **PURCHASER** or its Nominee/s.
13. In the event of either the **VENDOR** or **PURCHASER** to this Agreement to Sell committing breach, the aggrieved party shall entitled to enforce the **SPECIFIC PERFORMANCE OF THIS CONTRACT** and also recover all the costs, expenses and losses incurred by the aggrieved party as a consequences of such breach from the party committing breach.
14. The land procurer Mr. K. Muniraju S/o late Kempanna, aged about 44 years, residing at Prashanthanagar, Devanahalli Town , Bangalore Rural District, being the representative of the purchaser has also affixed his signature as Consenting witness to this Agreement to Sell.
15. It is clearly agreed between the parties that the cost of Registration, stamp duty, etc., in respect of the **SCHEDULE PROPERTY** shall be borne by the **PURCHASER**.

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of the Agricultural land bearing **Sy. No.7/3** measuring **A0-05 guntas of land**, situated at Sanneamanikerei Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, and bounded on the :

EAST BY :	Land belongs to Mr. Nagarajappa.
WEST BY :	Land belongs to Mr. Thotalappa.
NORTH BY :	Land belongs to Mr. Kenchappa.
SOUTH BY :	Land belongs to Mrs. Prabhamma.



Srinama

5066/1174
 9
 9



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

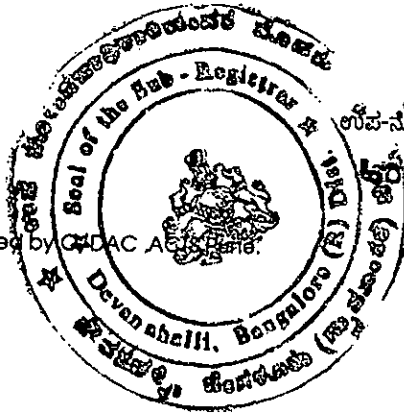
ಶ್ರೀ M/s. SUNSHINE INFRA PROMOTERS PVT. LTD., Represented by its Authorized Signatory
 AYUSH THAPA , ಇವರು 1100.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
 ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1000.00	DD No. 001802, Dt. 7/12/2011, IDBI Bank Ltd., Bangalore
ನಗದು ರೂಪ	100.00	By Cash (Rs.100/- for Consenting fee)
ಒಟ್ಟು :	1100.00	

ಸ್ಥಳ : ದೇವನಹಳ್ಳಿ

ದಿನಾಂಕ : 08/12/2011

Designed and Developed by CDAC AEC, Bangalore



ಅವ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
 ಪ್ರಾಯಶಃ ಅನುಮೋದಿತವಾಗಿದೆ
 ದೇವನಹಳ್ಳಿ



495

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/-

ಜಂ 

5066/11-12

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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10 ನೇ ಶತಕ

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

-6-

IN WITNESS WHEREOF the **VENDOR** and the **PURCHASER** have set their hands to this **AGREEMENT TO SELL** on this day, month and year first above written in the presence of the following attesting witnesses.

Consenting Witness :

K. Muniraju

(K. MUNIRAJU)

WITNESSES:

1 *Ajith Kumar S/o Gaudan;*
Akrapur, Davanahalli

Suryana

VENDOR

2 *G.M. Nayana S/o Late*
Chide varanappa
Doddabommalur

AIL

PURCHASER
Authorized Signatory

Drafted by:

C. M. Swamy

(C. M. SWAMY)

Advocate/Thasildhar (Retd.)
No. 107, 1st Floor, Brigade Gardens
19 Church Street, Bangalore



Print date & time : 24/05/2011, 12:53:57 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಪ್ರಪತ್ರ 15

PT
(Karnataka)
(a)

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 1033

ಕಛೇರಿ : ದೇವನಹಳ್ಳಿ

Original

ದಿನಾಂಕ : 24/05/2011

ಶ್ರೀ ಪ್ರತೀಕ್ ಕುಮಾರ್ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಗಿ ಆಯೋಸ್ ತಪಾ ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ
2011 - 12 ವರ್ಷದ ಪ್ರಸ್ತಕ - 1 ಪ್ರಸ್ತಕದ 874 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

ನೋಂದಣಿ ಶುಲ್ಕ

ರೂ. ಪೈ.

200.00

ಪರಿಶೋಧನಾ ಶುಲ್ಕ

35.00

ಸ್ಯಾನಿಂಗ್ ಫೀ

360.00

ಹೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ

40.00

ಒಟ್ಟು :

635.00

Rs. 635.00 ನಗದಾಗಿ Paid in Cash

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : -----

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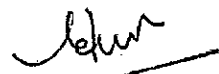
3050.00

ಒಟ್ಟು :

3685.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಮೂರು ಸಾವಿರದ ಆರು ನೂರು ಎಂಬತ್ತೈದು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 24/05/2011 ದಿನದಂದು ಕೊಡಲಾಗುವುದು


ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ

Designed and Developed by C- DAC ,ACTS Pune.



I-874/14-12

ಕರ್ನಾಟಕ ಸರ್ಕಾರ (Karnataka)

0006-437
AT5

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೧೦೧ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಮುಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಚಿತ್ರ

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿನಲ್ಲಿ ಬಳಸಲು ಸಾಧ್ಯವಿದೆ
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

874/14-12

AGREEMENT TO SELL

This **AGREEMENT TO SELL** is made and executed on this the 23rd day of May 2011, at Devanahalli :

BY:

1. **Mr. CHINNAPPA**
S/o. late Hotteppa
Aged about 60 years
2. **Mrs. MUNILAKSHMI**
D/o. Chinnappa
Aged about 32 years
3. **Mr. ANJINAPPA**
S/o. Chinnappa
Aged about 29 years
4. **Mrs. NAGAMMA**
D/o. Chinnappa
Aged about 27 years
5. **Mr. THIMMARAJU**
S/o. Chinnappa
Aged about 25 years

All are residing at Doddasanne Village
Kasaba Hobli, Devanahalli Taluk
Bangalore Rural District

K. Muru



Print Date & Time : 24-05-2011 12:54:17 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 874

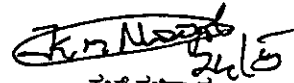
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 24-05-2011 ರಂದು 12:17:22 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	360.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
4	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	635.00

ಶ್ರೀ ಪ್ರತಿಕ್ ಕುಮಾರ್ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಗಿ ಆಯೋಷ್ ತಪಾ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

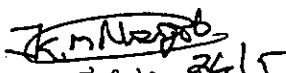
ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಪ್ರತಿಕ್ ಕುಮಾರ್ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಗಿ ಆಯೋಷ್ ತಪಾ			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....
ದ್ದಾಗಿ) ಒಪ್ಪಿರುತ್ತಾರೆ


ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮುಟಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಪ್ರತಿಕ್ ಕುಮಾರ್ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಗಿ ಆಯೋಷ್ ತಪಾ . (ಬರೆದುಕೊಂಡವರು)			
2	ಚನ್ನಪ್ಪ ಮುನಿಲಕ್ಷ್ಮಿ, ಅಂಜನಪ್ಪ, ನಾಗಮ್ಮ ಮತ್ತು ತಿಮ್ಮರಾಜುರವರುಗಳ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಗಿ ಕೆ.ಮುನಿರಾಜು . (ಬರೆದುಕೊಂಡವರು)			




ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಉಪನೋಂದಣಾಧಿಕಾರಿ

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಬಿಲ್ : ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

Represented by their GPA Holder

Mr. K. MUNIRAJU

S/o. late Kempanna

Aged about 44 years

Residing at Prashanthnagar

Devanahalli Town,

Bangalore Rural District

HEREINAFTER JOINTLY CALLED THE "VENDORS" (which expression shall where the context so admits, mean and include their heirs, executors, successors, administrators, legal representatives and assigns) **OF THE ONE PART.**

IN FAVOUR OF:

Mr. PRATEEK KUMAR

S/o. Praful Kumar

Aged about 43 years

Represented by his GPA Holder

Mr. AYUSH THAPA

S/o Mr. Mahendera Singh Thapa,

Aged about 28 years

187, Sofia Manzil

12th Cross, Dollars Colony

Bangalore - 560 094.

HEREINAFTER CALLED THE "PURCHASER" (which expression shall where the context so admits, mean and include his heirs, executors, successors, administrators, legal representatives and assigns) **OF THE OTHER PART:**



K. Muniraju

ಗುರುತಿಸುವವರು

ನೇ ಪ್ರಸ್ತುತದ 2011-12
 ವರ್ಷದಿಂದ - 4 - ನೇ ತುಟಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಮಧು ಸೋದನ್ ದಿನ್ ರಾಮಮೂರ್ತಿ ಪ್ರಶಾಂತ್ ನಗರ್ ದೇವನಹಳ್ಳಿ ಟೌನ್	<i>Ahuja</i>
2	ಪ್ರಮೋದ್ ದಿನ್ ಕಿಂವಣ್ಣ ಪ್ರಶಾಂತ್ ನಗರ್ ದೇವನಹಳ್ಳಿ ಟೌನ್	<i>PS.</i>

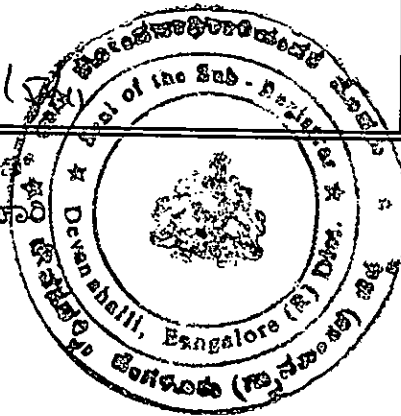
K.M. Nagar
 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
 ಉಪನೋಂದಣಾಧಿಕಾರಿ


 1 ನೇ ಪ್ರಸ್ತುತದ ದಸ್ತಾವೇಜು
 ನಂಬರ DNH-1-00874-2011-12 ಆಗಿ
 ಸಿ.ಡಿ. ನಂಬರ DNHD225 ನೇ ಧೃರಲ್ಲಿ
 ದಿನಾಂಕ 24-05-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

K.M. Nagar
 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ದೇವನಹಳ್ಳಿ) 24/5/11

Designed and Developed by C-DAC, ACTS, Pune

ಕೆ.ಎಂ. ನಾಗಭೂಷಣ್
 ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ದೇವನಹಳ್ಳಿ



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

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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.

WITNESSETH AS FOLLOWS:

WHEREAS the **VENDOR No.1** had applied for grant of occupancy rights in respect of Land bearing **Sy. No. 7/3** measuring **A1-00 guntas of land**, situated at **Doddasanne Village, Kasaba Hobli, Devanahalli Taluk**, before the Land Tribunal Devanahalli and after considering his request the occupancy right granted and issued the certificate of Registration of a Tenant under rule 21 Form - 10 in the favour of Vendor No.1 herein by the Special Tahsildar Devanahalli. This order was challenged before the Honourable High Court of Karnataka, Bangalore in WP.No.25258/93 and after hearing the same came to be dismissed on 27/03/ 2000. Thereafter the khatha came to be transferred in the name of Vendor No. 1 herein, vide MR No. 9/2004-05 in the revenue records and accordingly he is in peaceful possession and enjoyment of the aforesaid land. As abundant caution the **Vendor No. 2 to 5** are made as parties to this Agreement to Sell.

AND WHEREAS the **VENDORS** have executed the General Power of Attorney in favour of Mr. K. Muniraju S/o late Kempanna vide GPA dated 21/05/2011 and registered as document No. DNH-4-00116/2011-12, stored in CD No. DNHD 225 and registered in the office of the Sub-Registrar Devanahalli delegating all the powers including power of alienation and GPA is still subsisting.

AND WHEREAS the **VENDORS** have executed the Agreement of Sale in favour of Mr. K. Muniraju S/o late Kempanna dated 21/05/2011 and registered as document No. DNH-1-00842/2011-12 stored in CD NO. DNHD 225 registered in the office of the Sub-Registrar Devanahalli in respect of land bearing **Sy.No.7/3 measuring A1-00 guntas of land**, Doddasanne village and the Agreement Holder has affixed his signature as Consenting Witnesses to this Agreement to Sell.



K. Muniraju



ನೇ ಪುಸ್ತಕದ ಸಂಖ್ಯೆ 87614-12
 ಹೆಸರು ನೇಜು ನೇ ಪುಟ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

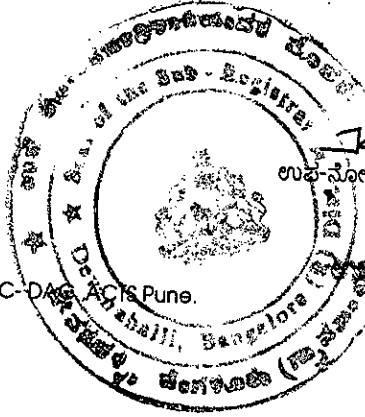
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಪ್ರತೀಕ್ ಕುಮಾರ್ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಗಿ ಆಯೋಷ್ ತಪಾ , ಇವರು 3050.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	3050.00	ನಗದು ರೂಪ
ಒಟ್ಟು :	3050.00	

ಸ್ಥಳ : ದೇವನಹಳ್ಳಿ

ದಿನಾಂಕ : 24/05/2011



ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
 (ದೇವನಹಳ್ಳಿ)

Designed and Developed by C-DAG, A.C.T.S. Pune.

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
 ದೇವನಹಳ್ಳಿ



487

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

ಬಿಲೆ : ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

AND WHEREAS in the manner stated supra the **VENDORS** herein became the owners and they are in un-interrupted possession and peaceful enjoyment of the aforesaid land as the absolute owners thereof having an unimpeachable and unassailable title thereto, paying the taxes inter-alia exercising all acts of dominion and ownership in and over the same without any claim, objection or hindrance from any one whomsoever.

AND WHEREAS all the Revenue Records namely Mutation Register, R.T.C., Tax paid receipts, etc., in respect of the aforesaid land stands in the name of the **VENDORS** herein.

AND WHEREAS the **VENDORS** who are in need of funds to meet their legal necessities have now negotiated and entered into this Agreement to Sell with the **PURCHASER** herein in respect of the aforesaid land and the same is described in greater detail in the SCHEDULE HEREUNDER AND HEREINAFTER REFERRED TO AS THE 'SCHEDULE PROPERTY' free of all encumbrances, clogs, demands, litigations, liens, court -attachments, will / last, testament major-minor claims, maintenance claims any kind whatsoever for a sale consideration of Rs.30,50,000/- (Rupees Thirty Lakhs Fifty Thousand Only)

AND WHEREAS the **PURCHASER** on the faith and assurances of the **VENDORS** that the schedule property is free of all encumbrances whatsoever description has agreed to purchase the schedule property for the said sale consideration of Rs.30,50,000/- (Rupees Thirty Lakhs Fifty Thousand Only)

K. Murari



486

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Date of execution

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

890713
8 ನೇ ತುರಿ

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**NOW THEREFORE THIS AGREEMENT TO SELL
WITNESSETH AS FOLLOWS**

1. The **VENDORS** shall sell and the **PURCHASER** shall purchase the **SCHEDULE PROPERTY** for a fixed sale consideration of Rs.30,50,000/- (Rupees Thirty Lakhs Fifty Thousand Only)
2. The **PURCHASER** has on this day paid to the **VENDORS** through their GPA Holder a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) through cheque bearing No. 890713 dated : 23/04/11 and further a sum of Rs. 10,00,000/- (Rupees Ten Lakhs only) through cheque bearing No. 890714 dated : 23/04/2011 both the cheques drawn on IDBI Bank, Yerawada Branch, Pune, being the **EARNEST MONEY/PART SALE PRICE** to purchase the **SCHEDULE PROPERTY**, the receipt of which sum the **VENDORS** does hereby jointly admits and acknowledges before the undersigned witnesses and acquits the **PURCHASER** from the payment of the same.
3. The **PURCHASER** has agreed to pay the balance sale consideration of Rs. 50,000/- (Rupees Fifty Thousand Only) to the **VENDORS** only at the time of presentation of the Sale Deed/s for registration.
4. The sale consideration is subject to the clear and marketable title of the **VENDORS** in respect of the **SCHEDULE PROPERTY**. However the **VENDORS** shall deliver all the original documents pertaining to the **SCHEDULE PROPERTY** at the time of registration of the Sale Deed.
5. The **VENDORS** hereby covenants that the **SCHEDULE PROPERTY** is free from all encumbrances and undertakes to convey in favour of the **PURCHASER** free of all encumbrances. Further the **VENDORS** undertakes to discharge any claim, etc. at their own cost put forth by any person henceforth on the **SCHEDULE PROPERTY** including the claim arising out of any of their predecessors acts deeds and things and keep the **PURCHASER** and the **SCHEDULE PROPERTY** fully indemnified from any claim, demands etc.,



K. Murari

485

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

870/11/12

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6. It is clearly agreed between the parties that the sale transaction shall be completed within three (3) months from the date of Agreement to Sell. The time is not essence of the contract.
7. The **VENDORS** have on this day delivered all the relevant photo copies of the Documents of title pertaining to the **SCHEDULE PROPERTY** to the **PURCHASER**.
8. The **VENDORS** shall sell the **SCHEDULE PROPERTY** in favour of the **PURCHASER** or his nominee/s or assignee/s on the same terms and conditions.
9. The **VENDORS** undertakes to join and make all such necessary person/s join in execution of the Sale Deed in favour of the **PURCHASER** or his nominee/s as assuring parties, confirming parties, consenting witnesses or as may required under law to convey the perfect title in respect of the **SCHEDULE PROPERTY**.
10. The **VENDORS** undertakes to obtain all other necessary and relevant documents in respect of the **SCHEDULE PROPERTY** if any requisition is made for the same atleast 15 days prior to the date of Registration and allow inspection of such documents to the **PURCHASER** or his Advocate.
11. The **VENDOR** shall deliver the vacant physical possession of the schedule property to the **PURCHASER** on the date of execution of the Sale Deed.
12. The **VENDORS** further undertakes to do all such acts, deeds and things as shall be necessary for conveying a marketable title in respect of the **SCHEDULE PROPERTY** to the **PURCHASER** or his nominee/s.



K. Murai

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1 of the 11

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

ಬೆಲೆ : ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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ನೀ ಪುಸ್ತಕದ 876/11-12
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

13. In the event of either the **VENDORS** or **PURCHASER** to this Agreement to Sell committing breach, the aggrieved party shall entitled to enforce the **SPECIFIC PERFORMANCE OF THIS CONTRACT** and also recover all the costs, expenses and losses incurred by the aggrieved party as a consequences of such breach from the party committing breach.

14. It is clearly agreed between the parties that the cost of Registration, stamp duty, etc., in respect of the **SCHEDULE PROPERTY** shall be borne by the **PURCHASER**.

SCHEDULE OF THE PROPERTY HEREINABOVE REFERRED TO :

ALL THAT PIECE AND PARCEL OF Agricultural land bearing **Sy.No.7/3** measuring **A1-00 Guntas of land**, situated at **Doddasanne Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District** and bounded as follows:

East by : Land belongs to Mr. Narasimhaiah.
West by : Land belongs to Mr. Chikkanarayanappa.
North by : Private Property.
South by : Land belongs to Yellappa.

K. Muru



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಲಿ: ರೂ. 2/-

870/11-12

ನೇ ಪುಸ್ತಕದ
ನೇ ಪುಟ

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

8

IN WITNESS WHEREOF the VENDORS and the PURCHASER have set their hands to this AGREEMENT TO SELL on this day, month and year first above written in the presence of the following attesting witnesses.

CONSENTING WITNESS:

12 Mura

(K.MUNIRAJU)

WITNESSES:

1. Shree to Ranth
Darsahar,

2. S/Plumpun
Dn L

12 Mura

VENDORS
Represented by their
Registered GPA Holder

Al

PURCHASER
Represented by his
Registered GPA Holder

Drafted by :

(C M Swamy)

Advocate / Thasildhar (Retd)
No. 107, 1st floor, Brigade Gardens
19 Church Street Bangalore



482

A/B/Rayan		28 APR 2018	
K. M. M. Raju		28 APR 2018	
Twenty Lakh Only		Rs. 20,00,000.00	
03710200006620		GREENFIELD STATES KANALORE	
IDBI BANK		Payable at par at IDBI Bank Branches in India	
Plot No 7128/B, Yerrawada, P.V.		PSO IDBI00000034	

890713 411259002: 034000 29



Rs 10000/-

Gold Plus Account

Rs 10,000.00

Rs 10,000.00

0010200000000000

IDBI BANK

Payable to the order of

Payee's Signature

1890714 11259002 034000 29



Print date & time : 11/05/2011, 04:17:07 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 757

ಕಛೇರಿ : ದೇವನಹಳ್ಳಿ

Original

ದಿನಾಂಕ : 11/05/2011

ಶ್ರೀ ಪ್ರತೀಕುಮಾರ್ ಬಿನ್ ಪ್ರಫುಲಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಜಿತವಾಗಿ ಇವರಿಂದ
ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2011 - 12 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 634 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

ನೋಂದಣಿ ಶುಲ್ಕ	ರೂ. ಪೈ.
	200.00
ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	420.00
ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
ಒಟ್ಟು :	695.00

Rs. 695.00 ನಗದಾಗಿ Paid In Cash

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : _____ + 1200.00

ಒಟ್ಟು : 1895.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಒಂದು ಸಾವಿರದ ಎಂಟು ನೂರು ತೊಂಬತ್ತೈದು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 11/05/2011 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ

Designed and Developed by C- DAC ACTS Pune.



Print date & time : 11/05/2011, 04:18:17 PM

	
ಕರ್ನಾಟಕ ಸರ್ಕಾರ ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ ಪ್ರಪತ್ರ 15 (78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)	
Receipt No : 759	ಕಛೇರಿ : ದೇವನಹಳ್ಳಿ
Original	ದಿನಾಂಕ : 11/05/2011
ಶ್ರೀ ಪ್ರತೀಪ್‌ಕುಮಾರ್ ಬಿನ್ ಪ್ರಪುಲಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯುಕ್ತಾಧಿಕಾರಿ ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ 2011 - 12 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 634 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ	
	ರೂ. ಪೈ.
ಕನ್ಸೆಂಟಿಂಗ್ ಫೀ	100.00
ಒಟ್ಟು :	100.00
Rs. 100.00 ಸಾಗದಾಗಿ Paid in Cash	
(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಒಂದು ನೂರು)	
ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 11/05/2011 ದಿನದಂದು ಕೊಡಲಾಗುವುದು	
ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ	

Designed and Developed by C- DAC ,ACTS Pune.





Print Date/Time: Wednesday, 11 May, 2011 - 4:18:55PM

ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ : 1.396

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಅರ್ಜಿ ಸಂಖ್ಯೆ : 2.062

ನಮೂನೆ 15

ಪ್ರವೃತ್ತಿ ಸಂಖ್ಯೆ 15 (148ನೇ ನಿಯಮ)

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಖಾಸಾಂಗಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ, ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ. (ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)
Details of Property: Properties situated in: Sanne Amanikere having , Survey No - (7/3) ;

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರಗಳನ್ನು 11/05/2011 ರಿಂದ 11/05/2011 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ತೋರಿಸಿ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ತೋರಿಸಿಯಿಂದ ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಖಾಸಾಂಗಾರಗಳು ಕಂಡುಬಂದಿರುವುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಾಖಲಾತಿ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (in Rs.)	ಕಟ್ಟಡಾರರ ಹೆಸರು		ಸಂಪುಟ — ಸಿ. ಡಿ. ಸಂಖ್ಯೆ	ಪುಟ	ದಾಖಲಾತಿ ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)



476

I-634/11-12

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

ಫಲಿತಾಂಶ ಒಳಗೊಂಡ
ಬೆಲೆ : ರೂ. 2/-

14

ನೇ. ತುಸ್ತು 634/11-12

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ನೇ. ತುಸ್ತು

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

AGREEMENT TO SELL

This **AGREEMENT TO SELL** is made and executed on this the 11th day of May 2011, at Devanahalli :

BY:

1. **Mr. MUNIKRISHNAPPA** S/o Late. Dodda Muniyappa, Aged about 58 Years.
2. **Mr. PURUSHOTTAMA** S/o Sri.Munikrisnappa, Aged about 26 Years
3. **Mrs. SHASHIKALA** D/o Sri.Munikrisnappa, Aged about 24 Years.
4. **Mr. MUNINARAYANAPPA** S/o Late. Doddamuniyappa, Aged about 56 years.
5. **Mr. MANJESHA** S/o Sri.Muninarayanappa, Aged about 25 years
6. **Mr. RAMANJINAPPA** S/o Late.Doddamuniyappa, Aged about 52 Years.
7. **Mrs. LAKSHMAMMA** W/o Sri.Ramanjinappa, Aged about 45 Years.
8. **Mr. LOKESH** S/o Sri.Ramanjinappa, Aged about 25 Years.
9. **Mr. HARISH** S/o Sri.Ramanjinappa, Aged about 15 Years,
Sl.No.9 minor represented by his natural guardian father
Mr. Ramanjinappa, the vendor No.6 herein.
10. **Mr. D.KENCHAPPA**, S/o Late Doddamuniyappa, Aged about 60 Years,
11. **Mr. LAKSHMIKUMARA** S/o D.Kenchappa, Aged about 34 Years,
12. **Master. VIKAS** S/o Sri.Lakshmikumar, Aged about 6 Years,
13. **Baby CHANDANA** D/o Sri.Lakshmikumar, Aged about 4 Years,
Sl.Nos.12 and 13 are minors represented by their natural guardian
father Mr.Lakshmikumar Vendor No.11 herein.



12. Hundi



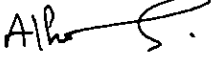
Print Date & Time : 11-05-2011 04:17:34 PM

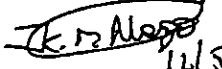
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 634

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 11-05-2011 ರಂದು 03:54:42 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	420.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
4	ಕನ್ಸೆಂಟಿಂಗ್ ಫೀ	100.00
5	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	795.00

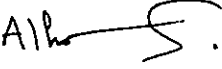
ಶ್ರೀ ಪ್ರತೀಕುಮಾರ್ ಬಿನ್ ಪ್ರಫುಲಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಜಿತ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಪ್ರತೀಕುಮಾರ್ ಬಿನ್ ಪ್ರಫುಲಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಜಿತ			


14/5

ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....ಮುಟ್ಟಿದ್ದಾಗಿ) ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಪ್ರತೀಕುಮಾರ್ ಬಿನ್ ಪ್ರಫುಲಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಜಿತ . (ಬರೆಸಿಕೊಂಡವರು)			
2	ಮುನಿಕ್ಯಪ್ಪಪ್ಪ, ಪುರುಷೋತ್ತಮ, ಶಶಿಕಲಾ, ಮುನಿನಾರಾಯಣಪ್ಪ, ಮಂಜೇಶ, ರಾಮಾಂಜನಪ್ಪ ತನಗಾಗಿ ಮತ್ತು ಮೈಸೂರ್ ಮಕ್ಕಳ ಪರವಾಗಿ ಯೂ ಸಹಾ, ಲಕ್ಷ್ಮಮ್ಮ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಕೆ. ಮುನಿರಾಜು			




14/5
ಉಪನೋಂದಣಾಧಿಕಾರಿ

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

ಬೆಲೆ : ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚೂ

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.

634/11-12

ನೇ ಪುಟ 3

ನೇ ಪುಟ

2

14. **Mr. RAJASHEKAR** S/o D.Kenchappa Aged about 32 Years,
15. **Master SHARAN** S/o Mr. Rajashekar, Aged about 4 Years,
16. **Mr. VIJAYA** S/o Mr. Rajashekar, Aged about 2 Years
Sl.Nos.15 and 16 are minors represented by their natural guardian
father Mr.Rajashekar Vendor No.14 herein.
17. **Mr. SHANKAR** S/o D.Kenchappa , Aged about 30 Years,
18. **Master APPU** S/o Mr. Shankar, Aged about 3 Years.
19. **Baby HARIPRIYA** D/o Mr. Shekar, Aged about 1 Year
Sl.Nos.18 and 19 are minors represented by their natural guardian
father Mr.Shankar Vendor No.17 herein.
20. **Mr. RAVI** S/o D.Kenchappa, Aged about 28 Years,
21. **Baby RANJITHA** D/o Sri.Ravi, Aged about 1 Year
Sl.No.21 minor represented by her natural guardian
father Mr.Ravi Vendor No.20 herein.
22. **Mrs. GOWRAMMA** D/o D.Kenchappa, Aged about 26 Years,
23. **Mr. LAKSHMINARAYANA** S/o Late.Munikenchappa, Aged about
40 Years,
24. **Master. PRITHVI** S/o Sri.Lakshminarayana, Aged about 6 Years
25. **Baby VANDANA** D/o Sri.Lakshminarayana, Aged about 4 Years.
Sl.No.24 and 25 are minors represented by their natural guardian father
Mr. LAKSHMINARAYANA, Vendor No.23 herein.

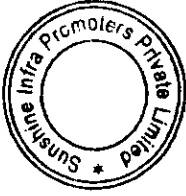


K-Mura

	(ಬರೆದುಕೊಡುವವರು)			J. M. Narayana

J. M. Narayana
ಉಪನೋಂದಣಾಧಿಕಾರಿ

2 ನೇ ಪುಸ್ತಕದ 636/11-12 ನೇ
ಪ್ರಾ.ವೇ.ಜು. 4 ನೇ ಪುಟ



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

ಭೂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

3

26. Mrs. YASHODAMMA D/o Late.Munikenchappa, Aged about 36 years
27. Mrs. NARAYANAMMA W/o Late.Munikenchappa, Aged about 56 years
28. Mr. ANJINAPPA S/o Late.Munikenchappa, Aged about 40 years
29. Mr. CHANDRU S/o Late.Munikenchappa Aged about 35 years
30. Baby THANU D/o Sri.Chandru, Aged about 2 Years
31. Mr. SOMASHEKAR S/o Late.Munikenchappa Aged about 28 years.
32. Mrs. LAKSHMAMMA D/o Late.Munikenchappa Aged about 26 years.
33. Mrs. ANJINAMMA W/o Late.Munikenchappa, Aged about 52 years.
34. Mr. MANJUNATHA S/o Late.Munikenchappa Aged about 28 years.
35. Mr. GOVINDA S/o Late.Munikenchappa Aged about 25 years.
37. Mrs. ANJINAMMA D/o Late Doddamuniyappa Aged about 62 Years.
38. Mrs. MUNIVENKATAMMA D/o Late Doddamuniyappa Aged about 54 Years
39. Mrs. THIMMAKKA D/o Late Doddamuniyappa Aged about 50 Years

All are residing at Sanne Ammanikere Village,
Kasaba Hobli, Devanahalli Taluk,

Represented by their Registered GPA Holder

Mr. K. MUNIRAJU
S/o Late Kempanna
Aged about 44 years
Residing at Prashanthnagar
Devanahalli Town,
Bangalore Rural District.



K. Muniraju

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

ಬೆಲೆ : ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಕೆಯನ್ನು 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.

ನೇ ಶ್ರೀಶಂಕರ ಕಡ್ಡೆ 634/11-12

ನೇ ಶ್ರೀಶಂಕರ

4

HEREINAFTER JOINTLY CALLED THE "VENDORS" (which expression shall where the context so admits, mean and include their heirs, executors, successors, administrators, legal representatives and assigns) **OF THE ONE PART.**

IN FAVOUR OF:

Mr. PRATEEK KUMAR
S/o Praful Kumar
Aged about 43 years

Represented by his GPA Holder

Mr. AYUSH THAPA
S/o Mr. Mahendera Singh Thapa,
Aged about 28 years
187, Sofia Manzil
12th Cross, Dollars Colony
Bangalore - 560 094.

HEREINAFTER CALLED THE "PURCHASER" (which expression shall where the context so admits, mean and include his heirs, executors, successors, administrators, legal representatives and assigns) **OF THE OTHER PART:**

WITNESSETH AS FOLLOWS:

WHEREAS the **VENDORS** represent to the **PURCHASER** that the land bearing **Sy.No.7/3** measuring **A2-22 guntas** of land situated at Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, originally belongs to Doddamuniyappa and after demise of Doddamuniyappa the aforesaid land partitioned among the legal heirs by virtue of Panchayathi Palupatti and after transferring khatha in favour Vendor No. 1, 4, 6, 10, 23, 27 and 33, vide MR No. 1/97-98 in the revenue records and they are in peaceful possession and enjoyment of the aforesaid land.



R. Murthy

ನೇ ಪ್ರಸ್ತುತದ ದಸ್ತಾವೇಜು
ದಸ್ತಾವೇಜು - 11/5/12
ನೇ ಪ್ರತಿ

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಪ್ರಮೋದ್ ಬಿನ್ ಕೆಂವೆಡ್ ಪ್ರಶಾಂತನಗರ, ದೇವನಹಳ್ಳಿ	R. K.
2	ಬಿ.ಆರ್. ಮಧುಸೂದನ್ ಬಿನ್ ರಾಮಮೂರ್ತಿ ಬಿದಲೂರು, ಕುಟಾ ಹೋ, ದೇಶಾ	A. K.

11/5
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಉಪನೋಂದಣಾಧಿಕಾರಿ

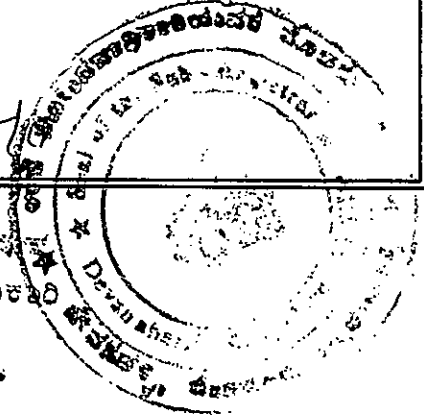


1 ನೇ ಪ್ರಸ್ತುತದ ದಸ್ತಾವೇಜು
ನಂಬರ್ DNH-1-00634-2011-12 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ DNHD224 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 11-05-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

11/5/12
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ದೇವನಹಳ್ಳಿ)

Designed and Developed by C-DAC, ACTS, Pune

ಕೆ.ಎಂ. ನಾಗಭೂಷಣ್
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ದೇವನಹಳ್ಳಿ



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	ಬೆಲೆ : ರೂ. 2/-
ಭೂ	ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for _____	636/11-12
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs,	ನೇ. ಪುಟ

5

AND WHEREAS the **VENDORS** have executed the General Power of Attorney in favour of Mr. K. Muniraju S/o Late Kempanna vide GPA dated 10.05.2011 and registered as document No. DNH-4-00085/2011-12, and stored in CD No. DNHD 224, registered in the office of the Sub-Registrar Devanahalli delegating all the powers including power of alienation and the GPA is still subsisting.

AND WHEREAS the **VENDORS** executed the Agreement of Sale dated : 09/05/2011 and registered as document No. DNH-1-00586/2011-12 stored in CD NO. DNHD 224 registered in the office of the Sub-Registrar Devanahalli, in favour of Mr. K. Muniraju S/o. late. Kempanna and the said agreement holder has affixed his signature as consenting witnesses to this Agreement to Sell.

AND WHEREAS in the manner stated supra the **VENDORS** herein became the owners and they are in un-interrupted possession and peaceful enjoyment of the aforesaid land as the absolute owners thereof having an unimpeachable and unassailable title thereto, paying the taxes inter-alia exercising all acts of dominion and ownership in and over the same without any claim, objection or hindrance from any one whomsoever.

AND WHEREAS all the Revenue Records namely Mutation Register, R.T.C., Tax paid receipts, etc., in respect of the aforesaid lands stand in the name of the **VENDORS**.

AND WHEREAS the **VENDORS** who are in need of funds to meet their legal necessities have now negotiated and entered into an AGREEMENT TO SELL with the **PURCHASER** herein in respect of the aforesaid land, and the same is described in greater detail in the SCHEDULE HEREUNDER AND HEREINAFTER REFERRED TO AS THE 'SCHEDULE PROPERTY' free of all encumbrances, clogs, demands, litigations, liens, court -attachments, will / last, testament major-minor claims, maintenance claims any kind whatsoever for a sale consideration of Rs. 16675000/- (Rupees One Crore Lakhs Seventy Five Thousand Only)



K. Muniraju



ನೇ ಪ್ರಸ್ತುತದ 636/11-2
ದಸಾನೇಜು 10 ನೇ ಪುಟ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

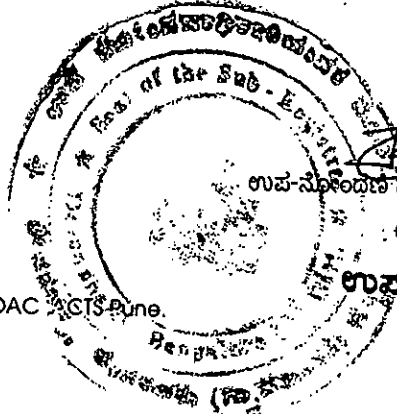
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಪ್ರತೀಕುಮಾರ್ ಬಿನ್ ಪ್ರಭುಲಾಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಜನೆ , ಇವರು 15450.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	14250.00	ಡಿಡಿ ನಂ. 004252, ದಿ: 6/5/2011, ಎಡಿಬಿಎ ಬ್ಯಾಂಕ್ ಲಿ. ಕಲ್ಯಾಣಿನಗರ್, ಪೂಜೆ
ನೆಗದು ರೂಪ	1200.00	ನೆಗದು ರೂಪ (ರೂ. 100/- ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ ಶುಲ್ಕ)
ಒಟ್ಟು :	15450.00	

ಸ್ಥಳ : ದೇವನಹಳ್ಳಿ

ದಿನಾಂಕ : 11/05/2011



ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ದೇವನಹಳ್ಳಿ)

ಉಪನೋಂದಣಾಧಿಕಾರಿ

ದೇವನಹಳ್ಳಿ

Designed and Developed by C- DAC CIS Pune.



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಬೆಲೆ : ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚೂ

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for _____

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ನೇ ಪುಸ್ತಕದ 636/11-12 ನೇ ಪುಟ

6

AND WHEREAS the PURCHASER on the faith and assurances of the VENDORS that the SCHEDULE PROPERTY is free of all encumbrances whatsoever description has agreed to purchase the SCHEDULE PROPERTY for the said sale consideration of Rs. 166,75,000/- (Rupees One Crore Sixty Six Lakhs ~~Seventy Five Thousand~~ Only)

NOW THEREFORE THIS AGREEMENT TO SELL
WITNESSETH AS FOLLOWS

1. The VENDORS shall sell and the PURCHASER shall purchase the SCHEDULE PROPERTY for a fixed sale consideration of Rs. 1,53,50,000/- (Rupees One Crore Fifty-three Lakhs Fifty Thousand Only)
2. The PURCHASER has on this day paid to the VENDORS a sum of Rs. 166,25,000/- (Rupees One Crore ~~Sixty Six~~ ^{Twenty Five} Thousand Only) paid by cheque bearing No. 870648 dated 23/4/11 drawn on T.D.B.I. Bank, ~~Mumbai~~ ^{Pune} Branch ~~Mumbai~~ ^{Pune} being the EARNEST MONEY/PART SALE PRICE to purchase the SCHEDULE PROPERTY, the receipt of which sum the VENDORS does hereby jointly admits and acknowledges before the undersigned witnesses and acquits the PURCHASER from the payment of the same.
3. The PURCHASER has agreed to pay the balance sale consideration of Rs. 50,000/- (Rupees Fifty Thousand Only) to the VENDORS only at the time of presentation of the Sale Deed/s for registration.
4. The sale consideration is subject to the clear and marketable title of the VENDORS in respect of the SCHEDULE PROPERTY. However the VENDORS shall deliver all the original documents pertaining to the SCHEDULE PROPERTY at the time of registration of the Sale Deed.



K. Murari

465

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/-

ಮೂ 

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

ನೇ ಪುಸ್ತಕದ 636/11-12
ನೇ ಪುಟ

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

7

5. The **VENDORS** hereby covenants that the **SCHEDULE PROPERTY** is free from all encumbrances and undertakes to convey in favour of the **PURCHASER** free of all encumbrances. Further the **VENDORS** undertakes to discharge any claim, etc. at their own cost put forth by any person henceforth on the **SCHEDULE PROPERTY** including the claim arising out of any of their predecessors acts deeds and things and keep the **PURCHASER** and the **SCHEDULE PROPERTY** fully indemnified from any claim, demands etc.,

6. It is clearly agreed between the parties that the sale transaction shall be completed within three (3) months from the date of Agreement to Sell. The time is not essence of the contract.

7. The **VENDORS** have on this day delivered all the relevant photo copies of the Documents of title pertaining to the **SCHEDULE PROPERTY** to the **PURCHASER**.

8. The **VENDORS** shall sell the **SCHEDULE PROPERTY** in favour of the **PURCHASER** or his nominee/s or assignee/s on the same terms and conditions.

9. The **VENDORS** undertakes to join and make all such necessary person/s join in execution of the Sale Deed in favour of the **PURCHASER** or his nominee/s as assuring parties, confirming parties, consenting witnesses or as may required under law to convey the perfect title in respect of the **SCHEDULE PROPERTY**.

10. The **VENDORS** undertakes to obtain all other necessary and relevant documents in respect of the **SCHEDULE PROPERTY** if any requisition is made for the same atleast 15 days prior to the date of Registration and allow inspection of such documents to the **PURCHASER** or his Advocate.

11. The **VENDORS** shall deliver the vacant physical possession of the schedule property to the **PURCHASER** on the date of execution of the Sale Deed.

K. M. M.



414

ab - Registrar

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

ಬೆಲೆ : ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ನೇ ಪುಸ್ತಕದ 634/11-12 ನೇ ಪುಟ
ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any purpose

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

8

12. The **VENDORS** further undertakes to do all such acts, deeds and things as shall be necessary for conveying a marketable title in respect of the **SCHEDULE PROPERTY** to the **PURCHASER** or his Nominee/s.

13. In the event of either the **VENDORS** or **PURCHASER** to this Agreement to Sell committing breach, the aggrieved party shall entitled to enforce the **SPECIFIC PERFORMANCE OF THIS CONTRACT** and also recover all the costs, expenses and losses incurred by the aggrieved party as a consequences of such breach from the party committing breach.

14. It is clearly agreed between the parties that the cost of Registration, stamp duty, etc., in respect of the **SCHEDULE PROPERTY** shall be borne by the **PURCHASER**.

SCHEDULE OF THE PROPERTY HEREINABOVE REFERRED TO :

ALL THAT PIECE AND PARCEL of the land bearing **Sy.No.7/3** measuring **A2-22 guntas of land** situated at Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, and bounded on the :

EAST BY : Property bearing Sy. No. 7/4.
WEST BY : Property bearing Sy. No. 7/2.
NORTH BY : Akkupete Border.
SOUTH BY : Private Property.

R. Murugan



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕಾರ 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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Total stamp duty paid Rs.

636/11-12

14 ನೇ ಪುಟ

9

IN WITNESS WHEREOF the VENDORS and the PURCHASER have set their hands to this AGREEMENT TO SELL on this day, month and year first above written in the presence of the following attesting witnesses.

Consenting Witness:

K. Muniraju

(K. MUNIRAJU)

Witnesses:

1. *[Signature]*
[Signature]

2. *[Signature]*
[Signature]

K. Muniraju

VENDORS
Represented by their
Registered GPA Holder

[Signature]

PURCHASER
Represented by his
Registered GPA Holder

Drafted by:

(C. M. SWAMY)

Advocate / Thasildhar (Retd.)
No. 107, 1st Floor, Brigade Gardens
19 Church Street, Bangalore



Print date & time : 21/06/2011, 05:24:13 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 1755

ಕಛೇರಿ : ದೇವನಹಳ್ಳಿ

Original

ದಿನಾಂಕ : 21/06/2011

ಇವರಿಂದ

ಶ್ರೀ Prateek Kumar S/o Praful Kumar Rep by his GPA Holder Ayush Thapa ಇವರಿಂದ

ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2011 - 12 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 1501 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

ರೂ. ಪೈ.		ರೂ. ಪೈ.
200.00	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
35.00	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
360.00	ಸ್ಯಾನಿಂಗ್ ಫೀ	360.00
100.00	ಕನ್ಸೆಂಟಿಂಗ್ ಫೀ	100.00
40.00	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
735.00	ಒಟ್ಟು :	735.00

Rs. 735.00 ನಗದಾಗಿ Paid in Cash

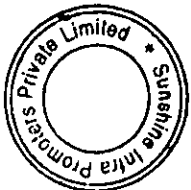
7400.00	ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : -----	+	7400.00
3135.00	ಒಟ್ಟು :		8135.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಎಂಟು ಸಾವಿರದ ಒಂದು ನೂರು ಮೂವತ್ತೈದು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 21/06/2011 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ

Designed and Developed by C- DAC ,ACTS Pune.



Devanahalli, Banga
ಜಿಲ್ಲಾ ಪಂಚಾಯತ್, ದೇವನಹಳ್ಳಿ (ರಾ.)

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

ಮುದ್ರಣ

ಫಲಗಳನ್ನು ಒಳಗೊಂಡಿದೆ

ಬೆಲೆ : ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ನೇ ಪುಸ್ತಕದ 1501/11/12

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು
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ನೇ ಪುಟ

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

AGREEMENT TO SELL

This **AGREEMENT TO SELL** is made and executed on this the 21st day of June 2011, at Devanahalli :

BY:

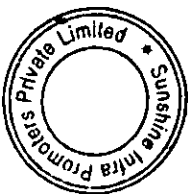
Mr. P. HARSHAVARDHANA REDDY
S/o. Narayana Reddy,
Aged about 45 years,
Residing at No. 221,
9th Main 5th Block,
Jayanagar Bangalore.

Represented by his Registered GPA Holder

Mr. K. MUNIRAJU
S/o Late Kempanna
Aged about 44 years
Residing at Prashanthnagar
Devanahalli Town,
Bangalore Rural District

HEREINAFTER CALLED THE "VENDOR" (which expression shall where the context so admits, mean and include his heirs, executors, successors, administrators, legal representatives and assigns) **OF THE ONE PART.**

K. Muniraju





Print Date & Time : 21-06-2011 05:25:03 PM

ನೇ ಪುಸ್ತಕದ 1501/11-27
ದಸ್ತಾವೇಜು 2 ನೇ ಪುಟ

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1501

ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 21-06-2011 ರಂದು 04:30:13 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	360.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
4	ಕನ್ಸೆಂಟಿಂಗ್ ಫೀ	100.00
5	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	735.00

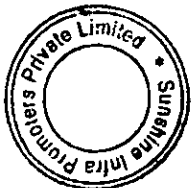
ಶ್ರೀ Prateek Kumar S/o Praful Kumar Rep by his GPA Holder Ayush Thapa ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Prateek Kumar S/o Praful Kumar Rep by his GPA Holder Ayush Thapa			AIL

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ).....

ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮುಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾಳೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Prateek Kumar S/o Praful Kumar Rep by his GPA Holder Ayush Thapa . (ಬರೆದುಕೊಂಡವರು)			AIL
2	P. Harshavardhana Reddy S/o Narayanareddy Rep K. Muniraju S/o Late Kempanna . (ಬರೆದುಕೊಂಡವರು)			K. Muniraju



ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅದೇಶ 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 ಉಪಯೋಗಿಸಲು ಸೂಕ್ತವಿದೆ
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ದಸ್ತಾವೇಜನ್ನು ಏರ್ಪಡಿಸಿದ ದಿನಾಂಕ
Date of execution

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

- 2 -

IN FAVOUR OF:

Mr. PRATEEK KUMAR

S/o. Praful Kumar

Aged about 43 years

Represented by his GPA Holder

Mr. AYUSH THAPA

S/o Mr. Mahendera Singh Thapa,

Aged about 28 years

187, Sofia Manzil

12th Cross, Dollars Colony

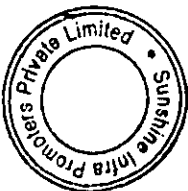
Bangalore - 560 094.

HEREINAFTER CALLED THE "PURCHASER" (which expression shall where
the context so admits, mean and include his heirs, executors, successors,
administrators, legal representatives and assigns) **OF THE OTHER PART:**

WITNESSETH AS FOLLOWS:

WHEREAS the **VENDOR** is the sole and absolute owner of land bearing
Sy. No. 7/4 measuring **A1-00 guntas of land** situated at Sanne Ammanikere
Village, Kasaba Hobli, Devanahalli Taluk acquired by Mr. Harshavardhana
Reddy S/o. Narayana Reddy residing at No. 221, 9th Main 5th Block,
Jayanagar Bangalore by virtue of Sale Deed dated: 22/03/2005 and
registered as document No. DNH-1-05524/2004-05 stored in CD No. DNHD
42 registered in the office of the Sub-Registrar Devanahalli and after
transferring khatha to his name vide MR No. 1/2006-07 in the revenue
records and he is in peaceful possession and enjoyment of the aforesaid
land.

K. H. H.



ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	K. Muniraju S/o Late Kempanna . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			12 Muniraju

15/01/11
ನೀ ಪುಸ್ತಕದ
ವಸಾ ವೇಜು ನೀ ಪುಟ

ಸಹಿ ರಿಜಿಸ್ಟ್ರಾರ್
ಹರಿಯ ಉಪನೋಂದಪಾಠಿಕ



ಈ ದಸ್ತಾವೇಜು ಹಾಲೆಯನ್ನು 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	ಚೀಲೆ : ರೂ. 2/-
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution	ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.

- 3 -

AND WHEREAS Mr. Harshavardhana Reddy S/o. Narayana Reddy in order to over come the financial problems he entered into an Agreement of Sale in favour of Mr. K. Muniraju S/o Late Kempanna, on 27/05/2011 and registered as document No. DNH-1-01069/2011-12 stored in CD No. DNHD 227 registered in the office of the Sub-Registrar Devanahalli in respect of land bearing Sy. No. 7/4 measuring A1-00 guntas of land of Sanne Ammanikere village and he has affixed his signature as consenting witness to this Agreement to Sell.

AND WHEREAS Mr. Harshavardhana Reddy S/o. Narayana Reddy executed the General Power of Attorney in favour of Mr. K. Muniraju S/o Late Kempanna, on 27/05/2011 and registered as document No. DNH-4-00141/2011-12 stored in CD No. DNHD 227 registered in the office of the Sub-Registrar Devanahalli in respect of Sy. No. 7/4 measuring A1-00 guntas of land situated at Sanne Ammanikere village, Kasaba Hobli, Devanahalli Taluk delegating all the powers including power of alienation and as well as to receive the sale consideration on behalf of him vide clause No. 9 of the GPA and the General Power of Attorney is still subsisting.

AND WHEREAS in the manner stated supra the **VENDOR** herein became the absolute owner and he is in un-interrupted possession and peaceful enjoyment of the aforesaid land as the absolute owner thereof having an unimpeachable and unassailable title thereto, paying the taxes inter-alia exercising all acts of dominion and ownership in and over the same without any claim, objection or hindrance from any one whomsoever.

AND WHEREAS all the Revenue Records namely Mutation Register, R.T.C., Tax paid receipts, etc., in respect of the aforesaid land stands in the name of the **VENDOR** herein.

12/11/11



ಗುರುತಿಸುವವರು

1 ನೇ ಪ್ರಸ್ತುತದ 1501/11-12 ನೇ
 ದಸ್ತಾವೇಜು - 6 ನೇ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B.R. Modhusudhan S/o Ramamurthy Prashanth Nagar, Devanahalli Town.	
2	Promod S/o Kempanna Prashanth Nagar, Devanahalli Town.	

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
 21/06/2011

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

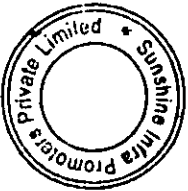


1 ನೇ ಪ್ರಸ್ತುತದ ದಸ್ತಾವೇಜು
 ನಂಬರ DNH-1-01501-2011-12 ಅA
 ಸಿ.ಡಿ. ನಂಬರ DNHD229 ನೇ ಪುಟದಲ್ಲಿ
 ದಿನಾಂಕ 21-06-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


 ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ದೇವನಹಳ್ಳಿ)

Designed and Developed by C-DAC, ACTS, Pune

ಎಲ್. ಶಂಕರಮೂರ್ತಿ
 ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ದೇವನಹಳ್ಳಿ



455

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅದೇಶ 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 This sheet can be used for any document	ನೀ ಪುಸ್ತಕದ 150/11-72 ನೀ ಪುಟ 7	
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.	

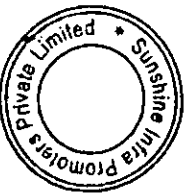
- 4 -

AND WHEREAS the **VENDOR** who is in need of funds to meet his legal necessities has now negotiated and entered into this Agreement to Sell with the **PURCHASER** herein in respect of the aforesaid land and the same is described in greater detail in the **SCHEDULE HEREUNDER AND HEREINAFTER REFERRED TO AS THE 'SCHEDULE PROPERTY'** free of all encumbrances, clogs, demands, litigations, liens, court-attachments, will / last, testament major-minor claims, maintenance claims any kind whatsoever for a sale consideration of Rs. 73,00,000/- (Rupees Seventy-three Lakhs Only)

AND WHEREAS the **PURCHASER** on the faith and assurances of the **VENDOR** that the schedule property is free of all encumbrances whatsoever description has agreed to purchase the schedule property for the said sale consideration of Rs.73,00,000/- (Rupees Seventy-three Lakhs Only)

**NOW THEREFORE THIS AGREEMENT TO SELL
WITNESSETH AS FOLLOWS**

1. The **VENDOR** shall sell and the **PURCHASER** shall purchase the **SCHEDULE PROPERTY** for a fixed sale consideration of Rs. 73,00,000/- (Rupees Seventy-three Lakhs Only)
2. The **PURCHASER** has on this day paid as directed and consented by the **VENDOR** to his GPA Holder a sum of Rs. 72,50,000/- (Rupees Seventy-two Lakhs Fifty Thousand Only) paid by Demand Draft bearing No 0000004222, dated : 06/06/2011 drawn on IDBI Bank, Malleshwaram Branch, Bangalore being the **EARNEST MONEY/PART SALE PRICE** to purchase the **SCHEDULE PROPERTY**, the receipt of which sum the **VENDOR** does hereby jointly admits and acknowledges before the undersigned witnesses and acquits the **PURCHASER** from the payment of the same.
3. The **PURCHASER** has agreed to pay the balance sale consideration of Rs. 50,000/- (Rupees Fifty Thousand Only) to the **VENDOR** only at the time of presentation of the Sale Deed/s for registration.



K. Muru



ನೇ ಪ್ರಸ್ತುತದ 1501/11-12 ನೇ
ಆಸ್ತುವೇಜು 8 ನೇ ಪುಟ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

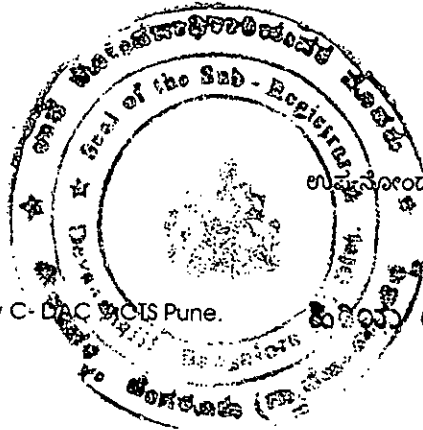
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Prateek Kumar S/o Praful Kumar Rep by his GPA Holder Ayush Thapa , ಇವರು 7400.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	7400.00	By cash (Rs. 100/- Consenting fee)
ಒಟ್ಟು :	7400.00	

ಸ್ಥಳ : ದೇವನಹಳ್ಳಿ

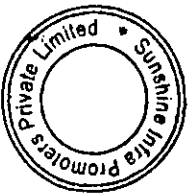
ದಿನಾಂಕ : 21/06/2011



ಉಪನೋಂದಣಾಧಿಕಾರಿ
(ದೇವನಹಳ್ಳಿ)

Designed and Developed by C-DEC, OIS Pune.

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ದೇವನಹಳ್ಳಿ



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನಾ 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet
 ಭೂ	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಬೆಲೆ: ರೂ. 2/-
ದಸ್ತಾವೇಜನ್ನು ಬರೆದ ಕೊಟ್ಟ ದಿನಾಂಕ Date of execution	ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document. ನೇ ಪ್ರತಿ 150/11-12 ನೇ ಪ್ರತಿ	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.

- 5 -

4. The sale consideration is subject to the clear and marketable title of the **VENDOR** in respect of the SCHEDULE PROPERTY. However the **VENDOR** shall deliver all the original documents pertaining to the SCHEDULE PROPERTY at the time of registration of the Sale Deed.

5. The **VENDOR** hereby covenants that the SCHEDULE PROPERTY is free from all encumbrances and undertakes to convey in favour of the **PURCHASER** free of all encumbrances. Further the **VENDOR** undertakes to discharge any claim, etc. at his own cost put forth by any person henceforth on the SCHEDULE PROPERTY including the claim arising out of any of his predecessors acts deeds and things and keep the **PURCHASER** and the SCHEDULE PROPERTY fully indemnified from any claim, demands etc.,

6. It is clearly agreed between the parties that the sale transaction shall be completed within three (3) months from the date of Agreement to Sell. The time is not essence of the contract.

7. The **VENDOR** has on this day delivered all the relevant photo copies of the Documents of title pertaining to the SCHEDULE PROPERTY to the **PURCHASER**.

8. The **VENDOR** shall sell the SCHEDULE PROPERTY in favour of the **PURCHASER** or his nominee/s or assignee/s on the same terms and conditions.

9. The **VENDOR** undertakes to join and make all such necessary person/s join in execution of the Sale Deed in favour of the **PURCHASER** or his nominee/s as assuring parties, confirming parties, consenting witnesses or as may required under law to convey the perfect title in respect of the SCHEDULE PROPERTY.

10. The **VENDOR** undertakes to obtain all other necessary and relevant documents in respect of the SCHEDULE PROPERTY if any requisition is made for the same atleast 15 days prior to the date of Registration and allow inspection of such documents to the **PURCHASER** or his Advocate.



K. Murari

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಬೋ
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.

ನೀ ಪ್ರತಿ 15/11/11
ನೀ ಪ್ರತಿ 10

- 6 -

11. The **VENDOR** shall deliver the vacant physical possession of the schedule property to the **PURCHASER** on the date of execution of the Sale Deed.

12. The **VENDOR** further undertakes to do all such acts, deeds and things as shall be necessary for conveying a marketable title in respect of the SCHEDULE PROPERTY to the **PURCHASER** or his nominee/s.

13. In the event of either the **VENDOR** or **PURCHASER** to this Agreement to Sell committing breach, the aggrieved party shall entitled to enforce the SPECIFIC PERFORMANCE OF THIS CONTRACT and also recover all the costs, expenses and losses incurred by the aggrieved party as a consequences of such breach from the party committing breach.

14. It is clearly agreed between the parties that the cost of Registration, stamp duty, etc., in respect of the SCHEDULE PROPERTY shall be borne by the **PURCHASER**.

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of Agricultural Dry Land bearing Sy. No. 7/4 measuring A1-00 guntas of land, situated at Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, and bounded on the:

East by	:	Land belongs to Mr. Chikkamuniswamy and Mr. Nanjappa.
West by	:	Land belongs to Mrs. Thimmakka.
North by	:	Remaining land in same survey number.
South by	:	Land belongs to Mr. Krishnappa and Mr. Munisamappa.



K. H. H.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನ್ಸೂಚನೆ 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.

- 7 -

IN WITNESS WHEREOF the VENDOR and the PURCHASER have set their hands to this AGREEMENT TO SELL on this day, month and year first above written in the presence of the following attesting witnesses.

CONSENTING WITNESS :

K. Muniraju
(K. MUNIRAJU)

WITNESSES:

1. *Shree S/o Ramthya*
Devanahalli

K. Muniraju
VENDOR
Represented by his
Registered GPA Holder

2. *S/o Ramthya*
Devanahalli

ALL S.
PURCHASER
Represented by his
Registered GPA Holder

Drafted by :

C M Swamy
(C M Swamy)

Advocate / Thasildhar (Retd)
No. 107, 1st floor, Brigade Gardens
19 Church Street Bangalore



450

ORDER

A/C Payee Only

Sr.No.: 4222

पे ऑर्डर / PAY ORDER

04-06-2011

K. MUNIRAJU

एह
OT
दह
TT
एला
OL
दला
TL

रुपये RUPEES Seventy Two Lakh Fifty Thousand only

को या उनके आदेश पर OR C

रु Rs. **72,50,000

A/c No. 24330100010010

अदा करें

पूरा आईडोबीआई बैंक
For IDBI BANK



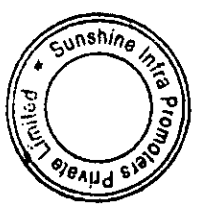
***** Not Over INR. 72,50,000.00 *****

IDBI Bank, No.12 Siddhi complex, Between 8th & 9th cross,
Margosa Road, Malleswaram, Bangalore - 560 003.

[Signature]
प्राधिकृत हस्ताक्षरकर्ता / Authorised Signatory
क्रम सं. / Sr. No

[Signature]
प्राधिकृत हस्ताक्षरकर्ता / Authorised
क्रम सं. / Sr. No

⑈004222⑈ 560259004⑈ 024300⑈ 12



K. Muniraju

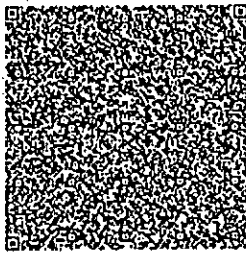


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No. : IN-KA87191090012453J
 Certificate Issued Date : 22-Jun-2011 12:42 PM
 Account Reference : SHCIL (FI)/ ka-shcil/ SRO-GANGANAGAR/ KA-BN
 Unique Doc. Reference : SUBIN-KAKA-SHCIL56839872245313J
 Purchased by : K MUNIRAJU
 Description of Document : Article 41, Power of Attorney
 Description : G P A
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : K MUNIRAJU
 Second Party : PRATEEK KUMAR
 Stamp Duty Paid By : K MUNIRAJU
 Stamp Duty Amount (Rs.) : 200
 (Two Hundred only)



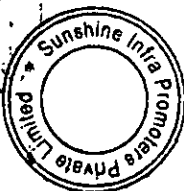
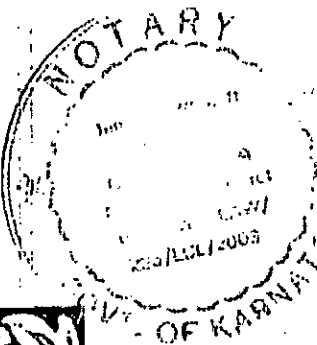
[Signature]
 P. Harshavardhana Reddy
 P. Harshavardhana Reddy Corporation of India Ltd

.....Please write or type below this line.....

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, I

Mr. P. HARSHAVARDHANA REDDY
 S/o. Narayana Reddy,
 Aged about 45 years,
 Residing at No. 221,
 9th Main 5th Block,
 Jayanagar Bangalore



Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilstamp.com"

[Signature]

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಭೇರಿ



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 -

Represented by his GPA Holder

Mr. K. MUNIRAJU

S/o. late Kempanna

Aged about 44 years

Residing at Prashanthnagar

Devanahalli Town,

Bangalore Rural District

do hereby constitute, nominate and appoint.

Mr. PRATEEK KUMAR

S/o. Praful Kumar

Aged about 43 years

Represented and on behalf of

Mr. Prateek Kumar, as his GPA Holder

Mr. AYUSH THAPA

S/o Mr. Mahendera Singh Thapa,

Aged about 28 years

187, Sofia Manzil

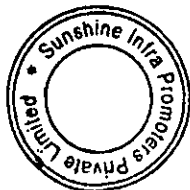
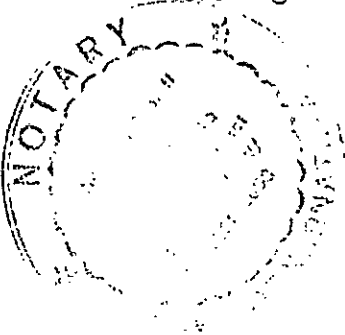
12th Cross, Dollars Colony

Bangalore - 560 094

as my lawful Attorney for me and in my name and on my behalf to do and execute, perform or cause to be done, executed and performed all or any of the following acts, deeds and things.

WHEREAS I declare that I am the sole and absolute owner of all that piece and parcel of the land bearing Sy. No. 7/4 measuring A1-00 gunta of land situated at Sanrie Ammanikere Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, which is morefully described in the schedule hereunder and hereinafter referred to as the SCHEDULE PROPERTY.

AND WHEREAS I am authorizing the above said attorney to do the following acts, deeds and things on my behalf.



Handwritten signature

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೀನಮು 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

ಟಿಪ್ಪಣಿ : 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.

- 3 -

1. To manage, maintain and look after the affairs of the schedule property.
2. To negotiate for sale of the schedule property with prospective purchaser/s and to sell the same.
3. To enter into Agreement/s with prospective purchaser/s and to receive the advance amount from the such purchaser/s and also to endorse on the Agreement/s regarding the receipt of the amount received in respect of the schedule property and also execute cancellation of Agreement/s.
4. To execute of Deed of Sale or other instrument of Conveyance in respect of the schedule property in favour of any purchaser /s as my said Attorney may deem fit and proper and to receive the sale consideration before the attesters or before the Sub-Registrar at the time of Registration.
5. To appear and admit the execution of such document/s or instruments before the concerned Sub-Registrar and do all acts, deeds and things that may be necessary for the successful completion of the said transactions for and on my behalf.
6. The apply, raise and obtain loans on the Security of the schedule property from any nationalized banks, Housing Development Finance Corporation or from other financial institutions and to sign any application/s Mortgage Deed/s, Affidavits, bonds, etc., in this behalf and also to redeem such Mortgage/s.
7. To appear before State or Central Government/s Offices i.e., Municipal Council, Revenue Department and other concerned authorities, concerning the schedule property or relating thereto and to pay the taxes, charges, cesses, etc., due in respect of the schedule property, to sign any papers, notices, acknowledgments that may required thereto, to apply for Khatha transfer etc., for the said purpose to sign the applications, petitions and affidavits.
8. To construct buildings on the schedule property and for this purpose the possession of the schedule property has been handed over to engage Contractors/Engineers/Developers and develop the same.
9. To deal and correspond with the City Municipal Council/Planning Authority or other department and officers and any other officer or authority in connection with or relating to any matters touching the schedule property



12/11/2003

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

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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.

- 4 -

or otherwise and to do all acts, deeds, matters and things connected thereto.

10. To appear and represent on our behalf before the City Municipal Council, Semi-Government Offices, Statutory authorities, bodies and other authorities like BESCOM and in all other offices as may be required thereto and apply for and obtain any plans, licences, sanctions, orders, etc., for the purpose of putting up construction on the schedule property and for the said purpose sign and execute necessary petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps necessary to secure plans. Licences, connections and other permissions relating thereto.

11. To appear before the concerned authorities of BESCOM for securing Electricity and to the schedule property and for the said purpose to sign applications, forms, agreements, pay such charges etc., and get the same connected to the schedule property and to apply for the refund of the deposits to be made to such authorities.

12. To sign all applications, papers, undertakings, terms and conditions as may be from time to time be required by the City Municipal Council, BMRDA/ Town Planning Authority and/or before any board or office as may be required from time to time.

13. To let out or Mortgage the schedule property to any Tenant /s or person/s and to enter into Lease Agreement/s Mortgage Deed/s, Rental Agreement/s, on my behalf.

14. To sue the tenant/s in any Court of law for eviction from the property in the event of his/her or their default in payment of rents or for breach of any of the covenants or conditions that may be set out in the Lease Deed/s or Rental Agreement/s.

15. To commence and prosecute any action or suit or other proceedings at law against and person/s in respect of any matter herein contained or relating to the schedule property and to appear and defend any actions, suits or proceedings commenced or to be commenced against me or whereunder I shall be party.



Handwritten signature

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನ್ಸೀಮು 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.

- 5 -

16. To appoint and engage on my behalf Advocate/s, pleader/s or any other Attorney to conduct any case, suit or other proceedings concerning anything in which I may have interest in the schedule property.

17. To institute, abandon, proceed with, settle or compromise any suits, actions, claims, demands or other proceedings in any Civil, Criminal and Revenue Court/s.

18. To execute and sign any petition, application, plaint, written statement, counter statement, affidavit, counter Affidavit, etc., before any Court and authorities.

19. To apply for Certified copies of documents and judgments from the Offices and to sign any applications, petitions, etc., in all matters to sign and swear all affidavits, petitions, notices, writs and to receive and give reply to all such notices, summons, etc.,

20. To appoint substitute or substitutes in the place of my Attorney with same or limited powers as are herein contained by executing one or any number of powers of attorney in favour of such substitute or substitutes and at his will and pleasure to remove such substitute as my attorney may deem fit and proper.

21. To lodge any complaint/s before the jurisdictional Police Authorities against any trespassers and encroachers in respect of the schedule property.

22. It is made clear that non-mention of any specific item of work in this Power of Attorney, in relation to the purpose for which it is given, shall not be deemed to limit the authority or power of the Attorney to do any act, deed or thing which according to the subjective satisfaction of my Attorney acting in good faith deem fit, necessary or power. In this connection my Attorney shall have the authority and power to execute any necessary deed, document or instrument with liberty to file, present, produce or admit the same before any authority as may be found necessary in respect of the schedule property.

AND GENERALLY to do all acts deeds and things that may be necessary for the aforesaid purposes and I do hereby agree to RATIFY and CONFIRM all and whatsoever acts, deeds, things and assurance that my ATTORNEY shall lawfully do by virtue of this POWER OF ATTORNEY as acts, deeds, things and assurances done by me as if I was personally present to do the same.

12/11/2003



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

ಭೂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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

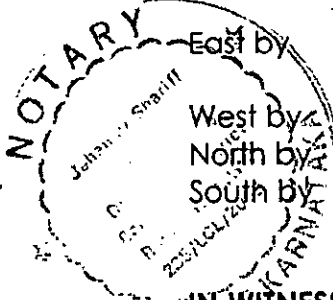
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

- 6 -

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of Agricultural Dry Land bearing Sy. No. 7/4 measuring A1-00 guntas of land, situated at Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, and bounded on the:



East by : Land belongs to Mr. Chikkamuniswamy and Mr. Nanjappa.
West by : Land belongs to Mrs. Thimmakka.
North by : Remaining land in same survey number.
South by : Land belongs to Mr. Krishnappa and Mr. Munisamappa.

IN WITNESS WHEREOF, I, have set my hands to this GENERAL POWER OF ATTORNEY on this the 22nd day of June 2011 at Devanahalli in the presence of the following witnesses.

WITNESSES :

1. *Shri S. B. Ramiah*
Devanahalli

K. M. M.
EXECUTANT

SIGNATURE OF THE ATTORNEY

2. *S. B. Ramiah*
Devanahalli

Drafted by:

(C. M. SWAMY)

Advocate / Thasildhar (Retd.)
No. 107, 4th Floor, Brigade Gardens
19 Church Street, Bangalore



ONLY AFFIRMED/SWORN
TO BEFORE ME
22/6/2011
JEHANGIR SHARIFF, B.A., B.L.
ADVOCATE & NOTARY
Office Room
Bangalore District

Commission - one only

21-Jun-11
Bangalore

To,

Mr. Manjunath
Bangalore

Dear Sir,

Sub : Title Report in respect of Sy. No. 7/4 measuring A1-00 guntas of land situated at Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District.

On perusal of the photostat copies furnished, it is observed that the land bearing Sy. No. 7/4 measuring A1-00 guntas of land situated at Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk acquired by Mr. P. Harshavardhana Reddy S/o. P. Narayana Reddy residing at No. 221, 9th Main 5th Block, Jayanagar Bangalore by virtue of Sale Deed dated: 22/03/2005 and registered as document No. DNH-1-05524/2004-05 stored in CD No. DNHD 42 registered in the office of the Sub-Registrar Devanahalli and after transferring khatha to his name vide MR No. 1/2006-07 in the revenue records and he is in peaceful possession and enjoyment of the aforesaid land.

Mr. Harshavardhana Reddy S/o. Narayana Reddy in order to overcome the financial problems he entered into an Agreement of Sale in favour of Mr. K. Muniraju S/o Late Kempanna, on 27/05/2011 and registered as document No. DNH-1-01069/2011-12 stored in CD No. DNHD 227 registered in the office of the Sub-Registrar Devanahalli in respect of land bearing Sy. No. 7/4 measuring A1-00 guntas of land of Sanne Ammanikere village.

Mr. Harshavardhana Reddy S/o. Narayana Reddy executed the General Power of Attorney in favour of Mr. K. Muniraju S/o Late Kempanna, on 27/05/2011 and registered as document No. DNH-4-00141/2011-12 stored in CD No. DNHD 227 registered in the office of the Sub-Registrar Devanahalli in respect of Sy. No. 7/4 measuring A1-00 guntas of land situated at Sanne Ammanikere village, Kasaba Hobli, Devanahalli Taluk delegating all the powers including power of alienation and as well as to receive the sale consideration on behalf of him vide clause No. 9 of the GPA and the General Power of Attorney is still subsisting.

In view of the above, It is advisable to proceed further in the matter.

(C. M. Swamy)
Advocate



Print date & time : 19/05/2011, 05:15:39 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 953

ಕಛೇರಿ : ದೇವನಹಳ್ಳಿ

Original

ದಿನಾಂಕ : 19/05/2011

ಶ್ರೀ ಪ್ರತೀಕಮಾರ್ ಬಿನ್ ಪ್ರಫುಲ್ಕಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯುಕ್ತ ಭಾವ ಇವರಿಂದ
ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2011 - 12 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 802 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

	ರೂ. ಪೈ.
ನೋಂದಣಿ ಶುಲ್ಕ	200.00
ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
ಸ್ಯಾನಿಂಗ್ ಫೀ	390.00
ಕನ್ಸೆಂಟಿಂಗ್ ಫೀ	100.00
ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
ಒಟ್ಟು :	765.00

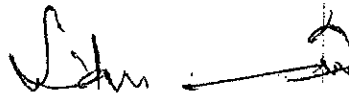
Rs. 765.00 ನಗದಾಗಿ Paid in Cash

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : ----- + 100.00

ಒಟ್ಟು : 865.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಎಂಟು ನೂರು ಅರವತ್ತೈದು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 19/05/2011 ದಿನದಂದು ಕೊಡಲಾಗುವುದು


ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ

Designed and Developed by G. DAC, ACTS Pune





Print Date/Time: Thursday, 19 May, 2011 - 5:17:55PM

ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ : 1.773

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಅರ್ಜಿ ಸಂಖ್ಯೆ : 2.580

ನಮೂನೆ 15

ಪ್ರತಿಪತ್ರ ಸಂಖ್ಯೆ 15 (148ನೇ ನಿಯಮ)

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಖುಷಾಭಾಗಗಳು ವಿವರಿಸಲಾಗಿವೆ, ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಗಳಿಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ. (ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿಕೆಯಂತೆ ತಿಳಿಸಲಾಗಿರುವ ಮತ್ತು ವಿವರಿಸಲಾಗಿರುವ)
Details of Property: Properties situated in: Sanne Amanikere having , Survey No - (8) ;

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರಗಳನ್ನು 19/05/2011 ರಿಂದ 19/05/2011 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಸಲ್ಪಟ್ಟಿರುವುದನ್ನು ತೋರಿಸಿ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಖುಷಾಭಾಗಗಳು ಕಂಡುಬಂದವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (in Rs.)	ಕ್ರಮಾಂತರ ಹೆಸರು		ಸಂಪುಟ ಸಿ. ಡಿ. ಸಂಖ್ಯೆ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
(1)	(2)	(3)	(4)	ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	(7)	(8)	(9)
	Village Name: ಸಣ್ಣ ಅಮಾನಿಕೆರೆ Property Schedule Description: (Schedule A:) ಸರ್ವೆ ನಂಬರ್ 8 ರಲ್ಲಿ 16 ಎಕರೆ 36 ಗುಂಟೆ ಜಮೀನು (0-09 ಗುಂಟೆ ಖರಾಬು ಸೇರಿ) ಸಣ್ಣ ಅಮಾನಿಕೆರೆ ಗ್ರಾಮ, ಕುಟಾ ಹೋಬಳಿ, ದೇವನಹಳ್ಳಿ ತಾಲ್ಲೂಕು. (EAST) ಸಣ್ಣ ಅಮಾನಿಕೆರೆ ಗ್ರಾಮದ ಸ.ನಂ. 19, 20 ಮತ್ತು 21 ರ ಜಮೀನು (WEST) ಪಾಡೆ ಗಿ ಸ್ಥಳ (SOUTH) ಪಾಡೆ ಗಿ ಸ್ಥಳ (NORTH) ಅಕ್ಕಿಪೇಟೆ ಗ್ರಾಮದ ಗಡಿ (Note:)	19/05/2011	ಸ್ಥಳೀಯ ಬರೆಯಿಸಿದ Market Value 0.00 Consideration 118,300,000.00	(1) ಎ. ರಾಮಕೃಷ್ಣ ದೀಪ್ ಅರಸೀಕೆರೆ ರವರ ಪರಿವಾಗಿ ಜಮೀನು ಹೋಬಳಿ ಕೆ. ಮುನೀರಾಜು ದೀಪ್ ರಾಜ್ ಕೊಪ್ಪ	(1) ಪ್ರತಿಪತ್ರ ಸಂಖ್ಯೆ 15 ರವರ ಪರಿವಾಗಿ ಜಮೀನು ಹೋಬಳಿ ಅರಸೀಕೆರೆ ರಾಜ್	DNH225	3	DNH-1-00802-2011-12



I- 802/11-12

ಭಾವನಾಹಳ್ಳಿ, ಬೆಂಗಳೂರು

೪೩

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು ಹಾಕೆ Document Sheet
ಭೇ	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಭೂಮಿಗಾಗಿ ಒಳಗೊಂಡಿರುವ ಬೆಲೆ: ರೂ. 2/-
	ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಕುರಿತು ಬಳಸಬಹುದು This sheet can be used for any document	802/11-12
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.	

AGREEMENT TO SELL

This **AGREEMENT TO SELL** is made and executed on this the 19th day of May 2011, at Devanahalli :

BY:

Mr. A. RAMAKRISHNA
S/o . Anjaneyachar
Aged about 32 years
Residing at No. 33,
Opposite Sri Rama Temple
Byatarayanapura
Bangalore - Bellary Road
Bangalore - 560 092

Represented by his Registered GPA Holder

Mr. K. MUNIRAJU
S/o late Kempanna
Aged about 44 years
Residing at Prashanthnagar
Devanahalli Town,
Bangalore Rural District.

HEREINAFTER CALLED THE "VENDOR" (which expression shall where the context so admits, mean and include his heirs, executors, successors, administrators, legal representatives and assigns) **OF THE ONE PART.**

IN FAVOUR OF:

Mr. PRATEEK KUMAR
S/o Praful Kumar
Aged about 43 years

K. Muniraju





Print Date & Time : 19-05-2011 05:16:23 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 802

ನೇ ಪ್ರಸ್ತುತದ 2011-12
ಕಸಾ ನೇಜು - 2 ನೇ ತುಟಿ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19-05-2011 ರಂದು 04:52:42 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	390.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
4	ಕನ್ಸೆಂಟಿಂಗ್ ಫೀ	100.00
5	ಕೊರತೆ ಮುದ್ರಾಂಶ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	765.00

ಶ್ರೀ ಪ್ರತಿಗೋಕುಮಾರ್ ಬಿನ್ ಪ್ರವುಲೋಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಶ್ ಥಾವ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಪ್ರತಿಗೋಕುಮಾರ್ ಬಿನ್ ಪ್ರವುಲೋಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಶ್ ಥಾವ			APR 19/5

19/5
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ).....ಮುಟ್ಟಿದ್ದಾಗಿ)
ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	ಪ್ರತಿಗೋಕುಮಾರ್ ಬಿನ್ ಪ್ರವುಲೋಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಶ್ ಥಾವ . (ಬರೆದುಕೊಂಡವರು)			APR 19/5
2	ಎ. ರಾಮಕೃಷ್ಣ ಬಿನ್ ಅಂಜನೇಯಚಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಕೆ. ಮುನಿರಾಜು ಬಿನ್ ಲೇಟ್ ಕೆಂಪಣ್ಣ . (ಬರೆದುಕೊಂಡವರು)			K. N. N. N.



19/5
ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಡೇಶ ಸಂಖ್ಯೆ ೪೦೪ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಾಖಲೆಯ ಹಾಳೆ Document Sheet
ಭೇ 	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಬೆಲೆ : ರೂ. 2/-
ದಾಖಲೆಯನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution	ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.

2

Represented by his GPA Holder

Mr. AYUSH THAPA

S/o Mr. Mahendera Singh Thapa,
Aged about 28 years
187, Sofia Manzil
12th Cross, Dollars Colony
Bangalore - 560 094.

HEREINAFTER CALLED THE "PURCHASER" (which expression shall where the context so admits, mean and include his heirs, executors, successors, administrators, legal representatives and assigns) **OF THE OTHER PART:**

WITNESSETH AS FOLLOWS:

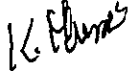
WHEREAS the **VENDOR** represent to the **PURCHASER** that the land bearing **Sy. No. 8** measuring **A16-36 guntas** including A0-09 guntas of kharab land, out of **A34-36 guntas** of land, situated at Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk Bangalore Rural District, having acquired the same by virtue of sale deeds detailed hereunder:

a) Sale Deed dated : 23/05/2002 and registered as document No. 1042/2005-06 stored in CD No. DNHD 50 registered in the office of the Sub-Registrar Devanahalli in respect of land bearing Sy. No. 8, measuring A9-00 gunta of land, situated at Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District.

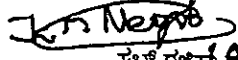
b) Sale Deed dated : 17/05/2005 and registered as document No. 970/2005-06 stored in CD No. DNHD 50 registered in the office of the Sub-Registrar Devanahalli in respect of land bearing Sy. No. 8, measuring A7-36 guntas including A0-09 gunta kharab land, situated at Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District.

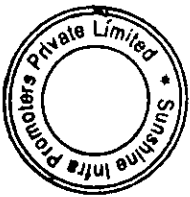
K. Murthy



ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
3	ಕೆ. ಮುನಿರಾಜು ದಿನ್ ಲೇಟ್ ಕೆಂಪಣ್ಣ (ಒಕ್ಕಿಗೆ ಸಾಕ್ಷಿ)			


 _____ನೇ ಪುಸ್ತಕದ 80ನೇ ಪುಟ
 ವಸಾಹತು _____ನೇ ಪುಟ


 ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್
 ಉಪನೋಂದಣಾಧಿಕಾರಿ



435

98/1/1

20/1/11

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
This sheet can be used for any document

ನೇ ಪುಸ್ತಕದ ಸಂಖ್ಯೆ 802/11-12
ನೇ ಪುಟ 5

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

3

AND WHEREAS Mrs. Chitrabali has executed registered Confirmation Deed in favour of the **vendor herein** by confirming the sale deed/s mentioned supra alongwith other survey numbers vide registered as document No. 8930 / 2006-07 dated : 23/02/2007 stored in CD No. DNHD 122 registered in the office of the Sub-Registrar Devanahalli.

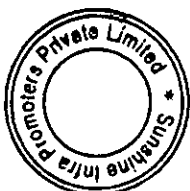
AND WHEREAS the Katha/mutations and all other revenue records were transferred in the name of **VENDOR** herein and taxes were paid to the concerned authorities in respect of the schedule property and the **VENDOR** is in peaceful possession and enjoyment of the aforesaid land.

AND WHEREAS the **VENDOR** has executed registered General Power of Attorney in favour of Mr. K. Muniraju S/o late Kempanna dated 18.05.2011 registered as document No. DNH-4-00109/2011-12 stored in CD No. DNHD 225 registered in the office of the Sub-Registrar Devanahalli, in respect of the aforesaid land delegating all the powers including power of alienation and the same is still subsisting.

AND WHEREAS the **VENDOR** has executed registered Agreement of Sale in favour of Mr. K. Muniraju S/o late Kempanna dated 18.05.2011 registered as document No. DNH-1-00778/2011-12 stored in CD No. DNHD 225 registered in the office of the Sub-Registrar Devanahalli and the Agreement Holder has affixed his signature as Consenting Witnesses to this Agreement to Sell.

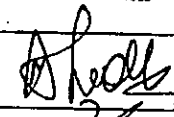
AND WHEREAS in the manner stated supra the **VENDOR** herein became the owner and he is in un-interrupted possession and peaceful enjoyment of the aforesaid land as the absolute owner thereof having an unimpeachable and unassailable title thereto, paying the taxes inter-alia exercising all acts of dominion and ownership in and over the same without any claim, objection or hindrance from any one whomsoever.

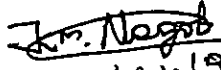
K. Muniraju



ಗುರುತಿಸುವವರು

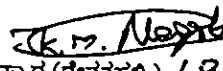
ನೇ ಪುಸ್ತಕದ 802/11-12
 ದಸ್ತಾವೇಜು-..... ನೇ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಬಿ.ಆರ್. ಮಧುಸೂದನ್ ಬಿನ್ ರಾಮಮೂರ್ತಿ ಬಿದಲೂರು, ಕುಟೂ ಹೋ. ದೇಶಾ	
2	ಪ್ರಮೋದ್ ಬಿನ್ ಕೆಂಪಣ್ಣ ಪ್ರಶಾಂತನಗರ, ದೇವನಹಳ್ಳಿ	


 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
 ಉಪನೋಂದಣಾಧಿಕಾರಿ

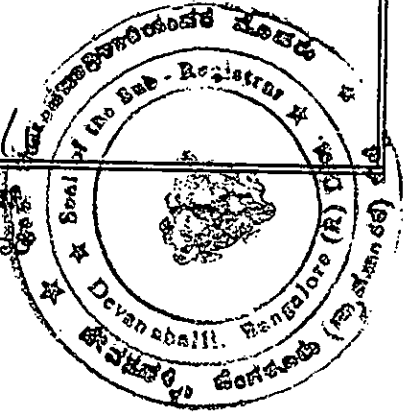


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
 ನಂಬರ DNH-1-00802-2011-12 ಆಗಿ
 ಸಿ.ಡಿ. ನಂಬರ DNHD225 ನೇ ಪುಟದಲ್ಲಿ
 ದಿನಾಂಕ 19-05-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ದೇವನಹಳ್ಳಿ) 19/5/11

Designed and Developed by C-DAC, ACTS, Pune

ಕೆ.ಎಂ. ನಾಗಭೂಷಣ್
 ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ದೇವನಹಳ್ಳಿ



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಬೇ
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 ಬರೆಯತಕ್ಕ ದಿನಾಂಕ
Date of execution

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

4

AND WHEREAS the **VENDOR** who is in need of funds to meet his legal necessities has now negotiated and entered into an **AGREEMENT TO SELL** with the **PURCHASER** herein in respect of the aforesaid land, and the same is described in greater detail in the **SCHEDULE HEREUNDER AND HEREINAFTER REFERRED TO AS THE 'SCHEDULE PROPERTY'** free of all encumbrances, clogs, demands, litigations, liens, court-attachments, will / last, testament major-minor claims, maintenance claims any kind whatsoever for a sale consideration of Rs.11,83,00,000/- (Rupees Eleven Crores Eighty-three lakhs Only)

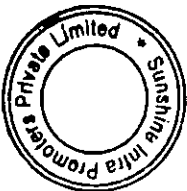
AND WHEREAS the **PURCHASER** on the faith and assurances of the **VENDOR** that the **SCHEDULE PROPERTY** is free of all encumbrances whatsoever description has agreed to purchase the **SCHEDULE PROPERTY** for the said sale consideration of Rs. 11,83,00,000/- (Rupees Eleven Crores Eighty-three lakhs Only)

**NOW THEREFORE THIS AGREEMENT TO SELL
WITNESSETH AS FOLLOWS**

1. The **VENDOR** shall sell and the **PURCHASER** shall purchase the **SCHEDULE PROPERTY** for a fixed sale consideration of Rs.11,83,00,000/- (Rupees Eleven Crores Eighty-three lakhs Only)

2. The **PURCHASER** has on this day paid to the **VENDOR** through his registered GPA holder a sum of Rs.11,74,25,000/- (Rupees Eleven Crores Seventy-four Lakhs Twenty-five Thousand Only) as detailed hereunder :

a.	Paid by cheque bearing No. 890638 dated :23/04/2011 drawn on IDBI Bank Yerawada Branch, Pune	Rs. 2,13,50,000/-
b.	Paid by cheque bearing No. 890641 dated :23/04/2011 drawn on IDBI Bank Yerawada Branch, Pune	Rs. 3,01,00,000/-



K. Muru

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ನೇ ಪ್ರಸ್ತುತ ಕಡೆ 802/11-12
 ಚಸ್ತಾನೇಜು - ಕೆ ನೇ ಪ್ರತಿ



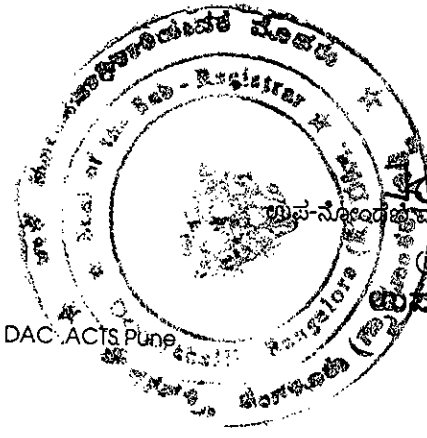
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration
 ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಪ್ರತೀಕುಮಾರ್ ಬಿನ್ ಪ್ರಭುಲಾಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಶ್ ಥಾಪ , ಇವರು 20800.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

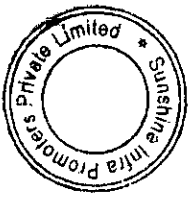
ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	20700.00	ಡಿಡಿ ನಂ. 004258, ದಿ: 6/5/2011, ಐಡಿಬಿಎ ಬ್ಯಾಂಕ್ ಲಿ. ಕಲ್ಯಾಣ ನಗರ, ಪೂಣೆ
ನಗದು ರೂಪ	100.00	ನಗದು ರೂಪ ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ ಶುಲ್ಕ
ಒಟ್ಟು :	20800.00	

ಸ್ಥಳ : ದೇವನಹಳ್ಳಿ
 ದಿನಾಂಕ : 19/05/2011



ಶ್ರೀ ಪ್ರತೀಕುಮಾರ್ ಬಿನ್ ಪ್ರಭುಲಾಕುಮಾರ್ ರವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಶ್ ಥಾಪ
 (ದೇವನಹಳ್ಳಿ)
 ಮುದ್ರಾಂಕ ಸಂಸ್ಥಾಪಕಾಧಿಕಾರಿ
 ದೇವನಹಳ್ಳಿ

Designed and Developed by C-DAC ACTS Pune



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕಾರ ಸಂಖ್ಯೆ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet
ಭೇ	 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಬೆಲೆ : ರೂ. 2/-
	ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for <u>ಪ್ರಮಾಣೀಕರಣ</u> <u>ನೇ ಪುಟ</u>	
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.	

5

c.	Paid by cheque bearing No. 890652 dated : 23/04/2011 drawn on IDBI Bank Yerawada Branch, Pune	Rs. 2,07,00,000/-
d.	Paid by cheque bearing No. 890653 dated : 23/04/2011 drawn on IDBI Bank Yerawada Branch, Pune	Rs. 34,50,000/-
e.	Paid by cheque bearing No. 890654 dated : 23/04/2011 drawn on IDBI Bank Yerawada Branch, Pune	Rs. 1,57,50,000/-
f.	Paid by cheque bearing No. 890637 dated : 23/04/2011 drawn on IDBI Bank Yerawada Branch, Pune	Rs. 1,03,25,000/-
g.	Paid by cheque bearing No. 890639 dated : 23/04/2011 drawn on IDBI Bank Yerawada Branch, Pune	Rs. 24,50,000/-
h.	Paid by cheque bearing No. 890640 dated : 23/04/2011 drawn on IDBI Bank Yerawada Branch, Pune	Rs. 63,00,000/-
i.	Paid by cheque bearing No. 890644 dated : 23/04/2011 drawn on IDBI Bank Yerawada Branch, Pune	Rs. 60,00,000/-
j.	Paid by cheque bearing No. 890645 dated : 23/04/2011 drawn on IDBI Bank Yerawada Branch, Pune	Rs. 10,00,000/-

Total

Rs. 11,74,25,000/-

12.11.11



430

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಭೇ

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ನೇ ಪ್ರತಿ 802/11/22
10 ನೇ ಪ್ರತಿ

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

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

6

being the **EARNEST MONEY/PART SALE PRICE** to purchase the **SCHEDULE PROPERTY**, the receipt of which sum the **VENDOR** and **GPA Holder** does hereby jointly admits and acknowledges before the undersigned witnesses and acquits the **PURCHASER** from the payment of the same.

3. The **PURCHASER** has agreed to pay the balance sale consideration of Rs. 8,75,000/- (Rupees Eight Lakhs Seventy-five Thousand Only) to the **VENDOR** only at the time of presentation of the Sale Deed/s for registration.

4. The sale consideration is subject to the clear and marketable title of the **VENDOR** in respect of the **SCHEDULE PROPERTY**. However the **VENDOR** shall deliver all the original documents pertaining to the **SCHEDULE PROPERTY** at the time of registration of the Sale Deed.

5. The **VENDOR** hereby covenants that the **SCHEDULE PROPERTY** is free from all encumbrances and undertakes to convey in favour of the **PURCHASER** free of all encumbrances. Further the **VENDOR** undertakes to discharge any claim, etc. at his own cost put forth by any person henceforth on the **SCHEDULE PROPERTY** including the claim arising out of any of his predecessors acts deeds and things and keep the **PURCHASER** and the **SCHEDULE PROPERTY** fully indemnified from any claim, demands etc.,

6. It is clearly agreed between the parties that the sale transaction shall be completed within three (3) months from the date of Agreement to Sell. The time is not essence of the contract.

7. The **VENDOR** has on this day delivered all the relevant photo copies of the Documents of title pertaining to the **SCHEDULE PROPERTY** to the **PURCHASER**.

K. M. Murari



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
ಭೇ 	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಬೆಲೆ : ರೂ. 2/-
ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document	ನೇ ಪುಸ್ತಕ ಸಂಖ್ಯೆ 80 211-11	ನೇ ಪುಟ 11
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.	

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8. The **VENDOR** shall sell the **SCHEDULE PROPERTY** in favour of the **PURCHASER** or his nominee/s or assignee/s on the same terms and conditions.
9. The **VENDOR** undertakes to join and make all such necessary person/s join in execution of the Sale Deed in favour of the **PURCHASER** or his nominee/s as assuring parties, confirming parties, consenting witnesses or as may required under law to convey the perfect title in respect of the **SCHEDULE PROPERTY**.
10. The **VENDOR** undertakes to obtain all other necessary and relevant documents in respect of the **SCHEDULE PROPERTY** if any requisition is made for the same atleast 15 days prior to the date of Registration and allow inspection of such documents to the **PURCHASER** or his Advocate.
11. The **VENDOR** shall deliver the vacant physical possession of the schedule property to the **PURCHASER** on the date of execution of the Sale Deed.
12. The **VENDOR** further undertakes to do all such acts, deeds and things as shall be necessary for conveying a marketable title in respect of the **SCHEDULE PROPERTY** to the **PURCHASER** or his Nominee/s.
13. In the event of either the **VENDOR** or **PURCHASER** to this Agreement to Sell committing breach, the aggrieved party shall entitled to enforce the **SPECIFIC PERFORMANCE OF THIS CONTRACT** and also recover all the costs, expenses and losses incurred by the aggrieved party as a consequences of such breach from the party committing breach.

K. Murugan



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	ಪೆಲೆ : ರೂ. 2/-
ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for _____		
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution	ಹಾವಳಿತು ಪಟ್ಟ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.	

8

14. It is clearly agreed between the parties that the cost of Registration, stamp duty, etc., in respect of the SCHEDULE PROPERTY shall be borne by the **PURCHASER**.

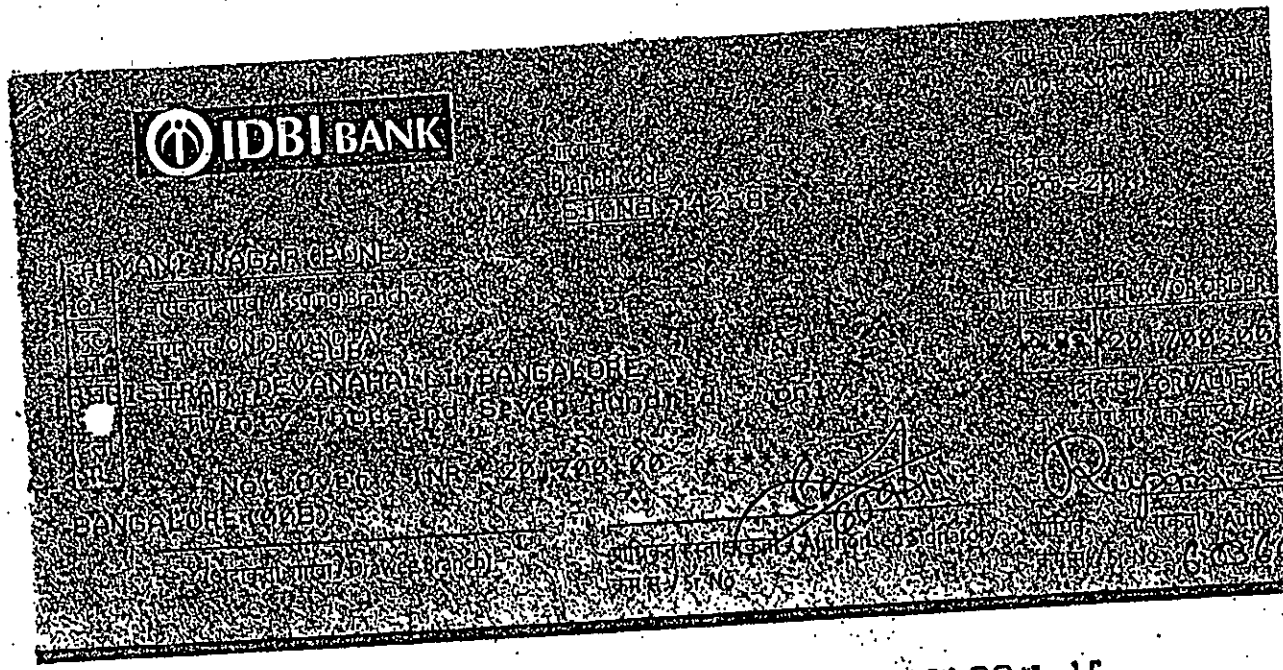
SCHEDULE OF THE PROPERTY HEREINABOVE REFERRED TO :

ALL THAT PIECE AND PARCEL of the land bearing **Sy. No.8** measuring **A16-36 guntas** including A0-09 guntas of Kharab land situated at Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk Bangalore Rural District, and bounded on the :

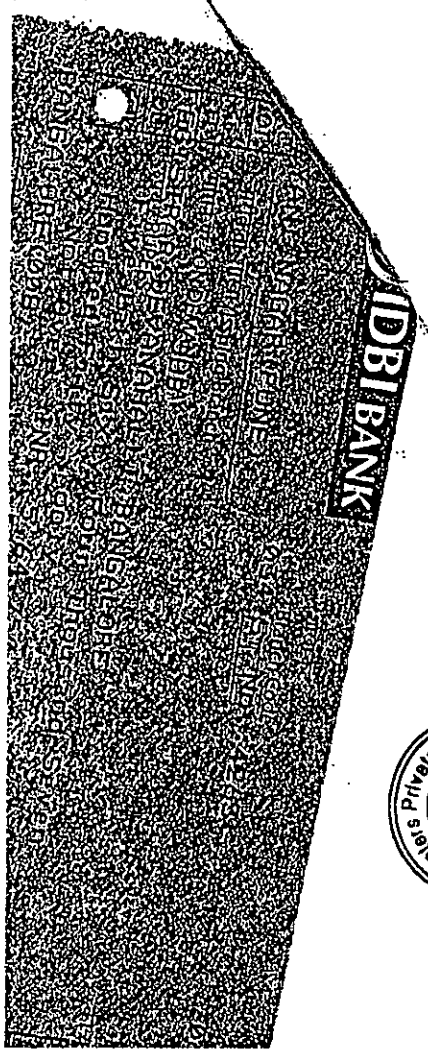
EAST BY	:	Land in Sy. Nos. 19, 20 & 21 of Sanne Ammanikere Village.
WEST BY	:	Private Property.
NORTH BY	:	Akkupet Village Boundary.
SOUTH BY	:	Private Property.

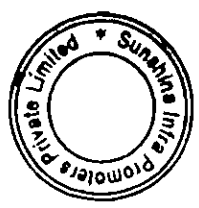
R. Huna





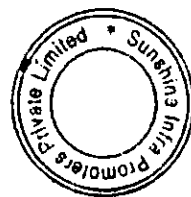
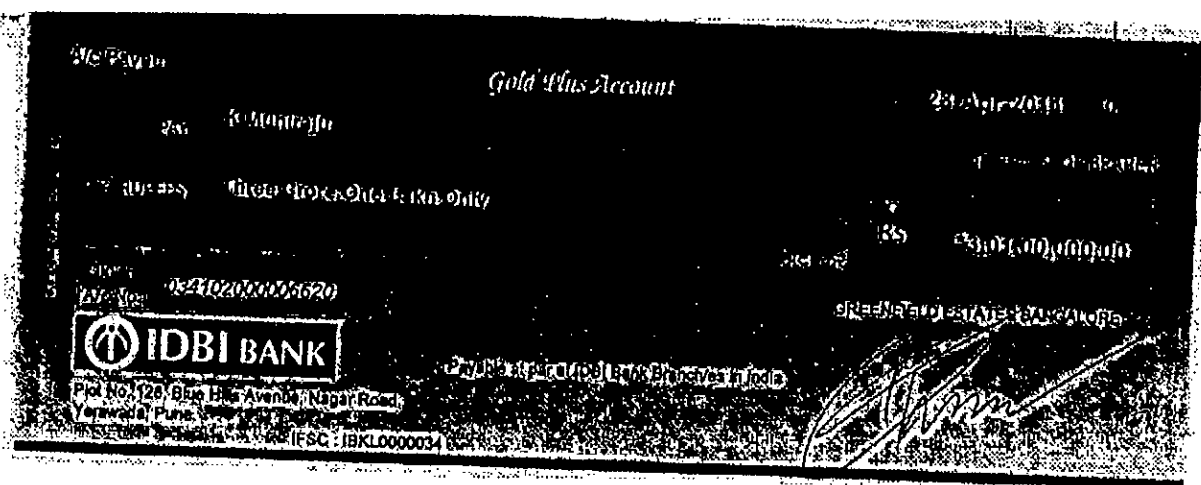
16 003400 000259000 0004258





IDBI BANK





AP FAVO Gold Plus Account 28 APR 2011

PAY TO THE ORDER OF OR BEARER

RUPEES SIXTY LAKH ONLY

Rs. 60,00,000.00

ARC No. 034002000006620

IDBI BANK

Payable, et parat IDBI Bank Branches in India.

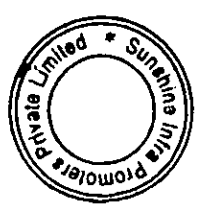
GREENFIELD ESTATES BANGALORE

Plot No. 128 Blue Hills Avenue, Nigadi Road, Yerawade Pune.

IFSC: IBKL0000034

[Signature]

890644 411259002 034000 29



418

4/10/2011 Gold Plus Account 28-Apr-2011

Bank Mumbai

2. Release - Cash Only

1341020000000000

 IDBI BANK

Pay to the order of IDBI Bank Branch in India

Post No. 128, Blue Plus Avenue, Nehru Road, Varanasi, U.P.

IFSC: IBKL0000034

[Signature]

890645 411259002 034000 29



A/C Payee		Gold Plus Account		23/05/2011	
Pay to the order of		K. Muniraju		TO THE ORDER OF BEARER	
RUPEES		Twenty Four Lakh Fifty Thousand Only		RS. 24,50,000.00	
A/c No.		034102000006620		GREENFIELD ESTATE, BANGALORE	
 IDBI BANK		PAYABLE Part IDBI Bank Branches in India			
Plot No. 128, Blue Hills Avenue, Madhav Road, Yerawade, Pune.		IFSC: BKLD0000034			

890639 4112590020 034000* 29



416

[illegible]

#890640# 4.11259002# 034000# 29



Print date & time : 05/05/2011, 05:17:04 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 630

ಕಛೇರಿ : ದೇವನಹಳ್ಳಿ

Original

ದಿನಾಂಕ : 05/05/2011

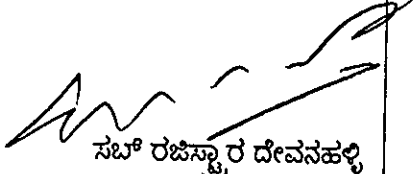
ಶ್ರೀ ಪ್ರತೀಕ್ ಕುಮಾರ್ ಬಿನ್ ಪ್ರವುಲ್ ಕುಮಾರ್ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೂಷ್ ತಪ್ಪ ಇವರಿಂದ
ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2011 - 12 ವರ್ಷದ ವುಸ್ರಕ - 1 ಪುಸ್ರಕದ 530 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

ರೂ. ಪೈ.

ನೋಂದಣಿ ಶುಲ್ಕ	200.00
ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
ಸ್ಯಾನಿಂಗ್ ಫೀ	360.00
ಕನ್ಸೆಂಟಿಂಗ್ ಫೀ	100.00
ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	20.00



ಒಟ್ಟು :		715.00
Rs. 715.00 ನಗದಾಗಿ Paid in Cash		
ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ :	----- +	100.00
ಒಟ್ಟು :		815.00
(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಎಂಟು ನೂರು ಹದಿನೈದು)		
ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 05/05/2011 ದಿನದಂದು ಕೊಡಲಾಗುವುದು		
 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ		

Designed and Developed by C- DAC ,ACTS Pune.



I 530
11-12

0003-413

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

ಬೆಲೆ : ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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.

AGREEMENT TO SELL

This **AGREEMENT TO SELL** is made and executed on this the 5th day of May 2011, at Devanahalli :

BY:

Mr. MUNINANJAPPA

S/o late Appajappa

Aged about 48 years

Residing at Maralu Bagilu

Ward No. 9, Devanahalli

Bangalore Rural District.

Represented by his Registered GPA Holder

Mr. K. MUNIRAJU

S/o late Kempanna

Aged about 44 years

Residing at Prashanthnagar

Devanahalli Town,

Bangalore Rural District.

HEREINAFTER CALLED THE "VENDOR" (which expression shall where the context so admits, mean and include his heirs, executors, successors, administrators, legal representatives and assigns) **OF THE ONE PART.**

K. Muniraju





Print Date & Time : 05-05-2011 05:17:15 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 530

ನೇ ಪ್ರಸ್ತುತ ದಾಖಲೆ-12
ಜಿಲ್ಲಾ ನೇಜು-2-ನೇ ಪ್ರತಿ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೇವನಹಳ್ಳಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 05-05-2011 ರಂದು 04:58:15 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	360.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
4	ಕನ್ಸ್ಟಂಟ್ ಫೀ	100.00
5	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	20.00
	ಒಟ್ಟು :	715.00

ಶ್ರೀ ಪ್ರತೀಕ್ ಕುಮಾರ್ ದಿನ್ ಪ್ರವುಲ್ ಕುಮಾರ್ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಷ್ ತಪ್ಪ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಪ್ರತೀಕ್ ಕುಮಾರ್ ದಿನ್ ಪ್ರವುಲ್ ಕುಮಾರ್ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಷ್ ತಪ್ಪ			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....
ದ್ದಾಗಿ) ಒತ್ತಿರುತ್ತಾರೆ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ 5/5
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮುಖ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಪ್ರತೀಕ್ ಕುಮಾರ್ ದಿನ್ ಪ್ರವುಲ್ ಕುಮಾರ್ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಷ್ ತಪ್ಪ . (ಬರೆದುಕೊಂಡವರು)			
2	ಮುನಿನಂಜಪ್ಪನವರ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಗಿ ಕೆ.ಮುನಿರಾಜು ದಿನ್ ಲೇಟ್ ಕೆಂಪಣ್ಣ . (ಬರೆದುಕೊಂಡವರು)			



ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

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

ಛಾ



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.

- 2 -

IN FAVOUR OF:

1-ನೇ ಪ್ರಶ್ನೆ ಕಡೆ 530/- ನೇ
ದಸ್ತಾವೇಜು 3-ನೇ ಕ್ರಮ

Mr. PRATEEK KUMAR
S/o Praful Kumar
Aged about 43 years

Represented by his GPA Holder

Mr. AYUSH THAPA
S/o Mr. Mahendera Singh Thapa,
Aged about 28 years
187, Sofia Manzil
12th Cross, Dollars Colony
Bangalore - 560 094.

HEREINAFTER CALLED THE "PURCHASER" (which expression shall where
the context so admits, mean and include his heirs, executors, successors,
administrators, legal representatives and assigns) **OF THE OTHER PART:**

WITNESSETH AS FOLLOWS:

WHEREAS the **VENDOR** represents to the **PURCHASER** that the land
bearing **Sy. No. 25** measuring **A5-00 guntas** and **A0-16 guntas** of Kharab
land, situated at Sanne Ammanikere Village, Kasaba Hobli, Devanahalli
Taluk Bangalore Rural District having acquired the same by virtue of Sale
Deed dated : 01/09/2008 registered as document No. DNH-1-01727/2009-10
stored in CD No. DNHD 176 registered in the office of the Sub-Registrar
Devanahalli and he is in peaceful possession and enjoyment of the
aforesaid land.

12. Muran



ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು ಹಾಕೆ Document Sheet
ಭಾ 	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಬೆಲೆ : ರೂ. 2/-
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution	ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.

- 3 -

AND WHEREAS the **VENDOR** has executed registered General Power of Attorney in favour of Mr. K. Muniraju S/o late Kempanna dated 30/04/2011 registered as document No. DNH-4-00060/2011-12 stored in CD No. DNHD 223 registered in the office of the Sub-Registrar Devanahalli, in respect of the aforesaid land delegating all the powers including power of alienation and the same is still subsisting.

AND WHEREAS in the manner stated supra the **VENDOR** herein became the owner and he is in un-interrupted possession and peaceful enjoyment of the aforesaid land as the absolute owner thereof having an unimpeachable and unassailable title thereto, paying the taxes inter-alia exercising all acts of dominion and ownership in and over the same without any claim, objection or hindrance from any one whomsoever.

AND WHEREAS the **VENDOR** who is in need of funds to meet his legal necessities has now negotiated and entered into an AGREEMENT TO SELL with the **PURCHASER** herein in respect of the aforesaid land, and the same is described in greater detail in the SCHEDULE HEREUNDER AND HEREINAFTER REFERRED TO AS THE 'SCHEDULE PROPERTY' free of all encumbrances, clogs, demands, litigations, liens, court -attachments, will / last, testament major-minor claims, maintenance claims any kind whatsoever for a sale consideration of Rs.3,00,00,000/- (Rupees Three Crores Only)

AND WHEREAS the **PURCHASER** on the faith and assurances of the **VENDOR** that the SCHEDULE PROPERTY is free of all encumbrances whatsoever description has agreed to purchase the SCHEDULE PROPERTY for the said sale consideration of Rs.3,00,00,000/- (Rupees Three Crores Only)

**NOW THEREFORE THIS AGREEMENT TO SELL
WITNESSETH AS FOLLOWS**

1. The **VENDOR** shall sell and the **PURCHASER** shall purchase the SCHEDULE PROPERTY for a fixed sale consideration of Rs.3,00,00,000/- (Rupees Three Crores Only)

K. Muniraju

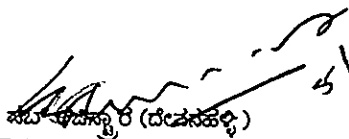
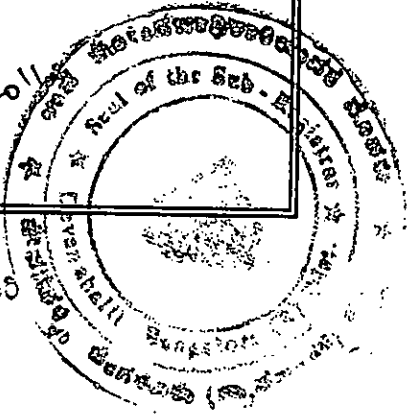


ಗುರುತಿಸುವವರು

21 ನೇ ಪ್ರಶ್ನೆಕಡೆ 5/5/11 12
6 ನೇ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಪ್ರಮೋದ್ ಬಿನ್ ಕೆವಣ್ಣ ಪ್ರಶಾಂತ್ ನಗರ, ದೇವನಹಳ್ಳಿ ಟೌನ್	
2	ಮಧು ಸೂದನ್ ಬಿನ್ ರಾಮಮೂರ್ತಿ ಪ್ರಶಾಂತ್ ನಗರ, ದೇವನಹಳ್ಳಿ ಟೌನ್	

ಸಹಿ ರಚಿಸ್ತಾರ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

 1 ನೇ ಪ್ರಶ್ನೆಕಡೆ ದಸ್ತಾವೇಜು ನಂಬರ DNH-1-00530-2011-12 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ DNHD223 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 05-05-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಸಹಿ ರಚಿಸ್ತಾರ (ದೇವನಹಳ್ಳಿ)	

Designed and Developed by C-DAC, ACTS, Pune

ಎಸ್.ಆರ್. ವಸಂತ ಕುಮಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ದೇವನಹಳ್ಳಿ



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any ದಸ್ತಾವೇಜು

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

- 4 -

- The **PURCHASER** has on this day paid to the **VENDOR** through his registered GPA holder a sum of Rs.2,99,50,000/- (Rupees Two Crores Ninety-Nine Lakhs Fifty Thousand Only) paid by Cheque bearing No. 890642..... dated 23-4-2011 drawn on IDBI..... Bank Yerawada.....Branch Pune....., being the EARNEST MONEY/PART SALE PRICE to purchase the SCHEDULE PROPERTY, the receipt of which sum the **VENDOR** and GPA Holder does hereby jointly admits and acknowledges before the undersigned witnesses and acquits the **PURCHASER** from the payment of the same.
- The **PURCHASER** has agreed to pay the balance sale consideration of Rs. 50,000/- (Rupees Fifty Thousand Only) to the **VENDOR** only at the time of presentation of the Sale Deed/s for registration.
- The sale consideration is subject to the clear and marketable title of the **VENDOR** in respect of the SCHEDULE PROPERTY. However the **VENDOR** shall deliver all the original documents pertaining to the SCHEDULE PROPERTY at the time of registration of the Sale Deed.
- The **VENDOR** hereby covenants that the SCHEDULE PROPERTY is free from all encumbrances and undertakes to convey in favour of the **PURCHASER** free of all encumbrances. Further the **VENDOR** undertakes to discharge any claim, etc. at his own cost put forth by any person henceforth on the SCHEDULE PROPERTY including the claim arising out of any of his predecessors acts deeds and things and keep the **PURCHASER** and the SCHEDULE PROPERTY fully indemnified from any claim, demands etc.,
- It is clearly agreed between the parties that the sale transaction shall be completed within three (3) months from the date of Agreement to Sell. The time is not essence of the contract.

R. Muran





2-ನೇ ಪ್ರಕಟಣೆ 530/11-12
 ಚಪ್ಪಾ ನೇಪಾಳಿ ನೇಪಾಳಿ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration

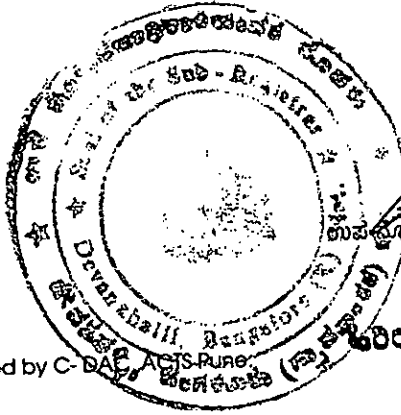
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಪ್ರತಿಣ್ ಕುಮಾರ್ ದಿನಾ ಪ್ರಪುಲ್ ಕುಮಾರ್ ಪರವಾಗಿ ಜಿಪಿಎ ಹೋಲ್ಡರ್ ಆಯೋಷ್ ತಪ್ಪು , ಇವರು 3700.00
 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	3600.00	ಡಿಡಿ ನಂ.466822, ದಿ:04/05/2011, ಕೆನರಾ ಬ್ಯಾಂಕ್
ನಗದು ರೂಪ	100.00	ನಗದು ರೂಪ (ಒಬ್ಬಗೆ ಸಾಕ್ಷಿ ಶುಲ್ಕ)
ಒಟ್ಟು :	3700.00	

ಸ್ಥಳ : ದೇವನಹಳ್ಳಿ
 ದಿನಾಂಕ : 05/05/2011



ಕುಪ್ಪಣ್ಣ ಮತ್ತ ಯುಕ್ತ ಅಧಿಕಾರಿ
 (ದೇವನಹಳ್ಳಿ)

Designed and Developed by C-DAC, AICTE, Pune
 ಕರ್ನಾಟಕ ಸರ್ಕಾರ (ರಾಜ್ಯ ಸರ್ಕಾರ) ಕುಪ್ಪಣ್ಣ ಮತ್ತ ಯುಕ್ತ ಅಧಿಕಾರಿ
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 ಕುಪ್ಪಣ್ಣ ಮತ್ತ ಯುಕ್ತ ಅಧಿಕಾರಿ



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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

ಬೆಲೆ : ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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.

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- 5 -

7. The **VENDOR** has on this day delivered all the relevant photo copies of the Documents of title pertaining to the **SCHEDULE PROPERTY** to the **PURCHASER**.
8. The **VENDOR** shall sell the **SCHEDULE PROPERTY** in favour of the **PURCHASER** or his nominee/s or assignee/s on the same terms and conditions.
9. The **VENDOR** undertakes to join and make all such necessary person/s join in execution of the Sale Deed in favour of the **PURCHASER** or his nominee/s as assuring parties, confirming parties, consenting witnesses or as may required under law to convey the perfect title in respect of the **SCHEDULE PROPERTY**.
10. The **VENDOR** undertakes to obtain all other necessary and relevant documents in respect of the **SCHEDULE PROPERTY** if any requisition is made for the same atleast 15 days prior to the date of Registration and allow inspection of such documents to the **PURCHASER** or his Advocate.
11. The **VENDOR** shall deliver the vacant physical possession of the schedule property to the **PURCHASER** on the date of execution of the Sale Deed.
12. The **VENDOR** further undertakes to do all such acts, deeds and things as shall be necessary for conveying a marketable title in respect of the **SCHEDULE PROPERTY** to the **PURCHASER** or his Nominee/s.
13. In the event of either the **VENDOR** or **PURCHASER** to this Agreement to Sell committing breach, the aggrieved party shall entitled to enforce the **SPECIFIC PERFORMANCE OF THIS CONTRACT** and also recover all the costs, expenses and losses incurred by the aggrieved party as a consequences of such breach from the party committing breach.

12/11/12



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

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- 6 -

14. The Vendor in order to overcome the financial problems he entered into agreement to sell dated 29.04.2011 with K.Muniraju, S/o Late Kempanna, No.366, KMP Arcade 3rd Floor, RT Nagar Main Road, Bangalore - 32, in respect of the schedule property and the said Agreement holder has affixed his signature as consenting to this Agreement to Sell.

15. It is clearly agreed between the parties that the cost of Registration, stamp duty, etc., in respect of the SCHEDULE PROPERTY shall be borne by the PURCHASER.

SCHEDULE OF THE PROPERTY HEREINABOVE REFERRED TO :

ALL THAT PIECE AND PARCEL of the land bearing **Sy. No.25** measuring **A5-00 guntas of land, and A0-16 guntas of Kharab land** situated at **Sanne Ammanikere Village, Kasaba Hobli, Devanahalli Taluk Bangalore Rural District**, and bounded on the :

EAST BY : Property belongs to Mr. Ramaiah.
WEST BY : Property belongs to Mr. Ramappa.
NORTH BY : Sanne Ammanikere Road .
SOUTH BY : Property belongs to Mr. Narasimahaiah

K. Muniraju



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ನೀ ಪ್ರಕಟ 530/11-12
ನೀ ಪ್ರಕಟ

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IN WITNESS WHEREOF the VENDOR and the PURCHASER have set their hands to this AGREEMENT TO SELL on this day, month and year first above written in the presence of the following attesting witnesses.

CONSENTING WITNESS:

K. Muniraju
(K.MUNIRAJU)

K. Muniraju
VENDOR
Represented by his
Registered GPA Holder

WITNESSES:

1. *S/o J. S. S/o J. S. S/o J. S.*
DNL

2. *S/o J. S. S/o J. S. S/o J. S.*
DNL

ALL
PURCHASER
Represented by his
Registered GPA Holder

Drafted by:

C. M. Swamy
(C. M. SWAMY)

Advocate / Thasildhar (Retd.)
No. 107, 1st Floor, Brigade Gardens
19 Church Street, Bangalore





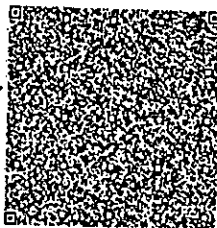
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL71672611724647L
Certificate Issued Date	: 01-Oct-2013 03:57 PM
Account Reference	: IMPACC (IV)/ dl719103/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL71910341546468280658L
Purchased by	: PRATEEK KUMAR
Description of Document	: Article 5 General Agreement
Property Description	: NA
Consideration Price (Rs.)	: 0
	: (Zero)
First Party	: PRATEEK KUMAR
Second Party	: NA
Stamp Duty Paid By	: PRATEEK KUMAR
Stamp Duty Amount(Rs.)	: 100
	: (One Hundred only)



Please write or type below this line



[Handwritten signatures]

DEFINITIVE AGREEMENT FOR SETTLEMENT

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shclsestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



DEFINITIVE AGREEMENT FOR SETTLEMENT

THIS DEFINITIVE AGREEMENT FOR SETTLEMENT (this "Agreement") is made and executed at New Delhi on this 2nd day of October, 2013 (the "Effective Date") between:

(A) PACL LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at 22, 3rd Floor, Amber Tower, Sansar Chandra Road, Jaipur, Rajasthan, through its , Mr. Gurmeet Singh (Director), Mr Subrato Bhattacharya (Director), Mr Sukhdev Singh Gill (Managing Director) and Mr Tarlochan Singh (Director) hereinafter referred to as "PACL" (B) ENTITIES/PERSONS SET OUT IN FIRSTLY IN SCHEDULE 1 through its authorised representative/director (collectively "PACL Group") (which expression shall, unless repugnant to the context or meaning thereof, include him, his legal heirs, executors and administrators, their respective (i) successors and permitted assigns in case of entities in the form of company; (ii) partners for the time being and from time to time constituting the relevant firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns and includes its affiliates and successors in interest; in case of entities in the form of partnership firm; and (iii) any legal heirs, executors and administrators, in case of an individual) of the FIRST PART;

AND

(A) MR. PRATEEK KUMAR, an Indian Inhabitant, residing at Row House-159, Cloud 9, Mohmadwadi, Pune 1, Maharashtra, hereinafter referred to as "Prateek Kumar" for self and as a authorised representative for (B) ENTITIES/PERSONS SET OUT IN SECONDLY IN SCHEDULE 1 (collectively "PK Group") (which expression shall, unless repugnant to the context or meaning thereof, include him, his legal heirs, executors and administrators, their respective (i) successors and permitted assigns in case of entities in the form of company; (ii) partners for the time being and from time to time constituting the relevant firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns and includes its affiliates and successors in interest, in case of entities in the form of partnership firm; and (iii) any legal heirs, executors and administrators, in case of an individual) of the SECOND PART;

PACL, PACL Group, PK Group and Prateek Kumar are hereinafter jointly referred to as "Parties" and severally as defined above. PK Group and PACL Group are individually known as "Group". "Properties / Property" shall have the meaning and defined in Schedule 2.

WHEREAS:

- A. PACL is engaged in the business of construction and development of real estate properties into commercial mall, group housing projects and aggregation and trading of land through its various agents/independent contractors across India to cater to the needs of its customers;
- B. Prateek Kumar is engaged in the business of aggregation and trading of real estate/properties and to provide relating to (i) land parcels, by way of various deed /general power of attorney /agreement, executed with farmers, land owners, confirming parties and/or in any other manner as may be permissible by applicable laws; and (ii) procuring sanctions and approvals for various commercial, residential, retail and other development activities including converting the agricultural lands into non-agricultural (NA) as may be permissible under laws in different states;
- C. Prateek Kumar has represented to PACL that he is the owner/promoter / founding partner / person in control (directly or indirectly) of PK Group and has further represented to PACL that he has the dominant influence on entire PK Group and Prateek Kumar is directly or indirectly the beneficial owner of, and dominant influence on the entire PK Group and each of the legal



Handwritten signatures of the parties involved in the agreement.

owner (in the form of shareholder, director, partner or proprietary concern, otherwise howsoever) of PK Group are his nominees and representatives, who act solely according to the instruction of Prateek Kumar. Prateek Kumar is solely responsible and accountable for all the acts and deeds of PK Group. Vis-a Vis PACL Group has represented to Prateek Kumar that after the transfer of the entities listed in Firstly of Schedule 1 from Prateek Kumar to PACL Group, they are now the beneficial owner of, and dominant influence on the PACL Group.

- D. Prateek Kumar had, from time to time, approached and represented to PACL that he has requisite expertise in acquiring and aggregating lands/properties in India and has in fact identified various land parcels/properties in various parts of India, which will be acquired by him for and on behalf of and in trust for PACL with a clear and marketable title free from encumbrances, litigations, along with all necessary permissions obtained (including from government and semi-government and local authorities) to vest all of such properties unto in favour of PACL and/or PACL nominee companies/ entities nominees, representatives, affiliates, subsidiaries, advisors, directors, managers or any third party appointed by PACL ("PACL Designates") (whether directly or indirectly including takeover of companies/ partnership firms holding such properties);
- E. In order to acquire properties at various locations in India the Parties entered into 14 different MOU's entered into between PACL Group, PK Group as set out in Schedule 3 herein ("Principal MOU-1").
- F. PACL states that, as per its books and records as on the date of this Agreement, it has from time to time and in various tranches, transferred to the following entities an aggregate gross amount of Rs. 2285.79 Crores (Rupee two Thousand Two Hundred Eighty Five Crores and Seventy Nine Lakhs Only) ("Advance") for the purpose of acquiring lands in various parts of India, development of various projects wherein land was in the name of PACL or its PACL Group, providing liaison services relating to various kind of approvals and permission for development of land, etc., for and on behalf of and in trust for PACL, which Prateek Kumar hereby confirms:

No.	Name of receiving party	Amount in aggregate (in Rs.)
1.	Greenfield Estates	1885.03
2.	Sunshine Developers	64.50
3.	Synergione Infrastructures & Projects Pvt Ltd	288.28
4.	Synergione InfraDevelopers Pvt Ltd	12.98
Total		2250.79

It is however clarified that Prateek Kumar was the Promoter of the following companies which had received certain part of the Advances for acquisition of Properties, however Prateek Kumar / its entities have transferred the entire shareholdings of these companies to PACL Ltd /its nominees:

No.	Name of receiving party	Amount in aggregate (in Rs.)
1.	Ganraj Properties Private Limited	20.00
2.	Ecom Trade World Private Limited	15.00
Total		35.00

Parties further represent that certain property/ies which were acquired by PK Group for and on behalf of PACL Group, have been transferred to PACL Limited accordingly the name of PACL Ltd. is also reflected in Secondly of Schedule 2. It is further agreed that PK Group shall not be



[Handwritten signatures and initials]

entitled have any shareholding on the PACL Ltd and only those properties shall be under this Settlement and not PACL Limited.

- G. Prateek Kumar has confirmed to PACL that, as per the business plans, he used his existing certain entities and also formed various new entities (thereby collectively forming PK Group) to acquire various lands and various other properties across India whereby the Advances were, from time to time, paid by the entities listed to Recital E, in various tranches, to the bank accounts of the PK Group/Persons or directly to owners/sellers of land for the purpose of acquisition of lands/ properties and development activities in various parts of India and for providing liaison services for development of land, etc., for and on behalf of and in trust for PACL;
- H. As there were several disagreements and differences which arose between the parties to the Principal MOU-1, PK Group and PACL Group executed subsequent Memorandum of Understanding dated 21 September 2012 (the "*Principal MoU-2*") to clarify the rights of each of the Parties with respect to the lands acquired by Prateek Kumar, Greenfield and their entities (including the PK Group/Persons) and the utilisation of the same going forward;
- I. PACL, Greenfield and Prateek Kumar also entered into a Master Arrangement Agreement dated 28 March 2013 ("*MAA*") pursuant to which Prateek Kumar, Greenfield and the Associate Concerns (as defined under MAA and are also part of the PK Group herein) agreed to transfer the aggregate 4,479.4564 acres of the land in various cities of India that were acquired by Prateek Kumar, Greenfield and the PK Group/Persons, the details of which are set out in Schedule 1 of MAA in favour of PACL, its subsidiaries, affiliates and/or its nominees as may be instructed by PACL on as-is-where-is-basis and on the terms and conditions as set out in MAA. The entities / companies/ firms of Prateek Kumar and the respective properties in those entities are set out in Firstly of Schedule 2 with details of each of such properties as set out in Annexure 1 to 8A ("PK Group Properties");
- J. Prateek Kumar has transferred certain properties / companies to PACL Group which has been acquired by Prateek Kumar out of the said Advances, the details of which are more particularly set out in Secondly of Schedule 2 with details of each of such properties as set out in Annexure 9 to 71 ("PACL Group Properties").
- K. There arose several disagreements on various issues and for resolving them and to have common understanding between the parties and ultimately by and under this Definitive Agreement for Settlement the parties have put to rest their differences and disagreements and this Agreement shall override all previous understanding arrived at between the parties by a full and final settlement agreement in which the Properties and the Companies which form part of this Settlement Agreement are set out in PACL Group Properties;
- L. For the purpose of the Settlement arrangement the parties have mutually decided on date of execution of this Agreement and Prateek Kumar and PACL shall jointly hold in custody all the available original documents, transfer forms, corporate documents, (including but not limited to original title documents, permission and approval documents (if any), NA certificates, 7/12 extracts/ revenue records, mutations entries documents, litigation proceedings (if any), governmental approvals/ permissions, etc.) as have been acquired (or to be acquired) till the parties have achieved the purpose of settlement as set out herein;
- M. Both parties have initiated against each various legal proceedings (civil and criminal in nature) which the parties have now mutually agree to withdraw the same as per this Agreement;



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- 398
- N. Accordingly, the Parties desire to enter into this Agreement to record the terms of payment by the Obligors of the Settled Aggregate Amount to PACL on terms and conditions as set out in this Agreement.

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Settlement

1.1. Settlement:

Based on various representations, warranties, covenants, acknowledgements and undertakings of the PACL Group and PK Group, parties have entered into this Definitive Agreement for Settlement and have agreed to full and final settlement between themselves in the manner contemplated under this Agreement.

- 1.2. In terms of the detailed settlement terms as set out in clause 2 below, the broad terms arrived between the parties

- 1.3. (i) both parties shall put all properties of PK Group and PACL Group as per Schedule 2 under management of MC and for that purpose MC will be appointed as set out herein

(ii) PACL and Prateek Kumar shall be entitled to 80% : 20% respectively out of "Net Land Revenue";

(iii) The shareholdings of all the companies set out in Schedule 1 (excluding PACL Ltd.) shall be in the ratio of 80% (PACL Group/ its nominees) : 20% (PK Group/ its nominees) respectively;

1.4. Monitoring Committee:

The Parties hereby appoint and have set up a monitoring committee ("Monitoring Committee/ MC") along with the execution of the Definitive Agreements which shall consist of the following person:

- (i) A person to be nominated by PACL ("PACL Group-MC Nominee");
(ii) A person to be nominated by Prateek Kumar ("PK Group-MC Nominee");
(PACL Group-MC Nominee and PK Group-MC Nominee are collectively referred to as "Monitoring Committee/ MC").

All the respective Company set out in Schedule 1 shall appoint its MC Nominee as mentioned aforesaid, by passing a board resolution.

Parties shall be at liberty to change their respective MC Nominee, but with prior written intimation to the other.

Monitoring Committee will require approval of Mr. Gurmeet Singh Chahal for all major decisions in respect of the properties as set out in the Schedule 2.

1.5. Confirmation from PK Group and PACL Group:

Each party has represented to the other that they are the principal obligor and person in control of PK Group / PACL Group (as the case may be) and is also authorised signatory to execute this Agreement on behalf of the PK Group/ PACL Group. PACL / Prateek Kumar has further represented that they have dominant influence on PACL Group / PK Group regardless of not being director, shareholder, manager or partner of the PACL Group / PK Group. Without prejudice to anything provided hereinabove, PK Group / PACL Group shall simultaneously upon execution hereof ensure that each of the PK Group/ PACL Group along with all the shareholders (wherever companies) and all partners (wherever partnership firms) shall execute such documents, transfer forms, undertakings, letters, agreements, deed to give effect to the settlement contemplated under this agreement and also execute Shareholders Agreement



[Signatures]

between PACL and Prateek Kumar for interalia governing the shareholdings and control of the respective Companies/ Firms as set out in Schedule 1 and its properties (collectively, the "Transaction Documents") both in letter and in spirit; and PK Group / PACL Group confirms herein that it/they is/are not entitled to any additional consideration for the performance of any obligations under the Transaction Documents including for obligation of transfer of its /his share or interest in the relevant PACL Group /PK Group in terms of the Transaction Documents.

2. Terms of Settlement

2.1. Properties under joint management of the MC:

All the Properties (mentioned in Schedule-2), shall be put under the control, supervision and management of the MC. The MC alone shall be authorised to execute all deeds, documents, papers, etc. for sale, leasing, mortgaging, transferring, etc. the said Properties or any part thereof or any units to be constructed thereon and the take possession and control of all such Properties. Both parties shall execute such POA, Resolution, documents, letters, undertakings, etc. that may be required to give effect to the settlement contemplated under this Agreement. The MC shall also be authorised to maintain the Bank Accounts of all the companies and the parties shall ensure that the MC is authorised to draw cheques and take all decisions pertaining to the said Properties and also its development, construction, allotment, sale, leasing of any units, etc.

2.2. Share of PACL and Prateek Kumar in Net Land Revenue:

It is further agreed by and between the parties herein that PACL and/or PACL Designates shall be entitled to 80% (eighty percentage) of "Net Land Revenue" ("PACL Share") and Prateek Kumar shall be entitled to 20% (twenty percentage) of "Net Land Revenue" ("PK Share"). "Net Land Revenue" referred to above shall mean "any consideration including sale value, JV consideration, etc. of development of land/project or by way of sale of the shares of any Firm or Company set out in the Schedule 1 or any Properties as per Schedule-2, less (i) any external borrowings (other than PK Group or PACL Group); (ii) any new investments made by any parties in land and/or development expenditure, approval, expenditure, commissions/brokerage, etc. from the date of execution hereof".

2.3. Transfer of shares/interest:

The Parties have agreed to share the Net Land Revenue in the ratio of 80:20 for PACL Group and PK Group respectively. This is proposed to be achieved by either having appropriate shareholding in companies which hold land or by way of profit share arrangement in partnership firms which hold land.

2.3.1 Accordingly, To give effect to transfer of shares of the PK Group to PACL /PACL Designate and PACL Group to PK Group, (i) all the shareholders and partners of the each group (being company) have executed transfer documents for transfer of all their respective shares in the relevant Group (being company) as per the Shares (defined later) agreed to be transferred to PACL / PACL Designates (i.e. 80%) and PK Group (i.e. 20%) (as per Schedule 4) without being liable to make or pay any consideration therefore, which the shareholders of each of the said companies have admitted and acknowledged herein; and (ii) all the partners of the relevant PK Group / PACL Group (wherever partnership firm) have executed deed of admission-cum-retirement for providing its/his consent to:

- admit PACL and/or PACL Designate as the partners of the PK Group (being Partnership Firm) to the extent that PACL has PACL Share and control in the entities;
- releasing and transferring 80% of the Share in the partnership Firms of the PK Group (being Partnership Firm) in favour of PACL and/or PACL Designate;
- admit Prateek Kumar or its nominee as the partners of the PACL Group (being Partnership Firm) to the extent that Prateek Kumar or its nominees has PK Share;



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(d) releasing and transferring 20% of the Share in the partnership Firms of the PACL Group (being Partnership Firm) in favour of Prateek Kumar and/or his nominees; at nominal value/par consideration, which the partners of each of the said partnership firm admit and acknowledge.

2.3.2 Both parties shall execute all such deed and documents and do all such act as may be required by to give effect to the understanding and terms and conditions mentioned in this Agreement in letter and in spirit including, but not limited to; recording transfer of shares or interest in the companies, removal of director or partner appointed (as contemplated under this Agreement); filing necessary forms with the relevant governmental authorities and intimation to all third party (including banks and financial institutions) about such change in control in favour of PACL / Prateek Kumar and its nominees, affiliates, etc. (as the case may be) and generally do all such act or deed as is usual and customary to transfer of such nature.

2.4. Execution of the Shareholders Agreement:

A Shareholder's Agreement shall be executed between the shareholders of the entities mentioned in Schedule 1 ("Shareholders Agreement") for the purpose of governing their obligations and rights under the same and to empower the MC to such rights as are set out in this Agreement.

2.5. Clear and marketable title to the Properties:

PACL Group and PK Group jointly or through MC, endeavour to clear all Encumbrances (if any) from the said Properties and make the title of the said Properties clear and marketable with all permissions and sanctions required for each of the properties contemplated under this Agreement. "Encumbrance" shall mean "any mortgage, charge, set-off or other security interest of any kind, pledge, hypothecation, assignment, deed of trust, encumbrance, lien, claim, option, *lis-pendens*, acquisition or requisition proceedings, or any statutory lien or claim or charge in favour of any person or any litigation or dispute, any interest, pre-emptive right, transfer restriction, or exercise of any attribute of ownership, any right of set-off; and any adverse claim as to title, possession or use".

2.6. First Charge:

In case any funds are required in respect to clear the Encumbrance of the property or for development of the Properties or for land acquisition, etc. such part thereof or for payment of stamp duty for transfer of land or for approvals or for any other purpose, then PACL may bring in the required funds and all monies paid by PACL shall be a first charge on all the revenues generating out of such Properties on which the same has been spent.

2.7. Withdrawal of Cases:

Since there were disputes and differences in respect to the Advances paid and the non-compliance of the obligation under the MOU-1, MAA and MOU-2, both parties had filed certain complaints and/or cases against each other at various places. In lieu of the settlement arrived at between the parties herein both Prateek Kumar and PACL hereby agree and confirm that they shall withdraw all Criminal and Civil cases / complaints filed against each other and/ or their Associate Entities. Both parties shall execute necessary comfort documents to the satisfaction of the other party for withdrawal of the cases/ complaints.

2.8. Newspaper Notice :

PACL had published in various newspapers in respect to Prateek Kumar and the Properties in question putting notice to the public at large that no person should deal with Prateek Kumar or the properties of Prateek Kumar or its group companies affiliates, etc. PACL hereby agree that it shall publish notice to the satisfaction of both the parties ("Publish Notice").



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2.9. Deposit of Documents:

Parties hereby admit and acknowledge that all the original title documents in respect to the Properties (as set out in the Schedule 2 and Annexures) including but not limited to revenue records, MOU's agreements, conveyances, POA, Agreement for Sale and also the Transfer Forms, Share Certificates, EGM notice, EGM Resolution, Director resignation, appointment of new Directors, board resolutions, Shareholder's Agreement between Prateek Kumar and PACL, PMC Agreement and such other documents in respect to the companies which are in possession of the respective parties ("Original Documents") and the same shall be held in joint custody (as may be mutually decided) till the time the parties have complied with Conditions Precédents (as defined below).

2.10. Transfer of certain properties / equity shares / interest from Synergyone Infrastructure & Projects Pvt. Ltd. to PK Group:

2.10.1 Prateek Kumar and all its Share holders and Directors hereby agree that PACL Group/ entities shall be entitled to 80% equity shares in Synergyone Infrastructure & Projects Pvt. Ltd. and Prateek Kumar has agreed to cause to transfer and assign 80% of the shareholdings by entering into such document as PACL may deem fit and proper without any consideration whatsoever for all of such Company and partnership firms as set out Secondly in Schedule 5 in favour of PACL Group or any of its entities within a period of 60 days from the execution hereof at the cost of PACL Group.

2.10.2 Synergyone Infrastructure & Projects Pvt. Ltd. shall transfer and assign the properties set out Firstly in Schedule 5 in favour of PK Group or its entities at the cost of PACL within the period of 60 days from hereof.

2.10.3 The transfer of 80% shares of Synergyone Infrastructure & Projects Pvt. Ltd. in favour of PACL Group entities shall be effective immediately on the date when PK Group has transferred and assigned the properties of Synergyone Infrastructure & Projects Pvt. Ltd. set out in Schedule 5 in favour of PK Group or any of its entities or on the expiry of the 60th day from the date of execution hereof, which ever is earlier, provided that PACL Group has paid the actual cost for stamp duty and registration charges (on actual) if demanded by PK Group within the period of 50 days from execution hereof ("Synergyone Effective Date"). MC shall give effect to this transfer on the Synergyone Effective Date and the present Directors shall be deemed to have resigned from Directorship and the new Directors as suggested by PACL Group and PK Group shall become effective on Synergyone Effective Date.

2.10.4 Notwithstanding anything contained anywhere else in this Agreement, for any and all properties of Synergyone Infrastructure & Projects Pvt. Ltd., no decision or authority shall be exercised by Prateek Kumar or MC and the same shall rest with PACL.

2.10.5 In the event if any shareholding in Synergyone Infrastructure & Projects Pvt. Ltd. is transferred by PK Group or any properties of Synergyone Infrastructure & Projects Pvt. Ltd. is transferred, prior to the said Company vesting with PACL, then PACL shall be entitled to 80% of the Net Land Revenue (save and except for properties set out in Schedule 5). Any financial transaction taken place in Synergyone Infrastructure & Projects Pvt. Ltd. prior to Synergyone Effective Date, shall not be objected by PACL at anytime.

2.11. Joint Possession:

Both parties shall be in joint possession ownership and control of the Properties set out in Schedule 2.



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2.12. Past Liability:

It is further agreed by and between the parties that incase of any past dues/ liabilities of any of unpaid amounts to be paid to complete the acquisition of the Properties / lands shall be the joint responsibility of the Groups in the ratio and any other past liability shall be the sole responsibility of the PK Group /Prateek Kumar.

2.13. Special terms for certain Properties:

Both the Group hereby agree and confirm that the properties which were acquired by PACL Ltd. and subsequently transferred in the name of Prateek Kumar and/or PK Group shall be re-conveyed and re-transferred back to PACL Ltd. by Prateek Kumar and/or PK Group within a period of 30 days from the date of execution hereof, such properties are more particularly set out in Schedule 6.

2.14. Exclusion of any other property:

All properties which are not mentioned in this Agreement shall be excluded from the Settlement arrived at between the parties. Either party will have no claim against each other's property in the name of Prateek Kumar /PACL or their family members or Directors or associate entities.

3. Joint Custody of the Property Documents:

The parties hereby agree and confirm that both the Groups shall put all the Original Documents in a joint security vault / room or any other manner as they may mutually decide, within a period of 15 days from the date of execution hereof;

4. Sequence of execution of the Settlement / Transaction Documents

The parties shall execute the documents in the following sequences, unless otherwise mutually agreed:

- 4.1. both parties to withdraw all cases filed against each other, and simultaneously Parties to deposit all of Original Documents in joint custody as mutually agreed;
- 4.2. PACL shall Publish Notice as mentioned above; (4.1 and 4.2 collectively known as "Condition Precedent");

Simultaneously upon fulfilment of all Conditions Precedent the both Group shall handover Original Documents to MC.

4.3 Condition Subsequent:

- (i) Transfer of the properties (set out in Schedule 5) from Synergyone Infrastructure & Projects Pvt. Ltd. to PK Group or its nominees;
- (ii) Both parties shall file and also comply with necessary statutory compliance and filings with all relevant authorities;
- (iii) The respective Shareholders of each of the entities set out in Schedule 1 shall be in joint possession of the Properties set out in Schedule 2;

In the event of any of the Condition Subsequent not complied by the party then MC shall have the rights and powers to fulfil the same for either or of the defaulting parties.

Monitoring Committee

5.1 Powers and Control of the Management Committee:



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5.1.1 All the Properties (mentioned in Schedule-2), shall be put under the control, supervision and management of the MC. The MC alone shall be authorised to execute all deeds, documents, papers, etc. for sale, leasing, mortgaging, transferring, etc. the said Properties or any part thereof or any units to be constructed thereon and the take possession and control of all such Properties. PK Group/Persons and Prateek Kumar shall simultaneously upon execution hereof, execute such POA, Resolution, documents, letters, undertakings, etc. that may be required to give effect to the settlement contemplated under this Agreement. The MC shall also be authorised to maintain the Bank Accounts of all the companies and the parties shall ensure that the MC is authorised to draw cheques and take all decisions pertaining to the said Properties and also its development, construction, allotment, sale, leasing of any units, etc.

5.1.2 Upon sale, transfer or dispose of the said Property set out in the Schedule 2 the MC shall handover the said Original Documents in respect to such properties of which the transfer is effected to the transferee /beneficiary/ purchaser/ mortgagee.

6: Covenants and Warranties

6.1. Covenants:

Each party hereby, jointly and severally, agree and undertake with the other as follows:

6.1.1. allow the representatives of other to enter into the Properties and allow them to take possession, develop or sell the same as per the directions of the MC;

6.1.2. take all steps necessary to obtain all authorisations of relevant governmental authorities that may be required for the consummation of the transaction contemplated under the Transaction Documents *(including for steps necessary for MC take complete control of the Properties and entities as set out in herein)*;

6.1.3. refrain from violating, breaching, or defaulting, and from taking or failing to take any action that (with or without notice or lapse of time or both) would constitute a violation, breach, or default under, any term or provision of any law or regulation or contract to which they are a party or by which any of its assets is or may be bound or that would (a) prevent or invalidate the consummation of the transaction contemplated under the Transaction Documents or (b) cause the Transaction Documents and the transaction contemplated hereby to violate any applicable legal requirements;

6.1.4. not issue, allot, redeem or repurchase any shares or any of kind of securities (whether convertible or non convertible) including any re-issue of forfeited shares or any security whether convertible or not into shares or grant any option, warrant or right in respect thereof (in the form of companies);

6.1.5. otherwise than what is stated in this Agreement, not change in any way the rights of the existing shares in its share capital of any of the Company (in the form of companies) or not change the face value of or rights attached to any of the shares of any of the Company (in the form of companies);

6.1.6. otherwise than what is stated in this Agreement, not alter any ownership or profit and loss sharing structure of any partnership firm or any other proprietary concern involving the any of the Firms;

6.1.7. not induct new partner or retire any partner (other than as set out in this Agreement) in any manner whatsoever in any of partnership firm or any other proprietary concern involving the partnership firms;



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- 6.1.8. not initiate or sponsor or defend any legal proceedings which will directly or indirectly jeopardise the interest of the other in any of the Properties or part thereof;
- 6.1.9. not take any corporate action including reorganisation, liquidation, dissolution, winding up (any mode), consolidation, merger, sale of any assets or otherwise, which might result in a dilution of the interest in any of the Company;
- 6.1.10. not recommend or declare any dividend on shares or distribution of profits or retained earnings in any other manner in any of the Company;
- 6.1.11. not do any alterations to the capital of any of the Company, including reduction and capitalisation of reserves;
- 6.1.12. not commence new line of business and/or modification of the existing business of any of the Company/ Firms;
- 6.1.13. not dispose off, lease, license or transfer any of the assets of the Company (including the Properties) or close the whole or any part of any undertaking of the Company;
- 6.1.14. not borrow any money or make any loan or provide any security or furnish any guarantee or indemnity or create or permit to subsist any encumbrance over assets of any of the Company/ Firms;
- 6.1.15. to disclose to the other all contracts /agreements / understandings entered into in respect to the Properties by the Company;
- 6.1.16. not change or otherwise modify the Memorandum or Articles of any of the Company (in the form of companies), other than for the purpose of giving effect to the settlement contemplated herein;
- 6.1.17. not agree, conditionally or otherwise, to do any of the foregoing or to do any action which will or may intend to jeopardise either directly or indirectly the interest of the other or the transaction as contemplated under the Transaction Documents.
- 6.1.18. Forthwith handover all the operations (including business operation, dealings, development, etc. whatsoever) of the Company / Firms to the MC;
- 6.1.19. PK Group and PACL Group and its respective directors authorised persons to handover operation of all the bank accounts to MC or such person as they may mutually decide and not to issue any cheques payments etc. to any person nor shall they withdraw any amounts from any of the bank accounts without the prior permission of MC;

7. Authorisation

- 7.1. Prateek Kumar confirms to PACL Group and PACL confirms to PK Group that each of them are principal obligor and person in control of their respective Group (*regardless of fact that they are not the shareholders or director or partner of certain companies*), has the authority to enter into this Agreement and has also been duly authorised by all the Entities (as set out in Schedule 1) to (i) negotiate the terms of the Transaction Documents, (ii) sign; execute and deliver the Transaction Documents and incidental documents as may be necessary thereto in accordance with the provisions of the Transaction Documents and the transaction, and (iii) do all such acts, deeds matters and things as may be necessary to give effect to the transaction.

- 7.2. Prateek Kumar understands and agrees that his appointment as an authorised signatory of the PK Group is irrevocable in nature and shall remain valid notwithstanding any inter-se dispute amongst the PK Group. Similarly PACL authorised signatory understands and agrees that its



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appointment as an authorised signatory of the PACL Group is irrevocable in nature and shall remain valid notwithstanding any inter-se dispute amongst the PACL Group.

- 7.3. Both parties have assured to the other they undertake to accept and ratify all actions and decisions taken by PACL/ Prateek Kumar for and on behalf of their respective Group.

8. Indemnifications

8.1. Indemnity:

Without prejudice to any other provision of this Agreement and/or any other right of either party under this Agreement and the Transaction Documents or under law or equity, each Group hereby jointly and severally, indemnify, and keep indemnified defend and hold harmless the other from and against any and all losses that the Group and its representatives, employees, directors, shareholders, agents and attorneys may suffer or incur directly or indirectly, from claims, actions, demands or assessments, done or omitted to be done, by reason of:

- 8.1.1. any misrepresentation, inaccuracy, incorrectness or incompleteness in, or breach of any warranties / covenant provided by the party herein contained in this Agreement and /or the Transaction Documents;
- 8.1.2. any losses arising due to non compliance or non-adherence by any party of any provisions or terms of this Agreement and /or the Transaction Documents executed by Prateek Kumar /PACL;
- 8.1.3. any defect in authority of any party in relation to execution, delivery and performance of the terms and conditions of this Agreement and the Transaction Documents;
- 8.1.4. any act, negligence or fraud or violations or misdoings by any party, whether (a) disclosed under any (i) legal, financial, technical, forensic and property diligence reports and (ii) forensic/special audit report or (b) not disclosed in any of findings of advisors and representatives; and
- 8.1.5. any and all actions, suits, proceedings, claims, demands, assessments, judgements, costs and expenses, including, legal fees and expenses, incidental to any of the foregoing or incurred in investigating or attempting to avoid the same or to oppose the imposition thereof, or in enforcing any such indemnity.

9. Events of Default / Dead of MC

- 9.1. Events of Default: Each of events or circumstances set out below shall constitute the events of default (each a "Event of Default" and collectively, the "Events of Default"):

- 9.1.1. Conditions Precedents are not complied by either party;
- 9.1.2. default in fulfilling the obligations set out in clauses 2 and/or 4 above within the time lines mentioned therein;
- 9.1.3. any act or deed or negligence by any of the parties which will undermine the rights imparted to the other in terms of this Agreement and/ or the Transaction Documents;
- 9.1.4. any related party transactions adversely affecting the rights of any of the party under this Agreement or the Transaction Documents;
- 9.1.5. any of the Group or entity is declared insolvent, bankrupt, industrially sick, or is unable to pay its/his debts, or enters into a compromise or any arrangement with its/his creditors, or in the event that a trustee, receiver or liquidator is appointed to take over all or any part of its/his properties or if entity is the company then such company is



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wound up, liquidated or dissolved or if any entity is partnership firm, such firm is dissolved;

- 9.1.6. In the event there is any order of attachment/ attachment of any of the properties of any of the parties;
- 9.1.7. any of the Properties or part thereof being sold, mortgaged, transferred, conveyed or created any third party rights by any Group out of the extent mentioned in this Agreement;
- 9.1.8. any direct or indirect change in ownership, shareholding, management and/or dilution of interest in any of the Persons to this Agreement in the Companies/ Entities mentioned in Schedule 1; or
- 9.1.9. If any party or its Directors (applicable to companies only) / partners (applicable to firms only) fails to sign the transfer forms, agreements as may be called upon by the other.

9.2. Consequences of Events of Default:

9.2.1 EOD prior to Condition Precedents being complied:

In the event of Default prior to completion of all Condition Precedents being complied with this Agreement shall stand terminated by issuing a notice of 15 days in writing by one party to the other. Upon such termination both the respective parties shall be entitled to their respective Original Documents and the entire understanding herein shall be reversed and parties shall be at the same position as they were before signing of this Agreement and the Term Sheet signed in respect of this arrangement shall also come to an end.

9.2.2 EOD post to Condition Precedents being complied:

In the event any party fails to comply with the obligation as set out in this Agreement, then the non-defaulting party may along with any other right that it may have under law or equity, have a right and recourse to file a suit / arbitration seeking specific performance of this Agreement against the defaulting party to fulfil all obligations as set out herein.

9.2.3 Remedies in the EOD post Condition Precedents being complied:

In the event of Default post to Condition Precedents being complied, then notwithstanding the arrangement contemplated herein the Group other than the Defaulting Group shall be at liberty/ free to decide and plan (at the Non-Defaulting Group's sole discretion and convenience) to transfer the assets / properties of all the companies listed in Schedule 2 in the ratio of the Shareholding set out in Schedule 4 in the Company / Firms without any interference or direction or consent of the Defaulting Group or the MC

9.3 Dispute /Differences in management of the Properties by MC:

9.3.1 In the event if there are any differences in the MC regards development and /or transfer of any of the Properties as set out in this Agreement, then Prateek Kumar and the PK Group and PACL and /or PACL Designates shall divide the properties in the ratio of 80:20 (PACL Group: PK Group) by metes and bound and transfer such divided share in the property to their respective party so that each party shall have unfettered and exclusive ownership right on such partitioned property in a manner contemplated under law.

9.3.2 If prior to happening of deadlock, if PACL Group entity has infused any funds post execution hereof, in any company / entity or spent money on its Property/ies, then the Company/ Entity shall before dealing with any Property/ies, transfer and assign such part of the immovable property of the all Company/ies to PACL Group entity to the extent PACL Group entity has brought in the required funds in that Company.

9.3.3 It is clarified that the while effecting any decision as set out in clause 9.3.1 above, the properties to be transferred to PACL Group entities (as set out in clause 9.3.2) shall be effected first before implementing the decision of the Property/ies.



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9.4. Enforcement of this Settlement Agreement:

Either party can enforce the terms of this Settlement Agreement to any court of law (including, arbitration as set out in this Agreement) for seeking specific performance of the terms set out herein as set out as per the terms herein.

10. Miscellaneous

10.1 Successors and Assigns:

None of the parties shall be at liberty to assign its rights under this Agreement unless specifically agreed by the other in writing.

10.2 Outstanding Liabilities:

Each party undertakes and acknowledges that its shareholders, directors, employees, nominees and associates shall not assume any liabilities (civil or criminal) of any third party or any of group companies/entities/persons of the other Group other than liabilities as accepted by the parties in writing.

10.3 Counterparts:

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

10.4 Time as Essence of this Agreement:

The Parties agree and acknowledge that time is the essence in the performance of the Obligors respective obligations in terms of the Transaction Documents. If any time period specified herein is extended, such extended time shall also be of the essence.

10.5 Entire Agreement.

This Agreement and the documents referred to herein constitute the entire agreement between the Parties with respect to the subject matter hereof, this Agreement supersedes all prior oral and written agreements, representations, statements, negotiations, understandings, proposals and undertakings.

10.6 Further Assurance:

The Parties shall with reasonable diligence do all such things and provide all such reasonable assurances as may be required to consummate the transaction hereby contemplated, and each Party shall provide such further documents or instruments required by any other Party as may be reasonably necessary or desirable to effect the purpose of this Agreement and carry out its provisions.

10.7 Notices:

Unless otherwise provided, any notice required or permitted under this Agreement shall be given in writing and shall be deemed effectively given (a) when delivered in person (b) on the same date when dispatched by electronic facsimile transfer or email, or (c) when received by a nationally recognised courier service or registered mail and addressed to the Party to be notified at the address indicated below, or at such other address as such Party may designate by advance written notice to the other Parties. Any notice to any Group/Persons shall be addressed to PACL/ Prateek Kumar and such notice to any of them shall be sufficient notice to all the respective Groups.

If to PACL / PACL Group :

PACL Limited

7th Floor, Gopaldas Bhawan, Barakhamba Road, New Delhi

Attention: [Mr Gurmeet Singh]



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If to Prateek Kumar/ PK Group :

Mr. Prateek Kumar

Row House-159, Cloud 9, Mohmadwadi, Pune 1, Maharashtra

Email: pk@strideindia.com

Telephone: [020-41285517]

Facsimile: [020-41285518]

10.8 Severability:

If any provision of this Agreement or the application thereof to any Person or circumstance shall be invalid, prohibited or unenforceable to any extent for any reason including by reason of any law or regulation or government policy, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and shall not be part of the consideration moving from one party to another and the remainder of this Agreement and the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Any invalid or unenforceable provision of this Agreement shall be replaced with a provision, which is valid and enforceable and most nearly reflects the original intent of the unenforceable provision.

10.9 Amendments and Waivers:

10.9.1 the Parties acknowledge and agree that the settlement terms recorded under this Agreement are irrevocable and binding on each of the Parties.

10.9.2 no modification, alteration or amendment of this Agreement or any of its terms or provisions shall be carried out by the Parties unless made in writing and duly executed by Prateek Kumar and PACL.

10.9.3 this Agreement shall *ipso facto* modify the terms of the Principal MoU-1 and 2, MAA and all other earlier understanding set out therein and this Agreement *ipso facto* override and substitute such provisions of the Principal MoU-1 and 2, MAA and all other earlier understanding set out therein as may be contrary to the understanding/settlement contained herein.

10.9.4 in the event of conflict between the terms of this Agreement and the provisions of the Transaction Documents, best endeavours shall be made to achieve harmonious construction, taking into account all relevant documents including this Agreement failing which the provisions of this Agreement shall prevail for the subject matter as set out herein.

10.10 Survival Provisions:

Notwithstanding anything contrary contained in this Agreement, clauses relating to *Representations and Warranties, Indemnification, Arbitration, Miscellaneous Provisions Governing Law and Jurisdiction and Consequences of Events of Default* shall survive the termination of this Agreement for any reason whatsoever in addition to rights of the Parties which survives under the applicable laws and statutes.

10.11 Confidentiality:

Each of the Group acknowledges that, pursuant to this Agreement it may have access to certain information concerning the other, its nominees, representatives, investors, advisors, employees etc. (the "Disclosing Parties"), which is either confidential or proprietary in nature, whether received orally or in writing. All information given by the Disclosing Parties to the other, pursuant to and under this Agreement or any other documents executed will be deemed to be confidential information no matter whether it is labelled or not as confidential information by the Disclosing Parties. Both Group acknowledges and agrees that all confidential information whether disclosed orally or in writing, is the property of the Disclosing Parties and constitutes valuable, special and unique assets of the business of such Party. Both Groups



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agree that the recipient of the confidential information shall neither disclose to any third party nor use for any purpose other than for the purpose of this Agreement, without prior written consent of the Disclosing Parties. Both Group further agree that neither of the Group will discuss or divulge or make public, the contents of this Agreement to any third party save and except with prior written consent of the Disclosing Parties.

10.12 Collaborative Drafting:

The Parties agree that this Agreement was negotiated fairly between them at arm's length and that the final terms of this Agreement are the product of the Parties' negotiations. Each Party warrants and respects that it has sought and received legal counsel of its own choosing with regard to the contents of this Agreement and the rights and obligations affected hereby. The Parties agree that this Agreement shall be deemed to have been jointly and equally drafted by them, and that the provisions of this Agreement therefore should not be constructed against a Party because the Party drafted or was more responsible for drafting any of its provisions. Each of the Parties has executed this Agreement voluntarily, after having obtained advice of counsel, and with a full and free understanding of its terms.

10.13 No other amount due and payable:

Each Group undertake, confirm and agree that there is no amount due and payable by either of them to the other save and except as recorded herein.

10.14 Exclusion of PACL Ltd.:

It is agreed and confirmed by the PK Group that, PK Group shall not be entitled to have any shareholdings whatsoever or any right title or interest in PACL Ltd. in howsoever and whatsoever manner. It is further agreed and confirmed by and between the parties that only certain properties of PACL Ltd. which has been acquired by PK Group from the said Advances shall be included in this Settlement and not any other property which does not form part of the Schedule or Advances. Notwithstanding anything contained anywhere else in this Agreement, the MC shall not have any powers or authority to direct any Director or employee of PACL Ltd. for any matter other than the properties listed in the Annexure to this Agreement

10.15 Equitable remedies:

Each Party acknowledges and agrees that monetary damages may be an inadequate remedy for breach or threatened breach of the provisions of this Agreement, and each Party agrees that, notwithstanding anything to the contrary herein, in the event of a breach of any provisions of this Agreement, the respective rights and obligations hereunder shall be enforceable by specific performance or injunctive remedy in any court of competent jurisdiction.

11 Arbitration:

11.1 Arbitration:

As there is limited dispute and difference between the Parties in respect to this Agreement, the Parties have mutually agreed and accepted to appoint a sole arbitrator to resolve the aforesaid dispute arisen between the Parties and such arbitration which shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 and shall be concluded within a period of 120 days from the date of appointment. The Award of the Arbitrator shall be final and binding and enforceable upon all the parties to this Agreement.

11.2 Venue and Procedure:

The place of both the above arbitration shall be Mumbai and the language of arbitration shall be English. The arbitrator's award shall be substantiated in writing. The arbitrator shall also decide on the costs of the arbitration procedure. The Parties shall submit to the arbitrator's



[Handwritten signatures of the parties]

award and the same shall be enforceable in any competent court of law.

12 Governing Law and Jurisdiction

The Courts at Mumbai alone shall have the exclusive jurisdiction in respect of all matters or disputes or differences arising out of this Agreement.

IN WITNESS WHEREOF the Parties to this Agreement, do hereby set and append their respective hands on the day and date first mentioned above at New Delhi.

SIGNED AND DELIVERED

by the withinnamed PACL

PACL Limited

by the authorised signatory

Mr. Gurmeet Singh (Director),

Mr Subrato Bhattacharya (Director),

Mr Sukhdev Singh Gill (Managing

Director) and Mr Tarlochan Singh

(Director) in the presence of

1 M. L. Sehgal
M.L. 178 Sec. 10, Panchkula

2 SANJEEV MOHAN
101, CLOUING, MIDLAND, PUNE

SIGNED AND DELIVERED

by the withinnamed

PACL Group Set Out in Schedule 1

represented by Mr. Beant Singh)

and Chandar Mohan Bhalla

as authorised signatory of

the Entities Set out in Firstly of

Schedule 1

1 M. L. Sehgal

2 SANJEEV MOHAN

SIGNED AND DELIVERED

by the withinnamed Prateek Kumar

Mr. Prateek Kumar

in the presence of

1 M. L. Sehgal

2 SANJEEV MOHAN

SIGNED AND DELIVERED

by the withinnamed

PK Group Set Out in Schedule 1

represented by Mr. Prateek Kumar

as authorised signatory and

as power of attorney holder of

the Entities Set out in Secondly of

Schedule 1

1 M. L. Sehgal

SANJEEV MOHAN





PACL LIMITED

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S
PACL LIMITED HELD ON SATURDAY, 21st DAY OF SEPTEMBER, 2013, AT 11:30 A.M. AT THE
CORPORATE OFFICE AT 7th FLOOR GOPAL DAS BHAWAN, 28, BARAKHAMBHA ROAD NEW
DELHI-110001

"RESOLVED THAT the consent of the Board be and is hereby accorded to enter in to a Settlement Agreement/Deed with Mr. Prateek Kumar S/o Mr. Praful Kumar, R/o 159, Cloud 9, NIBM Road, Mohammadwadi, Kondawa, Pune- 411048 along with M/s Synergyone Infrastructures and Projects Private Limited, M/s Greenfield Estate and all other entities as stated in schedules thereof, on such terms and conditions as specified in the Settlement Agreement/deed.

RESOLVED FURTHER THAT Mr. Sukhdev Singh, Managing Director; Mr. Gurmeet Singh; Mr. Subrata Bhattacharya; and Mr. Tarlochan Singh; Directors of the Company, be and are hereby authorized, jointly and/or severally, to sign and execute the settlement agreement/deed/sheet and other requisite documents including declaration, affidavit, undertaking and other papers and to comply with all the formalities whatsoever be required for the said purpose and also to appoint experts, consultants, advocates and to perform all such acts and deeds incidental thereto for and on behalf of the Board.

RESOLVED FURTHER THAT a copy of the said resolution duly certified, jointly or severally, by the Director or Company Secretary of the Company, be furnished to the concerned authorities for their reference and records"

CERTIFIED TO BE TRUE COPY
For PACL LIMITED


(COMPANY SECRETARY)

Regd. Office : 22, 3rd Floor, Amber Tower, Sansar Chand Road, Jaipur - 302004 Ph.: 0141 - 5111701
Corporate Office : 7th Floor, Gopaldas Bhawan, 28 Barakhamba Road, New Delhi - 110001
Phone No. : 011 - 43650000, Fax No. : 011 - 43650028-29



Schedule 1

Firstly

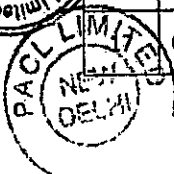
[PACL Group/Persons of PACL Ltd.]

S.No.	Named of the Entities	Entity Type	Whether in Joint Venture	If, Yes the Shareholding in Joint Venture
1	Swisstown Developers Private Limited	Private Limited Company	No	N.A
2	Royal Orchid Infradevelopers Private Limited	Private Limited Company	No	N.A
3	Beech Town Developers Private Limited	Private Limited Company	No	N.A
4	E Com Trade World Private Limited	Private Limited Company	No	N.A
5	Ganraj Properties Private Limited	Private Limited Company	No	N.A
6	Woodsville Projects Private Limited	Private Limited Company	No	N.A

Secondly

[PK Group/Persons of Prateek Kumar]

Sr. No.	Named of the Companies/ Partnership Firms / Individuals	Entity Type	Whether in Joint Venture	If, Yes the Shareholding in Joint Venture
1	Greenfield Estates	Partnership Firm	No	N.A.
2	Greenfield Estate Bangalore	Partnership Firm	No	N.A.
3	NSB Arya Green Estate	Partnership Firm	No	N.A.
4	Synergyone Infrastructure & Projects Private Limited	Private Limited Company	No	N.A.
5	Synergyone Infradevelopers Private Limited	Private Limited Company	No	N.A.
6	Dharatal Promoters & Infradevelopers Private Limited	Private Limited Company	No	N.A.
7	Castle Infraestates Private Limited	Private Limited Company	No	N.A.
8	Inspire Infraestates Private Limited	Private Limited Company	No	N.A.
9	Stonewater Properties Private Limited	Private Limited Company	No	N.A.
10	Redwood Heights Estates Private Limited	Private Limited Company	No	N.A.
11	Underhills Infrastructure & Projects Private Limited	Private Limited Company	No	N.A.
12	Riverdale Infraestates Private Limited	Private Limited Company	No	N.A.
13	Kemptyfalls Resorts Private Limited	Private Limited Company	No	N.A.
14	Comfort Infraheights Private Limited	Private Limited Company	No	N.A.
15	Green Fortune Promoters & Developers Private Limited	Private Limited Company	No	N.A.
16	Synergyone Real Estate Private Limited	Private Limited Company	No	N.A.
	Concept Infraestates Private Limited	Private Limited Company	No	N.A.



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18	Lakewood Infra Projects Private Limited	Private Limited Company	No	N.A.
19	Bestwood Infraheights Private Limited	Private Limited Company	No	N.A.
20	Wildoak Properties Private Limited	Private Limited Company	No	N.A.
21	Sunshine Infracity Private Limited	Private Limited Company	No	N.A.
22	Fortune Infracity Private Limited	Private Limited Company	No	N.A.
23	Agro Town Developers Private Limited	Private Limited Company	No	N.A.
24	Devshri Infracomes Private Limited	Private Limited Company	No	N.A.
25	Exquisite Infrastructure Private Limited	Private Limited Company	No	N.A.
26	Stone Water Properties Private Limited	Private Limited Company	No	N.A.
27	Sunshine Infra Promoters Private Limited	Private Limited Company	No	N.A.
28	Megastructure Infracon Private Limited	Private Limited Company	No	N.A.
29	Splendor Infracity Private Limited	Private Limited Company	No	N.A.
30	Crest Media & Entertainment Private Limited	Private Limited Company	Yes	50%
31	Unicorn Global Hospitality Private Limited	Private Limited Company	Yes	50%
32	Aastha Promoters and Developers Private Limited	Private Limited Company	Yes	60%
33	Arontha Properties Private Limited	Private Limited Company	Yes	50%
34	Bhatta Fall & Resorts Private Limited	Private Limited Company	Yes	76%
35	Greenvalley Infracity Private Limited	Private Limited Company	Yes	50%
36	Idea Tree Pvt. Ltd.	Private Limited Company	No	NA



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 - A large signature "A. S. K."
 - A signature "B. S."
 - A signature "S. S. S."
 - A signature "S. S. S."
 - A signature "S. S. S." with "S. S. S." written below it.



SCHEDULE 2

Firstly

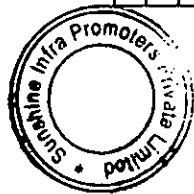
S.No.	Named of the Entity Holding Land Parcel	Land Parcel	Extent in Acres	Annexure No
1	Swisstown Developers Private Limited	Dodballapur	18.85	1
2	Royal Orchid Infradevelopers Private Limited	Diamond Harbour	41.49	2
3	Beech Town Developers Private Limited	Shreewardhan	176.36	3
4	Intentionally Left Blank			4
5	E Com Trade World Private Limited	Yahanka 2	25.50	5
6	E Com Trade World Private Limited	Bychapura	40.26	6
7	E Com Trade World Private Limited	Jangamgote	1.13	6-A
8	Ganraj Properties Private Limited	Aardhe, Pashane	818.34	7
9	Woodsville Projects Private Limited	Anekal	51.10	8
10	Woodsville Projects Private Limited	Anekal	9.55	8-A

Secondly

S.No.	Named of the Entity Holding Land Parcel	Land Parcel	Extent in Acres	Annexure No
1	Greenfield Estates	Durshet	112.65	9
2	Greenfield Estates	Mangaon	47.90	10
3	Greenfield Estates	Gondav	204.43	11
4	Greenfield Estates	Antrat	119.08	12
5	Greenfield Estates	Tighar	110.77	13
6	Greenfield Estate Bangalore	22 Acre Commercial	16.00	14
7	Greenfield Estate Bangalore	J P Nagar	3.30	15
8	Greenfield Estate Bangalore	NH 7 Signature City	194.67	16
9	Greenfield Estate Bangalore	Shettigere	2.20	17
10	Greenfield Estate Bangalore	Yehanka 1	29.07	18
11	NSB Arya Green Estate	Greater Noida	129.00	19
12	Synergysone Infrastructure & Projects Private Limited	Bandipur	24.00	20
13	Synergysone Infrastructure & Projects Private Limited	KIADB	25.00	21
14	Synergysone Infrastructure & Projects Private Limited	IVC	1.50	22
15	Synergysone Infrastructure & Projects Private Limited	Koregaon Park	0.33	23
16	Synergysone Infrastructure & Projects Private Limited	Palghar	7.50	24



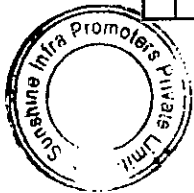
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17	Synergyone Infrastructure & Projects Private Limited	Adivali Kharghar	203.00	25
18	Synergyone Infrastructure & Projects Private Limited	Chennai	250.00	26
19	Synergyone Infrastructure & Projects Private Limited	Castle Valley	9.00	27
20	Synergyone Infrastructure & Projects Private Limited	Saraswati Garden	610 sq yds	28
21	Synergyone Infrastructure & Projects Private Limited	Hari Nagar	350 sq yds	29
22	Synergyone Infrastructure & Projects Private Limited	Shankar Road JV	6300 sq ft	30
23	Synergyone Infrastructure & Projects Private Limited	Sion	LOI	31
24	Synergyone Infrastructure & Projects Private Limited	Bannerghata	10.80	32
25	Synergyone Infrastructure & Projects Private Limited	Sarjapur	18.90	33
26	Synergyone Infrastructure & Projects Private Limited	Haradi Jangamgote	7.18	34
27	Synergyone Infrastructure & Projects Private Limited	Ezhupunna	7.81	35
28	Dharatal Promoters & Infra Developers Private Limited	Sukdar, Ratnagiri	20.47	36
29	Castle Infraestates Private Limited	Golumajra Derabassi	35.00	37
30	Inspire Infraestates Private Limited	Golumajra Derabassi	10.00	38
31	Stonewater Properties Private Limited	Golumajra Derabassi	10.00	39
32	Stonewater Properties Private Limited	Nagavara, Hebbal Bengaluru	4.00	40
33	Redwood Heights Estates Private Limited	Greater Noida	10.63	41
34	Underhills Infrastructure & Projects Private Limited	Greater Noida	12.00	42
35	Riverdale Infraestates Private Limited	Greater Noida	10.63	43
36	Kemptyfalls Resorts Private Limited	Kempty Falls	26.00	44
37	Comfort Infraheights Private Limited	Kanakpura Bengaluru	8.60	45
38	Green Fortune Promoters & Developers Private Limited	Vartur Bengaluru	140.00	46
39	Synergyone Real Estate Private Limited	Whitefield	70.46	47
40	Concept Infraestates Private Limited	Karpoor	5.13	48
41	Lakewood Infra Projects Private Limited	Thanenhave, Khalapur	4.14	49
42	Bestwood Infraheights Private Limited	Vithalvadi	178.70	50
43	Wildoak Infrastructure & Projects Private Limited	Savle, Near Karla	590.75	51
44	Wildoak Infrastructure & Projects Private Limited	Kharsundi	145.00	52
45	Sunshine Infracity Private Limited	Sus-pune	87.71	53
46	Fortune Infracity Private Limited	Sus	38.24	54
47	Agro Town Developers Private Limited	Umbre, Khalapur	33.56	55
48	Exquisite Infrastructure Private Limited	Haradi Jangamgote	37.60	56
49	Sunshine Infra Promoters Private Limited	NH7 Railway Track	45.53	57
50	Megastructure Infracon Private Limited	Woodsville Anekal	7.98	58



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51	Intentionally Left Blank				59
52	Splendor Infracy Private Limited	Adivali		2.20	60
53	Crest Media & Entertainment Private Limited	Sus		48.00	
54	Unicorn Global Hospitality Private Limited	Nagele, Bhiwandi		10.00	
55	Aastha Promoters and Developers Private Limited	Jamshedpur		34.12	
56	Arondha Properties Private Limited	Arondha, Sindhudurg		75.00	
57	Bhatta Fall & Resorts Private Limited	Bhatta Falls-Mussoorie		26 bighas	
58	Greenvally Infracy Private Limited	Purnia, Bihar		12.28	
59	Prateek Kumar	Kamanhalli		4000 sq ft	61
60	Prateek Kumar	Vadavali		14.38	62
61	Prateek Kumar	Vadavali Chincholi Thane		73.00	63
62	Prateek Kumar	Khed		2670.71	64
63	Prateek Kumar	Kandat, Mahabaleshwar		1428.00	65
64	Greenfield Estates	Wagholi		39.08	66
65	Synergysone Infrastructure & Projects Private Limited	Chennai		26.60	67

Signature *Signature* *Signature* *Signature* *Signature*



Schedule 3

(List of 14 MOU's)

Sr. No.	DATE	FIRST PARTY	SECOND PARTY
1	14-Sep-09	PACL INDIA LTD (know known as PACL Ltd.)	GANRAJ PROPERTIES PVT LTD
2	19-Jun-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
3	28-Apr-09	PACL INDIA LTD (know known as PACL Ltd.)	E COM TRADE WORLD PVT LTD
4	25-May-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
5	12-May-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
6	11-Jun-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
7	29-Aug-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
8	7-May-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
9	1-Sep-08	PACL INDIA LTD (know known as PACL Ltd.)	SNSHINE DEVELOPERS
10	4-Sep-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
11	15-May-09	PACL INDIA LTD (know known as PACL Ltd.)	E COM TRADE WORLD PVT LTD
12	16-Apr-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES



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SCHEDULE 4

Firstly

S.No.	Named of the Entity Holding Land Parcel	PACL Group Shareholdings and Entitlements	PK Group Shareholdings and Entitlements
1	Swisstown Developers Private Limited	80%	20%
2	Royal Orchid Infradevelopers Private Limited	80%	20%
3	Beech Town Developers Private Limited	80%	20%
4	E Com Trade World Private Limited	80%	20%
5	Ganraj Properties Private Limited	80%	20%
6	Woodsville Projects Private Limited	80%	20%

Secondly

S.No.	Named of the Entity Holding Land Parcel	PACL Group Shareholdings and Entitlements	PK Group Shareholdings and Entitlements
1	Greenfield Estates	80%	20%
2	Greenfield Estates	80%	20%
3	Greenfield Estates	80%	20%
4	Greenfield Estates	80%	20%
5	Greenfield Estates	80%	20%
6	Greenfield Estate Bangalore	80%	20%
7	Greenfield Estate Bangalore	80%	20%
8	Greenfield Estate Bangalore	80%	20%
9	Greenfield Estate Bangalore	80%	20%
10	Greenfield Estate Bangalore	80%	20%
11	NSB Arya Green Estate	80%	20%
12	Synergyone Infrastructure & Projects Private Limited	80%	20%
13	Synergyone Infrastructure & Projects Private Limited	80%	20%
14	Synergyone Infrastructure & Projects Private Limited	80%	20%
15	Synergyone Infrastructure & Projects Private Limited	80%	20%
16	Synergyone Infrastructure & Projects Private Limited	80%	20%
17	Synergyone Infrastructure & Projects Private Limited	80%	20%
18	Synergyone Infrastructure & Projects Private Limited	80%	20%
19	Synergyone Infrastructure & Projects Private Limited	80%	20%
20	Synergyone Infrastructure & Projects Private Limited	80%	20%
21	Synergyone Infrastructure & Projects Private Limited	80%	20%
22	Synergyone Infrastructure & Projects Private Limited	80%	20%
23	Synergyone Infrastructure & Projects Private Limited	80%	20%
24	Synergyone Infrastructure & Projects Private Limited	80%	20%
25	Synergyone Infrastructure & Projects Private Limited	80%	20%
26	Synergyone Infrastructure & Projects Private Limited	80%	20%
27	Synergyone Infrastructure & Projects	80%	20%



Signature

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	Private Limited		
28	Dharatal Promoters & Infradevelopers Private Limited	80%	20%
29	Castle Infraestates Private Limited	80%	20%
30	Inspire Infraestates Private Limited	80%	20%
31	Stonewater Properties Private Limited	80%	20%
32	Stonewater Properties Private Limited	80%	20%
33	Redwood Heights Estates Private Limited	80%	20%
34	Underhills Infrastructure & Projects Private Limited	80%	20%
35	Riverdale Infraestates Private Limited	80%	20%
36	Kemptyfalls Resorts Private Limited	80%	20%
37	Comfort Infraheights Private Limited	80%	20%
38	Green Fortune Promoters & Developers Private Limited	80%	20%
39	Synergyone Real Estate Private Limited	80%	20%
40	Concept Infraestates Private Limited	80%	20%
41	Lakewood Infra Projects Private Limited	80%	20%
42	Bestwood Infraheights Private Limited	80%	20%
43	Wildoak Infrastructure & Projects Private Limited	80%	20%
44	Wildoak Infrastructure & Projects Private Limited	80%	20%
45	Sunshine Infracity Private Limited	80%	20%
46	Fortune Infracity Private Limited	80%	20%
47	Agro Town Developers Private Limited	80%	20%
48	Devshri Infracities Private Limited	80%	20%
49	Exquisite Infrastructure Private Limited	80%	20%
50	Sunshine Infra Promoters Private Limited	80%	20%
51	Megastructure Infracity Private Limited	80%	20%
52	Splendor Infracity Private Limited	80%	20%
53	Crest Media & Entertainment Private Limited	80%	20%
54	Unicorn Global Hospitality Private Limited	80%	20%
55	Aastha Promoters and Developers Private Limited	80%	20%
56	Arondha Properties Private Limited	80%	20%
57	Bhatta Fall & Resorts Private Limited	80%	20%
58	Greenvalley Infracity Private Limited	80%	20%



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Schedule 5

(Properties of Synergyone Infrastructures And Projects Private Limited
to be transferred and assigned to Prateek Kumar and/or PK Group and/or its nominees)

FirstlyImmovable Assets

Yelenka Office, Bangalore Office
Lodha Excellus, Mumbai
Vasant Kunj, Delhi
Metropole Offices, Pune
Chikodi -Nej, Karnatka

And all movable assetsSecondly

Companies and Partnership Firms in which Synergyone Infrastructures And Projects Private Limited holds equity shares / interest / shares in firms which is required to be transferred to PK Group

Name Of the Company		% Holding
Beaming Infra Developers Pvt. Ltd.	Divya Dristi, Mumbai	100%
Nirulas Hosp[itality Pvt. Ltd.	Gurgaon Office	100%
PNC Energy Pvt. Ltd.	Rays Power	100%
Sanskriti Infra Developers Pvt. Ltd.	Baroda Project	100%
DDPL Global Infrastructure Pvt. Ltd.	Vasai Share	16.67%
Unicorn Infra Projects Pvt. Ltd.	Vasai Share	
Comfort Infra City Pvt. Ltd.		95%
Crest Media & Communication Pvt. Ltd.		100%
Mascott Infra Developers Pvt. Ltd.		100%
Stride Aviation Pvt. Ltd.		95%
Summit Aviation Pvt. Ltd.		6.7%
Whittlewood Homes Pvt. Ltd.		100%
Wildoak Properties Pvt. Ltd.		50%
Unicorn Hospitaloity Pvt. Ltd.		50%
Synergyone (I) Management Solutuions Pvt. Ltd.		51%
Skyrise Infracon Pvt. Ltd.		30%
Agra Project	Agra Project	
Phoenix Infracon	Development	



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Schedule 6

(Properties to be re-conveyed by Prateek Kumar to PACL Ltd. (clause 2.15))

Déвшrri Infráhomés Private Limited	Madurai	39.00	56

DETAILS

S.No.	State	Village	Talúka/ Tehsil	Survey No./Gut no.	Area in Acres	Document Type
1	Tamil Nadu	Avaniapuram	Tirupuruankundram Taluk, Madurai	205/2A3, 205/1C2B	0.72	Sale Deed
2	Tamil Nadu	Samanatham	Tirupuruankundram Taluk, Madurai	81/3, 81/4, 80/1, 81/2A, 81/5, 79, 80/2, 80/5, 81/1, 82/1, 82/2B, 80/4, 83/1, 83/2, 82/2, 82/3A	38.26	Sale Deed
Total					38.98	



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Harsha D Joshi B.A.L., LL.B.,
Suhas T. L. B.A.L., LL.M.,
 ADVOCATES



Office : # 107/ B , 24th Cross,
 2nd Block, Rajajinagar,
 Bangalore - 560 010.
 E-mail : advhdjoshi@yahoo.co.in
 suhas.cmy@gmail.com
 Mob. : 98451 69788 / 99861 99519

Ref.

Date

Date: 19.03.2015

BY RPAD AND SPEED POST

To:

PACL LTD. & PACL GROUP
 7th floor
 Gopaldas Bhawan, Barakhamba road
 New Delhi,
 Represented through it's Director
Mr. Gurmeet Singh,

And also at:

Regd. Office at
 # 22, 3rd Floor,
 Amber Tower, Sansar Chandra Road,
 Jaipur, Rajasthan.

TERMINATION NOTICE

Dear Sir,

We are retained by and act under the instructions of our Client Mr. Prateek Kumar, residing at Row House No 159, Cloud-9, NIBM Road, Kondhwa, Mohamadwadi, Pune-411 048, and upon perusal of the records placed in my hands I am issuing you this Notice terminating Definitive Agreement for Settlement (DAS) dated 2nd October, 2013 and state as under:

1. That my client, his entities, firms, companies and concerns acting under him and under his domain are engaged in the business of aggregation of lands, development of lands and obtaining government approval pan India. My client further states that in order to carry this business of acquisition of lands,

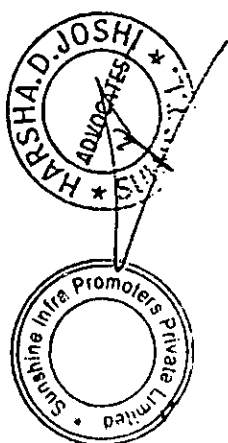


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-2-

he had formed various partnership firms and private limited companies. My client and his entities during the course of business were rendering their services to other client whose objective was acquisition of lands and/or development of the same across the Republic of India.

2. My client states that you, your group, firms entities and agents acting under your control and domain were also engaged in the business of collecting monies from the investors all over India for acquisition of lands and its development. My client further states that though you had collected thousands of crores from the public under various schemes, but you had no expertise to acquire land, get government approvals, development of lands, etc.
3. My client states that during the course of business you and your group got acquainted with my client and after coming know about his expertise in acquisition of land, etc you did interact with my client and gave him a proposal to extend his professional services to you and assist you in acquisition of land, obtaining government approvals, development of properties, etc and after detailed discussion and various correspondences and mails exchanged, you and my client had entered into as many as 14 MoU's setting out terms and conditions therein for aggregation of lands.
4. My client states that on the basis of the said 14 MoU's and the terms and conditions agreed between you and my client, my



Harsha D Joshi B.A.L., LL.B.
Suhas T. L. B.A.L., LL.M.
ADVOCATES



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Bangalore - 560 010.
E-mail : advhdjoshi@yahoo.co.in
suhas.cmy@gmail.com
Mob. : 98451 69788 / 99861 99519

Ref.

Date

-3-

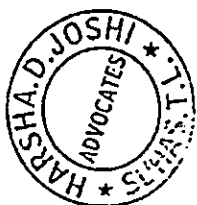
client did acquire lands aggregating to 4479.45 acres in various cities and towns across India during the years from 2009 to 2013. My client further states that on all occasions, as and when my client had finalized the land he has forwarded details of the land to your company or your agencies and on all occasions my client has kept you abreast of the status of land and the legal issues involved therein and the prices have been fixed by you and paid only after your approval, my client had acquired the lands on your behalf and for the same you had made payments based on the amount shown in the registered documents. My client further states during the acquisition, you had paid a sum of Rs. 1807.91 crores in the name of partnership firms or companies owned by my client. You paid the said amount towards acquisition of the lands which has endured to your benefit.

5. Further my client instructs us to state that as there were several disagreements and differences which arose between the parties to the MOU, the parties, PK Group and PACL Group executed a subsequent Principal MOU dated 21 September 2012 to clarify the rights of each of the parties with respect to lands acquired by Prateek Kumar, our client and group of companies/ entities and for utilization and to exploit the economic potential of the said lands. In turn on 28th March 2013 my client, PACL and Greenfield has entered into Master Arrangement Agreement for transfer of lands acquired in favour of PACL on as -is -where is basis.



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6. In pursuance of said Principal MOU dated 21st September 2012 and MAA dated 28th March 2013 our client instructs us to state that certain properties were transferred to PACL Ltd. out of said advances received from PACL Ltd to a tune of Rs. 1468.13 Crores along with refund of Rs. 201.80 Crore by bank transfer to your bank collectively amounting to Rs. 1669.93 Crores and in this manner you had sorted out the difference and dispute.
7. My Client states that after execution of the said MAA, dated 28th March 2013, our client has handed over possession of all original papers in respect of 4479.45 Acres of land acquired along with the bills, vouchers, books of accounts, bank accounts, and all documents pertaining to the respective company holding the land parcel and same was accepted by you without any demur or raising any objection of any nature.
8. My Client further states that in the last week of September 2013, you had called our client to your Delhi office for the purpose of sorting out some issues. My client further states that when he reached your Delhi office on 2nd October 2013, you by and adopting coercive measures and arm twisting tactics you, and your associates did force my client to enter into *DEFINITIVE AGREEMENT FOR SETTLEMENT* dated 2nd October 2013, where in the parties came to common understanding that the differences and several disagreements between the parties shall override all previous understandings/agreements arrived earlier between the parties as full and final settlement agreement.



A handwritten signature, possibly "D.J.", written in ink.

Harsha D Joshi B.A.L., LL.B.,
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Ref.

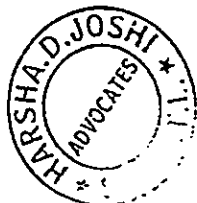
Date

-5-

9. My client states that at the same time you had forced my client and his associates to sign undated and blank resignation letters, number of transfer deeds, number of board resolutions, number of notices of the board meetings and number of notices of EOGM and the minutes of the board meetings and EOGM. My client further states that you had threatened him and his associate to get them arrested by filing false and bogus cases if my client fails to sign the documents and you have also threatened my client that all other formalities will be done in the future by making ante dated board resolutions for the said companies.

10. That here it is pertinent to mention that in the interregnum, the you did register complaints and filed cases against Mr. Prateek Kumar at various places. It was agreed that in lieu of the Definitive Agreement of Settlement arrived at, you would unconditionally withdraw all Criminal and Civil cases/complaints filed against our client and that you shall execute necessary comfort documents to the satisfaction of my client for withdrawal of the cases and/or complaints. Though certain memos have been filed, the final act of unconditional withdrawal is still pending.

11. That my client instructs to state that yourself along with other directors of PACL Ltd had entered into as DEFINITIVE AGREEMENT FOR SETTLEMENT dated 2nd October 2013, but you havenot acted according to the terms and conditions as avered in said agreement and same is as follows:



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Clause L : " Prateek Kumar and PACL shall jointly hold in custody all the available original documents, transfer forms, corporate documents....." But this was not acted accordingly.

Clause M : "Withdrawal of legal proceedings"(civil and criminal in nature) initiated against my client Prateek Kumar. But till yet no such action has been initiated by you.

Clause 1.4: not formed "Moniteering Comitee"/MC,

Clause 2.3: Parties have agreed to share net land revenue in the ratio 80:20 for PACL and PK group respectively: but it is learnt from my client that sharing has not done properly and they violated the company conditions which were agreed and have shown profit share as 100% favouring PACL Ltd.

Clause 2.5,2.6 are not acted according to the conditions as specified in agreement.

Clause 2.8 News paper Notice: So far PACL has not issued any public notice to the satisfaction of the both the parties particularly. In accordance with my client it's shows the breach of trust.

Clause 2.9. Deposit of documents: It is learnt by my client that the documents were in your custody, transfred to delhi, and also same were misused by PACL Ltd.

Clause 2.10.2 and 2.10.3 not complied and MC not formed by PACL accordingly.

Clause 4.1,4.2 and 4.3 as per the agreement,condition precedent and condition subsequent not complied.

Clause 6.1.13 Default done from your part by entering into Joint ventureMOUwith bangalore based company for M/s. Woods Ville Pvt Ltd holding project at Anekal, Bangalore which is violation of agreement.

Clause 9.1.5 and 9.1.6"In the event there is any order of attachment" here CBIofficials attached all company properties



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Harsha D Joshi B.A.L., LL.B.,
Suhas T. L. B.A.L., LL.M.,
 ADVOCATES



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Date

-7-

seized all documents and freezed all bank accounts of PACL group.

12. In view of the above circumstances and inspite of various oral communications and interactions had with you by my client from time to time with respect of non-compliance of the said Definitive Agreement signed by you and your associate companies dated 2nd October 2013 there has been no positive intent shown by you to adhere to the covenants of the agreement and perform your part of the contract.
13. It is instructed by my client that recently CBI (Central Bureau of Investigation) has filed FIR on you/PACL for cheating crores of people by collecting money under various collective scheme and in the same connection they have raided your Mumbai office where all the documents were kept in joint custody and the documents have been seized by the said agency.
14. It is also learnt that company account and your associate company accounts have been freezed by CBI. And SEBI has ordered you to pay Rs. 49,100 Crores in 3 month time or else they will initiate criminal proceedings on you, banning all the business activity done by you.
15. To the utter shock and Dismay with regard to the above developments my client is in absolute trauma and all associates and partners and staff are deeply concerned with this issue as working with you will affect them and their future in due course. The said incident closes all the possibilities to do any business with you in sharing basis or jointly as my client or my client



[Handwritten signature]

business associates would not want to put themselves in trouble dealing with PACL Ltd and the dealings of you and your concerns are dubious and nefarious least to say.

16. Hence it is for your kind information as per the clause mentioned in the Definitive Agreement, well averred and signed by you as per clause 9.2.1 of the agreement which is extracted herein below.

Note:

Clause 9.2: Cosequences of Events of Default: -

9.2.1: EOD prior to condition Precedents being complied:

In the event of default prior to completion of all condition precedents being complied with this agreement shall stand terminated.

17. That Considering all above said facts of the agreement where in non compliance of the conditionns as averred the said DEFINITIVE AGREEMENT FOR SETTLEMENT dated 2nd October 2013, is stands terminated with immediate effect. Further as per clause 9.2.1 he is entitled to original documents and to the position as he is before signing the agreement and term sheet.

18. Kindly treat the agreement as terminated and you are hereby called upon return all original documents to my client custody. It is also learnt that my client has sent you legal notice for arbitration earlier but after this incident my client has no option to terminate the said agreement dated 2nd October 2013.



A handwritten signature in black ink, appearing to be "A" followed by a long horizontal stroke.

Harsha D Joshi B.A.L., LL.B.,
Suhas T. L. B.A.L., LL.M.,
 ADVOCATES



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Ref.

Date

-9-

19. Here it is pertinent to mention that the you have induced my client to enter into a Contract by misrepresenting the material fact as to the case pending and the subsequent events and orders of Courts been enforced by the law enforcing agencies. Fraud and deceit are writ large on the face of records, hence the cause has arisen to my client to rescind the Contract or the subject.

20. Positive duty to disclose the facts within one's knowledge was paramount to have enabled the parties to perform their part of the obligation but here it is the passive failure to communicate the material fact that has rendered the agreement void. You did make a promise to perform your part of the obligation but such a promise made was without intention to perform.

21. That it was further agreed that the you, upon signing of agreement under reference in this notice, would take the overall responsibility of expenses relating to the officers and staff of my client's entities, the services of these persons were engaged at the behest of the your Company. Though more than two years have elapsed, there is no whisper from you or your Company about payment of wages and other related issues.

22. That you have failed to perform the covenants to be observed and performed by you and as such there is a breach of terms and conditions on behalf of the yourself and the Company which has resulted in my client being put untold hardship and misery apart from causing severe financial losses.



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23. My client instructs to state that in further in view of above circumstances the earlier duly signed Master agreement dated 28th March 2013 will be treated full and final where in pursuance of clause as averred in the said agreement, it is clearly mentioned that transfer of the all land and accounting is done with the satisfaction of your authorized person / Director and settled amicably. Please also note that outstanding of 1,37,98,00,000/- (Rupees One Hundred and Thirty Seven Crores and Ninety Eight lacs only) is kept pending as you have not paid my client the said amount on the transfer of two companies Ecom Trade World Pvt Ltd and Woodsville Projects Pvt Ltd. Kindly pay us the same to enable us to clear your outstanding as per said master agreement. You have also not paid me my consideration of 10 Crores (Tencrores only) as per clause 2.1 of master agreement which need to be paid by you with interest.

24. Please note that any action or deeds done by you in furtherance and that any directorship form you or your associated companies /nominee have been uploaded or used, any share holder agreements or any proceedings done on the basis of definitive agreement will be treated null and void with immediate effect. You are further informed that any documents that are signed by my client or his associates in your custody is misused Inspite of this termination notice, the same would lead to legal complications. Any misuse done by you or your associate company or your nominees will be unlawful and attract severe legal proceedings against you and your other associate companies. Failing compliance of this notice would result in initiating both civil and criminal action against you before the competent court of law, at your peril and costs.



A handwritten signature, possibly "A.S.", written in ink.

Harsha D Joshi B.A.L., LL.B.,
Suhas T. L. B.A.L., LL.M.,
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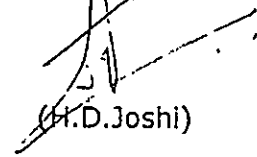
Ref.

Date

-11-

Please note that the cost of this notice is Rs.50,000/- and you are liable to pay the same to my client.

Yours sincerely,


(H.D.Joshi)





SP-PUD RAJAJINAGAR HD 550010

India Post

Counter No:6,CP-Code:KG

To:MS PAOL

JAIPOUR. PIN:302001

From:MAKSHI D JOSHI . BG-10

Wt:40grams.

Post:51.00 19/03/2015 16:03

Taxes:Rs.6.00 (Taxes on www.indiapost.gov.in)

भारतीय डाक



India Post

SP-PUD RAJAJINAGAR HD 550010

Counter No:6,CP-Code:KG

To:MS PAOL LTD.

NEW DELHI. PIN:110001

From:MAKSHI D JOSHI . BG-10

Wt:40grams.

Post:51.00 19/03/2015 15:04

Taxes:Rs.6.00 (Taxes on www.indiapost.gov.in)



Harsha D Joshi B.A.L., LL.B..
Suhas T. L. B.A.L., LL.M..
ADVOCATES



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suhas.cmy@gmail.com
Mob. : 98451 69788 / 99861 99519

Ref.

Date

Date: 17.04.2015

BY RPAD AND SPEED POST

To:

PACL LTD. & PACL GROUP

7th floor

Gopaldas Bhawan, Barakhamba road

New Delhi,

Represented by its Director

Mr. Gurmeet Singh,

And also at:

Regd. Office at

22, 3rd Floor,

Amber Tower, Sansar Chandra Road,

Jaipur, Rajasthan.

Sir,

Subject: Definitive Agreement for Settlement dated 02.10.2013-
Rescinding/terminating the same.

We are retained by and act under the instructions of our Client Mr. Prateek Kumar, residing at Row House No 159, Cloud-9, NIBM Road, Kondhwa, Mohamadwadi, Pune-411 048, and upon perusal of the records placed in my hands I am Issuing you this Notice terminating/rescinding the Definitive Agreement for Settlement (DAS) dated 2nd October, 2013 and place the following facts on record.

1. This notice of terminating/rescinding the Definitive Agreement for Settlement (DAS) dated 2nd October, 2013, the subject agreement of this notice is in continuation of the earlier notice issued on 19/3/2015 wherein you were called upon to perform your part of the Contract. You neither complied with nor has there been reply from your end and hence this notice for the



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reasons stated supra. The contents of the earlier notice dated 19.03.2015 will have to be read in conjunction with this notice and not in disjunction and both the notice shall be construed a single document for enforceability.

The facts leading to issuance of the earlier notice are revisited in brief herein under:

2. That you M/s PACL Ltd., (hereinafter to as 'Company' for short) engaged the services of my client for acquiring lands and properties pan India and my client, upon Interest shown by your Company and after deliberations and various correspondences exchanged, extended his professional services to your Company/group/entities acting under you to assist in acquisition of land, obtaining government approvals, development of properties etc., and to achieve these objects various contracts and MOUs' were entered into by my client and your Company.
3. That your Company after my client keeping you abreast of the legal issues involved and status of the land did give its consent and approval to make payments and accordingly payments based on the amounts shown in the registered documents were made to the vendors.
4. That during the course of business various differences arose between my client and your Company and finally the said differences were buried which resulted in execution of the subject agreement.



A handwritten signature in black ink, appearing to be "S. Joshi".

Harsha D Joshi B.A.L., LL.B..
Suhas T. L. B.A.L., LL.M..
ADVOCATES



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Ref.

Date

-3-

5. The company having not complied with the covenants to observed and performed by it the same has resulted in breach of the same and it is my client has been made to suffer at the hands of the Company for no fault of his and in the bargain my client has lost substantial potential of earning.
6. That taking the above facts and circumstances into consideration the notice dated 19/3/2015 was issued and wherein a demand raised has also not been performed and hence cause has arisen to my client to rescind the Contract on the subject **and same stands rescinded/terminated.**
7. Positive duty to disclose the facts within one's knowledge was paramount to have enabled the parties to perform their part of the obligation but here it is the passive failure to communicate the material fact that has rendered the agreement void. The Company did make a promise to perform its part of the obligation but such a promise made was without intention to perform.
8. The Company has not performed the covenants to be observed and performed by it and as such there is a breach of terms and conditions on behalf of the Company which has resulted in my client being put untold hardship and misery apart from causing severe financial losses.
9. That consequent to the above this notice is being issued calling upon you to comply with averments made in the notice dated 19/03/2015 and you are again called upon through this notice



[Handwritten signature]

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to make payments due to my client or his entities as stated therein and also to comply and act in getting the properties released from any orders of seizures from the law enforcing agencies within 15 days from the date of notice failing which my client would be constrained to approach the Court of Law to seek enforcement of the same at your cost and risk.

10. With deceit writ large on the face of records you have induced my client to part with the original documents of properties of my client and/or his entities and you are illegally holding on to the same without any right, title or interest. You are hereby and forthwith called upon, that is within 8 days from the date of this notice, to return the original documents of my client in your illegal custody to avoid severe penal action.

11. Consequent upon the termination my client and/ or his entities, representatives and agents would enforce the right of entry over all the properties and to deal with the same in the manner that my client thinks it fit and appropriate at his will and wish, you being guilty of delay and laches in the matter.



A handwritten signature in black ink, appearing to be "Sd/-".



358

Harsha D Joshi B.A.L., LL.B.,
Suhas T. L. B.A.L., LL.M.,
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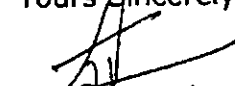
Ref.

Date

-5-

Please note that the cost of this notice is Rs.50,000/- and you
are liable to pay the same to my client.

Yours Sincerely,


(H.D.Joshi)

HARSHA.D.JOSHI
SUHAS.T.L.
ADVOCATES

107/B, 24th Cross, 2nd Block
Rajajinagar, Bangalore-560 010



SP WCR II STAGE <560086>
 EK543651055IN
 Counter No:1,OF-Code:3
 To:PAOL LTD.,
 NEW-DELHI, PIN:110001
 From:HARSHA D JOSHI , BANGLORE-560010.
 Wt:30grams.
 Amt:39.00 , 17/04/2015 , 14:54
 Taxes:Rs.4.00<EDD(If not a holiday):00:00:00



RLAD WCR II STAGE <560086>
 A RK190226127IN
 Counter No:1,OF-Code:3
 To:PAOL LTD.,
 JAIPUR, PIN:302001
 From:HARSHA D JOSHI , BANGLORE-560010.
 Wt:30grams,
 Amt:30.00 , 17/04/2015 , 14:52
 <<Track on www.indiapost.gov.in>>



RLAD WCR II STAGE <560086>
 A RK190226135IN
 Counter No:1,OF-Code:3
 To:PAOL LTD.,
 NEW-DELHI, PIN:110001
 From:HARSHA D JOSHI , BANGLORE-560010.
 Wt:30grams.
 Amt:30.00 , 17/04/2015 , 14:53
 <<Track on www.indiapost.gov.in>>



SP WCR II STAGE <560086>
 EK543650829IN
 Counter No:1,OF-Code:3
 To:PAOL LTD.,
 JAIPUR, PIN:302001
 From:HARSHA D JOSHI , BANGLORE-560010.
 Wt:30grams,
 Amt:39.00 , 17/04/2015 , 14:53
 Taxes:Rs.4.00<EDD(If not a holiday):00:00:00



By Speed Post/Courier

April 30 2015

Reference: 24 - 2015

To,

Ms. Harsha Joshi
107/B, 24th Cross,
2nd Block, Rajajinagar,
Bangalore - 560010
Karnataka

Dear Madam,

Re: Reply to Notice dated March 19, 2015 and April 17, 2015 (the "Reply")

We are concerned for PACL Limited, having its registered office at 22, 3rd Floor, Amber Tower, Sansar Chand Road, Jaipur- 302 001 and one of the corporate address at 7th Floor, Gopaldas Bhawan, Barakhamba Road, New Delhi ("Our Client"). Our Client has placed in our hands your Notice dated March 19, 2015 (the "First Notice"), received on March 27, 2015 and another Notice dated April 17, 2015 (the "Second Notice"), received on April 20, 2015 cumulatively referred as *Notices*, with instructions to reply the same, as follows:

1. At the very outset, we deny each and every, general or specific, allegations made against Our Client in the Notices. None of the contentions raised by Your Client shall deem to be admitted unless the same is specifically admitted herein. We hereby deal with the First Notice and Second Notice, consecutively.
2. With reference to the paragraph nos. 1 to 3 of the First Notice, Our Client deny the allegations raised therein. It is correct to state that Your Client is engaged in the business of aggregation and development of lands across India, obtaining requisite government approvals for the same, with the help of his entities, firms, companies and concerns acting under him and under his domain. Considering the expertise and market footing of Our Client in real estate industry, Your Client approached Our Client to provide professional services, for which various



Memorandum of Understandings ("MoUs") were entered into, between the parties, setting out the terms and conditions of the business.

3. With reference to the paragraph no. 4 of the First Notice, Our Client deny that Your Client kept Our Client abreast of all developments in the acquisition of lands. Your Client never gave true, complete and accurate details relating to the lands being acquired, on behalf of Our Client. Furthermore, though Our Client has paid amount of Rs. 1807.91 crores (*Rupees one thousand eight hundred seven crores and ninety one lakhs*) towards procurement and aggregation of lands in various parts of India, the total aggregating amount paid to Your Client by Our Client is Rs. 2285.79 crores (*Rupees two thousand two hundred eighty five crores and seventy nine lakhs*), as admitted by Your Client in the Definitive Agreement.
4. With reference to the paragraph nos. 5 to 7 of the First Notice, Our Client deny that all the properties to the tune of Rs. 1468.13 crores (*Rupees one thousand four hundred sixty eight crores and thirteen lakhs*) were ever transferred by way of conveyance and assignment, by Your Client to Our Client in the manner, as required under the Master Arrangement Agreement dated March 28, 2013 (the "MAA") and to the satisfaction of Our Client. However, Our Client had the possession of the original documents of certain properties mentioned in the Schedule 2 of the Definitive Agreement (the "*Properties*"), in order to keep the same, under joint custody, as per the provisions of the Definitive Agreement.
5. With reference to the paragraph nos. 8 and 9 of the First Notice, Our Client deny the same in its entirety and such allegation is merely a fragment of imagination of Your Client. Both the parties mutually entered into the Definitive Agreement, to settle the disputes between them.
6. With reference to the paragraph no. 10 of the First Notice, Our Client is in utter shock and dismay that despite of the oral reminders made by Our Client, time and again, regarding the appointment of MC nominee and complying with the Condition Precedents, Your Client, who has been absconding, has served the subjected Notices to Our Client. However, Our Client once again reiterates that Our Client is ready and willing to comply with the Condition Precedents of the Definitive Agreement provided Your Client is also ready to fulfil the conditions and obligations arising under the Compromise Deed dated January 07, 2014 (the "*Compromise Deed*") and under the Definitive Agreement since many of the Condition Precedents are mutual in nature. As per the Compromise Deed, the



entire shareholding of Sunshine Infracity Private Limited ("Sunshine") and its properties were to be transferred to Our Client and the comfort documents were to be executed to satisfaction of either parties before the withdrawal of the case/ complaint. The comfort documents implied all the necessary documents for transfer of ownership and control in Sunshine to Our Client, such as appointment of directors nominated by Our Client, transfer of control of Bank accounts to Our Client or its nominees, transfer of all statutory register, no - liability certificate in relation to Sunshine and all documents relating to Sunshine and any other such documents necessary for transfer of ownership, control and properties of Sunshine to Our Client. It is an admitted position in the paragraph under reference that Our Client took steps to withdraw the complaint filed against Your Client but Your Client neither transferred the entire shareholding of Sunshine nor executed the comfort documents to the satisfaction of Our Client. The non performance of the obligations by Your Client cannot be attributed to the performance of obligations by Our Client.

7. With reference to the paragraph nos. 11 and 12 of the First Notice and without prejudice to what is stated herein above, we state that the contents of the same are inconsistent with the contents of paragraph nos. 9 and 10 of the First Notice. On one hand, Your Client has alleged that he was coerced to enter into the Definitive Agreement and on the other hand, Your Client states that Your Client has been having oral communications for compliances of the Definitive Agreement.

We hereby deal with the each Clause of the Definitive Agreement, as set out in the First Notice, herein below:

- i) Clause L: "...Prateek Kumar and PACL shall jointly hold in custody all the available original documents...as have been acquired (or to be acquired) till the parties have achieved the purpose of settlement as set out herein";

Our Client states that certain available original documents of the Properties, were under the joint custody of both the parties and under the possession of PACL, as admitted by Your Client in paragraph no. 13 of the First Notice, therefore, it cannot be said that the same was not acted upon.



- ii) Clause M: "Both parties have initiated against each other various legal proceedings (civil and criminal in nature) which the parties have now mutually agree to withdraw the same as per this Agreement".

The withdrawal of the cases has not been completed, not due to the performance of the obligations by Our Client but in view of the non-compliance with the provisions of the Compromise Deed and of the Definitive Agreement by Your Client, as aforesaid under paragraph no. 6 of this Reply, more particularly, when Your Client neither transferred the entire shareholding of Sunshine nor executed the comfort documents to the satisfaction of Our Client.

Further, though the shares of certain PK Group of companies were transferred to PACL Group, the necessary documents such as statutory registers, board minutes, bank account details and control thereof, have not been handed over to Our Client. Therefore, even though Our Client had 80% shareholding in the certain PK Group of companies, the control of the companies remained with Your Client and his representatives. Moreover, Our Client also learnt that Your Client had alienated various Properties without the knowledge and consent of Our Client.

However, Our Client once again reiterates that it is still ready and willing to comply with the Condition Precedents of the Definitive Agreement, which essentially includes the Clause M as well, provided Your Client and the PK Group is also willing to fulfil their respective obligations under the Compromise Deed and under the Definitive Agreement since many of the obligations of Conditions Precedents are mutual in nature.

- iii) Clause 1.4: "The Parties hereby appoint and have set up a monitoring committee ("Monitoring Committee/MC") along with the execution of the Definitive Agreements which shall consist of the following persons:

- a) A person to be nominated by PACL (PACL Group - MC Nominee);



- b) A Person to be nominated by Prateek Kumar ("PK Group - MC Nominee");..."*

The Monitoring Committee (the "MC") was to be appointed by both the parties as per the Definitive Agreement. Despite of the oral reminders made by Our Client to Your Client in this regard, Your Client never acted upon the same. Therefore, the non-appointment of MC cannot be solely blamed on Our Client. Further, Our Client has already intimated to Your Client, about the appointment of the MC nominee, on behalf of the PACL Group.

- iv) Clause 2.3: *"The Parties have agreed to share the Net Land Revenue in the ratio of 80:20 for PACL Group and PK Group respectively..."*

The allegation of violation of this Clause is baseless as Our Client never transferred or created third party rights in any of the Properties. In such a situation, when Our Client has not alienated any of the Properties, the question of violation does not arise.

On the contrary, Your Client created third party rights in the Properties and violated the Definitive Agreement, in two fold manner (i) by creating third party rights without knowledge and consent of Our Client, being the holder of 80% shareholding; and (ii) without prejudice to the point (i), the alleged revenue generated out of such sale, was not divided in the agreed proportion and thus, defeating the provisions of the Definitive Agreement. Our Client has documentary proof of certain Properties registered with the appropriate authorities, which have been illegally transferred by Your Client and the certain PK Group of companies.

- v) Clause 2.5 and 2.6:

Clause 2.5: *"PACL Group and PK Group jointly or through MC, endeavour to clear all Encumbrances (if any) from the said Properties and make the tile of the said Properties clear and marketable with all permissions..."*

Clause 2.6: *"In case, any funds are required in respect to clear the*



Encumbrance of the property or for development of the Properties or for land acquisition, etc, such part thereof or for payment of stamp duty for transfer of land or for approvals or for any other, then PACL may bring in the required funds shall all monies paid by PACL shall be a first charge on all the revenues generating out of such Properties on which the same has been spent".

The rationale behind the allegation of violation of these Clauses by Our Client is incomprehensible, especially in the absence of any reasoning. Nevertheless, since the MC has not been formed despite of the oral reminders from Our Client, there is no question of any violation of these provisions. In the absence of MC, it was a joint responsibility of both the parties and Our Client cannot be solely blamed for the same. Furthermore, the actual control of all PK Group companies is lying with Your Client and in such a situation, Our Client was restrained to act in this regard. Without prejudice to the same, no information was ever furnished to Our Client to clear any Encumbrance or for development of the Properties or for land acquisition and thus, there does not arise any question of clearing any Encumbrances.

- vi) Clause 2.8: *"PACL had published in various newspapers in respect to Prateek Kumar and the Properties in question putting notice to the public at large that no person should deal with Prateek Kumar...PACL hereby agree that it shall publish notice to the satisfaction of both the parties".*

This newspaper notice had to be published to the satisfaction of both the parties. Moreover, the satisfaction cannot be achieved when Your Client is absconding and has not complied with his obligations under the Definitive Agreement and under the Compromise Deed.



However, Our Client reiterates that if Your Client is ready and willing to comply with all his obligations in the Definitive Agreement and the Compromise Deed, Our Client was always willing and still willing to publish such notice subject to making available the draft of the public notice to enable Our Client to publish public notice in the relevant newspapers after getting

itself satisfied.

- vii) Clause 2.9: "Parties hereby admit and acknowledge that all the original title documents in respect to the Properties (as set out in Schedule 2 Annexures) including but not limited to revenue records...and the same shall be held in joint custody (as may be mutually decided) till the time the parties have complied with Conditions Precedents (as defined below)".

It is important to mention herein that no misuse has been done by Our Client of the documents, kept under the joint custody. Since Your Client was aware that Our Client's business activities are subject to investigation, there is no point of making hue and cry about the same. These documents have been seized by CBI, in relation to the investigation running, in the separate case and the same is sub-judice. Your Client is aware of the Seizure as a representative of one of the PK Group entities has signed over the Search List, wherein CBI has seized the original documents. In any event, the same cannot be made a ground for grievances of Your Client, when Your Client is himself absconding.

- viii) Clause 2.10.2 and Clause 2.10.3:

Clause 2.10.2: "Synergyone Infrastructure and Projects Private Limited shall transfer and assign the properties, set out firstly in Schedule 5, in favour of PK Group or its entities at the cost of PACL..."

Clause 2.10.3: "The transfer of 80% share of Synergyone Infrastructure and Projects Private Limited in favour of PACL Group entities shall be effective immediately on the date when PK Group has transferred and assigned the properties of Synergyone Infrastructure and Projects Private Limited set out in Schedule 5 in favour of PK Group or any of its entities..."

Our Client is legal and rightful owner to hold 80% of shareholding of Synergyone, since the parties have consummated the transaction and Your Client transferred the 80% shares, in favour of Our Client. However, Your Client has acted in utter violation of the provisions of the Definitive



Agreement and has not handed over the actual control (bank accounts' control, statutory registers, board meetings records etc.) of Synergyone to Our Client, till date.

Moreover, it is again Your Client, who has illegally alienated the property forming part of Schedule 5 of the Definitive Agreement i.e. Metropole property of Pune (as stated *firstly in Schedule 5*), in violation of the aforementioned provisions of the Definitive Agreement, wherein both the parties agreed for simultaneous transfer, that the properties coming under *firstly in Schedule 5* shall be transferred to PK Group, when the properties coming under *secondly in Schedule 5* are transferred to PACL Group. Your Client acted unilaterally, in complete neglect and disregard to the interest of Our Client and its group.

Furthermore without prejudice to what is stated hereinabove, Clauses 2.10.1, 2.10.3, 2.10.4 and 2.10.5 sets out the obligations of PK Group, which were never complied by Your Client.

Moreover, the formation of MC was to be jointly done by both the parties and despite of the oral reminders by Our Client, it cannot be solely blamed for its non-formation, thus, allegation of violation by Our Client is baseless and false.

ix) Clause 4.1 to 4.3:

"The Parties shall execute the documents in the following sequences, unless otherwise mutually agreed:

4.1 *both parties to withdraw all cases filed against each other, and simultaneously Parties to deposit all of Original Documents in Joint Custody as mutually agreed;*

4.2 *PACL shall Publish Notice as mentioned above;...*

4.3 Condition Subsequent:

(i) *Transfer of the properties (set out in Schedule 5) from Synergyone Infrastructure & Projects Private Limited to PK Group or its nominees;*

(ii) *Both parties shall file and also comply with necessary statutory compliance and filings with all relevant authorities;*



(iii) *the respective shareholders of each of the entities..."*

Herein, Our Client reiterates the contents of paragraph no. 6 and 7 of this Reply. With respect to the fact of necessary statutory compliances and joint possession, Our Client has not violated the aforesaid provision.

On the contrary, it is Your Client who has obstructed the process of statutory filings in respect to appointment of nominee of Our Client in certain PK Group of companies and wrongfully removed the nominees appointed by Our Client in those PK Group of companies. Without prejudice to the proceedings running before the Hon'ble Company Law Board ("CLB") in respect to Synergyone, which is pending for adjudication, Our Client reserve its right take appropriate legal action against such illegal act.

- x) **Clause 6.1.13:** *"Each party hereby jointly and severally, agree and undertake with other as follows:*

6.1.3: refrain from violating, breaching or defaulting and from taking or failing to take any action that (with or without notice or lapse of time or both) would constitute a violation, breach or default under, any term or provision of any law or regulation or contract to which they are a party or by which any assets is or may be bound or that would (a) prevent or invalidate the consummation of the transaction contemplated under the Transaction Documents or (b) cause the Transaction Documents and the transaction contemplated hereby to violate any applicable legal requirement;"

One of the PACL Group entities namely Woods Ville Project Private Limited ("Woodsville") had entered into a MoU, in the form of preliminary understanding, with Valmark Reality Holdings Private Limited, a company for the purpose of promotion of the project. Nevertheless, the aforesaid MoU has not been acted upon and no property has been transferred or alienated by Our Client in any manner, thus, the same cannot be considered as violation by Our Client.



xi) Clause 9.1.5 and 9.1.6:

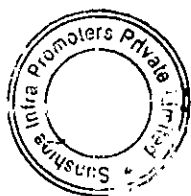
"Events of Default: Each of events or circumstances set out below shall constitute the events of default (each a "Event of Default" and collectively the "Events of Default"):

9.1.5 any of the Group or entity is declared insolvent, bankrupt and industrially sick or is unable to pay its/his debts or enters into compromise or arrangement...

9.1.6 in the event there is any order of attachment /attachment of any of the properties of any of the parties;"

We deny that CBI officials have attached the Properties. Although, CBI has seized the documents of various Properties in an investigation running, by way of Search List dated August 06, 2014, of which Your Client is well aware from the date of entering into the transaction with Our Client. In view thereof, Our Client cannot be saddled with allegation of violation of any of the terms, as set out in the Notices. Moreover, it is Your Client, who has created third party rights in the Properties and acted in blatant violations of various Clauses of the Definitive Agreement which has been set out herein below.

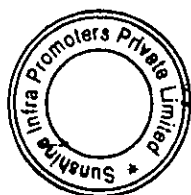
8. With reference to paragraph no. 13 to 16 of the First Notice, we state that it does not lie in the mouth of Your Client to make the allegation as set out therein, considering that Your Client himself has several cases pending against him in various Courts in India and in fact has been declared as absconder. We further state that Our Client have been co-operating with the various investigations against them and have been making proper representations to deal with all the allegations made against them, unlike Your Client, who has been absconding. In any event, Your Client has been aware of the CBI investigation, as well as the SEBI case since the very inception, thus, Your Client shock and dismay with regard to the same at this juncture is unfound. Without prejudice to the above, we state that none of the Events of Default has occurred, as far as Our Client is concerned and thus, there is no occasion for termination of the Definitive Agreement as set out under Clause 9.2.



9. With reference to paragraph nos. 17 and 18 of the First Notice, Our Client deny

the allegations made therein and state that the purported termination of the Definitive Agreement by Your Client is bad in law and untenable. The reasons set out for termination of the Definitive Agreement are baseless and irrational. Further, the Parties have acted upon the Definitive Agreement and have consummated the transaction *inter-alia* by way of (i) entering into certain Shareholders' Agreement pursuant to Clause 2.4 of the Definitive Agreement; (ii) keeping the documents relating to the Properties under the joint custody; and (iii) transfer of shareholding of certain PK Group of companies and of certain PACL Group of companies.

10. With reference to paragraph no. 19 of the First Notice, we state that Your Client has been taking contrary stand once again. Your Client has earlier alleged that he was coerced to enter into the Definitive Agreement with Our Client in the paragraph under reference. Your Client is now alleging that he was induced to enter into the Definitive Agreement through misrepresentation of material fact by Our Client, which is suffice to show the *malafide* intention of Your Client. Without prejudice to above, we further deny that there was any misrepresentation on the part of Our Client. We also deny that any material cause has arisen for Your Client to rescind the Definitive Agreement.
11. With reference to paragraph no. 20 of the First Notice, we deny the allegations made therein and state the same are baseless. We further deny that there has been any communicated material fact, which would have rendered the agreement void.
12. With reference to paragraph no. 21 of the First Notice, we deny that there has been any agreement as to taking over the responsibilities of the expenses relating to the Officers and Staff of Your Client's entities. Although, Our Client is entitled for the managing control being majority shareholder in certain PK Group companies but without prejudice to the above, we further state that in any event, as Your Client did not handover the requisite document of his entities and retaining the actual control and thus, Our Client is not able to manage the day to day affairs of entities of Your Client. However, if all the necessary documents in relation to Your Client's entities such as statutory registers, board minutes, bank accounts etc., are handed over to Our Client, they are ready and willing to look into and manage the day today affairs of Your Client.



13. With reference to paragraph no 22 of the First Notice, Our Client deny the contents therein and state that the same has been already been dealt with hereinabove.
14. With reference to paragraph nos. 23 & 24, we state that neither your present Notices for termination is valid under law, contract and equity nor have you made any cogent grounds for termination of the Definitive Agreement. In view thereof, the Definitive Agreement is valid and subsisting and there does not arise any question of treating the MAA as full and final.
15. Now, we deal with each Clause of the Definitive Agreement, violated by your Client or resulted into violation due to non cooperation or non action of your Client, in detail, herein below:

i) Clause 1.4: "Monitoring Committee"

"The Parties hereby appoint and have set up a monitoring committee ("Monitoring Committee/MC") along with the execution of the Definitive Agreements which shall consist of the following person:

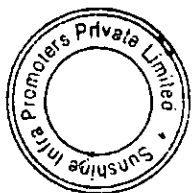
- (i) *A person to be nominated by PACL ("PACL Group - MC Nominee");*
- (ii) *A person to be nominated by Prateek Kumar ("PK group - MC Nominee")*
(PACL Group - MC Nominee and Group - MC Nominee are collectively referred to as "Monitoring Committee/MC")

All the respective Company set out in Schedule 1 shall appoint its MC Nominee as mentioned aforesaid, by passing a board resolution.

Parties shall be at liberty to change their respective MC Nominee, but with prior written intimation to the other.

Monitoring Committee will require approval of Mr. Gurmeet Singh Chahal for all major decisions in respect of the properties as set out in the Schedule 2."

Despite of the oral reminders from Our Client regarding appointment of nominee of Monitoring Committee, Your Client has not responded. This shows that Your Client does not want to comply and putting the wrongful onus on Our Client to comply with the provisions of the Definitive Agreement unilaterally.



ii) **Clause 2.1: "Properties under joint management of the MC"**

"All the Properties (mentioned in Schedule 2) shall be put under the control, supervision and management of the MC. The MC alone shall be authorized to execute all deeds, documents, papers, etc. for sale, leasing, mortgaging, transferring, etc. the said Properties or any part thereof or any units to be constructed thereon and the take possession and control of all such Properties. Both parties shall execute such POA, Resolution, documents, letters, undertakings, etc. that may be required to give effect to the settlement contemplated under this Agreement. The MC shall also be authorized to maintain the Bank Account of all the companies and the parties shall ensure that the MC is authorized to draw cheques and take all decisions pertaining to the said Properties and also its development, construction, allotment, sale, leasing of any units, etc."

In the event, when MC alone had right to sale the Properties, the act of selling the Properties behind the back of Our Client and creating third party rights therein, is a gross violation of the Clause 2.1 of the Definitive Agreement by Your Client.

iii) **Clause 2.2: "Share of PACL and Prateek Kumar in Net Land Revenue"**

"It is further agreed by and between the parties herein that PACL and/or PACL Designates shall be entitled to 80% (eighty percentage) of "Net Land Revenue" ("PACL Share") and Prateek Kumar shall be entitled to 20% (twenty percentage) of "Net Land Revenue" ("PK Share") "Net Land Revenue" referred to above shall mean "any consideration including sale value, JV consideration, etc. of development of land/project or by way of sale of the shares of any Firm or Company set out in the Schedule 1 or any Properties as per Schedule -2, less (i) any external borrowings (other than PK Group or PACL Group); (ii) any new investments made by any parties in land and/or development expenditure, approval, expenditure, commissions/brokerage, etc. from the date of execution hereof."

As mutually agreed between the parties, certain original documents were under the joint custody and possession of Our Client. Your Client committed two fold violation of the Clause under reference. Firstly, creation of third party interest in the Properties, without any kind of approval and intimation to Our Client, in spite of having 80% shareholding in the PK Group companies by Our Client and secondly, by appropriating the 100% revenue in its own favour, generated from the sale of such Properties, against the principle of 80:20.

iv) **Clause 2.3.2: "Transfer of Shares/interest"**



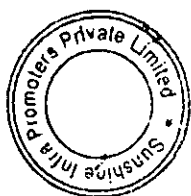
2.3 "The Parties have agreed to share the Net Land Revenue in the ratio of 80:20 for PACL Group and PK Group respectively. This is proposed to be achieved by either having appropriate shareholding in Companies which hold land or by way of profit share arrangement in partnership firms which hold land."

2.3.1 "Accordingly, To give effect to transfer of shares of the PK Group to PACL/PACL Designate and PACL Group to PK Group, (i) all the shareholders and partners of the each group (being company) have executed transfer documents for transfer of all their respective shares in the relevant Group (being company) as per the Shares (defined later) agreed to be transferred to PACL/PACL Designates (i.e. 80%) and PK Group (i.e. 20%) (as per Schedule 4) without being liable to make or pay any consideration therefore, which the shareholders of each of the said Group/PACL Group (wherever partnership firm) have executed deed of admission-cum-retirement for providing its/his consent to..."

2.3.2 "Both the parties shall execute all such deed and documents and so all such act as may be required by it to give effect to the understanding and terms and conditions mentioned in this Agreement in letter and in spirit including but not limited to, recording, transfer of shares or interest in the companies, removal of director or partner appointed (as contemplated under this Agreement), filling necessary forms with the relevant government authorities and intimation to all third party (including banks and financial institutions) about such change in control in favour of PACL/Prateek Kumar and its nominees, affiliates etc. (as the case may be) and generally do all such act or deed as is usual and customary to transfer of such nature".

As admitted under Clause 2.3.1 of the Definitive Agreement about the consummation of the transaction by the parties, each party was under obligation to take necessary steps to effect the transfer in the eyes of law. Even after such consummation of the Definitive Agreement, Your Client did not take any steps to complete the Transaction Documents and did not register and/or allowed to register, the names of nominee appointed by Our Client, on certain PK Group of companies with the Registrar of Companies ("RoC").

Furthermore, Your Client has gone to the extent that nominees appointed by Our Client, on the board of Synergyone and certain other PK Group companies, were removed without following the due procedure of law. Without prejudice to the proceedings running before the Hon'ble Company Law Board ("CLB") in respect to Synergyone, which is pending for adjudication, Our Client reserve its right take appropriate legal action against such illegal act.



v) Clause 2.4: "Execution of the Shareholders Agreement"

"A shareholder's Agreement shall be executed between the shareholders of the entities mentioned in Schedule 1 ("Shareholders Agreement") for the purpose of governing their obligations and rights under the same and to empower the MC to such Fights as are set out in this Agreement."

In term of Clause 2.4, Shareholders' Agreements were required to be executed between certain PACL Group companies and certain PK Group companies, as agreed under the Definitive Agreement. Your Client has not executed such Shareholders' Agreement in respect to many of the PK Group companies including Synergyone.

vi) Clause 2.10.1: "Transfer of certain properties/ equity shares/ Interest..."

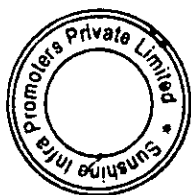
2.10.1 "Prateek Kumar and all it share holders and Directors hereby agree that PACL Group/entities shall be entitled to 80% equity shares in Synergyone Infrastructure & Projects Private Limited and Prateek Kumar has agreed to cause to transfer and assign 80% of the shareholdings by entering into such document as PACL may deem fit and proper without any consideration whatsoever for all of such Company and partnership firms as set out Secondly in Schedule 5 in favour of PACL Group or any of its entities within a period of 75 days from the execution hereof at the cost of PACL Group."

Despite of transfer of 80% shareholding of the Synergyone by Your Client to Our Client, the actual control of Synergyone has not been handed over to Our Client in the form of control of bank accounts, operations, statutory registers and board meetings records etc.

Moreover, Your Client and PK Group had to transfer the properties and shareholding, as set out Secondly in Schedule 5 to Our Client in terms of 2.10.1 of the Definitive Agreement but Your Client is in breach of the provisions of the Definitive Agreement, not only by transferring and alienating one of the property (i.e. Metropole property of Pune), mentioned firstly in Schedule 5 to some third party, in exclusion to the interest of PACL Group, but also by not transferring the properties mentioned secondly in Schedule 5.

vii) Clause 2.10.4:

"Notwithstanding anything contained anywhere else in this Agreement, for any and all



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properties of Synergyone Infrastructure & Projects Pvt. Ltd., no decision or authority shall be exercised by Prateek Kumar or MC and the same shall rest with PACL."

The Clause under reference is a non-obstant clause. It expressly provides that the authority to deal with the Properties held by Synergyone shall only rest with Our Client. In utter disregard to the same, Your Client has sold the property situated in Pune, which was held by Synergyone and thereby acted in violation of the Clause under reference.

viii) Clause 2.13: "Special terms of certain properties"

"Both the Group hereby agree and confirm that the properties which were acquired by PACL Ltd. and subsequently transferred in the name of Prateek Kumar and/or PK Group shall be re-conveyed and re-transferred back to PACL Ltd. by Prateek Kumar and/or PK Group within a period of 45 days from the date of execution hereof, such properties are more particularly set out in Schedule 6."

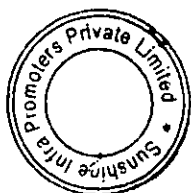
Pursuant to this Clause, both the parties agreed that properties belonging to Devshri Infrahomes Private Limited (one of the PK Group company), as set out in Schedule VI of the Definitive Agreement, which were earlier transferred to PK Group by Our Client, shall be re-transferred to Our Client within the period of 30 days from the date of execution of Definitive Agreement. Your Client has not acted upon this Clause till date and thereby defeated the provision of the Definitive Agreement.

ix) Clause 4.3: Condition Subsequent

- (i) ...;
- (ii) Both parties shall file and also comply with necessary statutory compliance and fillings with all relevant authorities;
- (iii) the respective shareholders of each of the entities..."

Once again, the obligations have been casted on both the parties to comply with such clause. Since Your Client has already transferred 80% shareholding of Synergyone to Our Client and Our Client is legally entitled to have 80% shareholding of Synergyone, despite of it, actual control is being held by Your Client.

Furthermore, when Our Client made necessary fillings with RoC, in respect to



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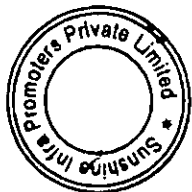
the appointment of nominees of Our Client in certain PK Group companies, being statutory compliances, Your Client wrongfully obstructed the process and removed the nominees appointed by Our Client in those PK Group companies. Without prejudice to the proceedings running before the Hon'ble Company Law Board ("CLB") in respect to Synergyone, which is pending for adjudication, Our Client reserve its right take appropriate legal action against such illegal act.

x) Clause 6: "Covenant and Warranties"

(a) *Clause 6.1.3:* Your Client had to refrain from violating, breaching, defaulting and from taking any action that would constitute a violation of any contract, law or which would prevent or invalidate consummation of the transaction contemplated under the Transaction Documents. Creation of third party rights in the Properties itself a huge fact, constituting a breach of the contract and preventing the full fledged consummation of the transaction.

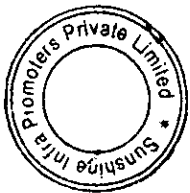
(b) *Clause 6.1.9 and Clause 6.1.13:* Your Client expressly undertook, not to take any corporate action including sale of any assets or otherwise, which might result in dilution of the interest in any of the company. It is pertinent to mention that sale of certain assets, in the form of Properties, by PK Group of companies namely (i) Castle Infraestates Private Limited; (ii) Stone Water Properties Private Limited; and (iii) Inspire Infraestate Private Limited, is a gross violation of this Clause and has breached the provisions of the Definitive Agreement.

16. We hereby deal with the contents of the Second Notice issued by Your Client to Our Client.
17. With reference to the contents of paragraph no. 1 of the Second Notice, the same does not require any comments.
18. With reference to the contents of paragraph no. 2 of the Second Notice, the same has already been dealt with under paragraph no. 2 of this Reply.
19. With reference to the contents of paragraph no. 3 of the Second Notice, we have already dealt with the same, under paragraph no. 3 of this Reply.



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20. With reference to the contents of paragraph no. 4 of the Second Notice, the allegations raised in paragraph nos. 8 and 9 of the First Notice are inconsistent with the paragraph no. 4 of the Second Notice wherein Your Client has himself admitted the fact that the various differences were finally buried in the form of execution of the Definitive Agreement. Such fact is suffice to show the *malafide* intentions of Your Client.
21. With reference to the contents of paragraph no. 5 and 6 of the Second Notice, we reiterate the contents of paragraph no. 8 and 9 of this Reply.
22. With reference to the contents of paragraph no. 7 of the Second Notice, the same has been dealt with, under paragraph no. 11 of this Reply.
23. With reference to the contents of paragraph no. 8 of the Second Notice, we have already dealt with the same hereinabove, under paragraph no. 8, 9 and 13 of this Reply.
24. With reference to the paragraph no. 9 of the Second Notice, we reiterate that neither Notice of termination is valid under law, contract nor have you made any potent ground for the termination of the same. Since termination of the Definitive Agreement is not valid, the question of getting the properties released from the orders of CBI does not arise.
25. With reference to the paragraph no. 10 of the Second Notice, Your Client once again is taking a contrary stand. It is an admitted position that certain original documents of the Properties were lying under the joint custody with Our Client.
26. With reference to the paragraph no. 11 of the Second Notice, we state that Your Client and PK Group has been restrained to act or deal with the Properties of the Definitive Agreement in any manner, by the order of the Hon'ble High Court of Bombay dated December 22, 2014 (the "Order") in the Arbitration Petition no. 363 of 2015. Acting in contradiction to the aforesaid Order will attract the consequences at Your Client's risk and costs.



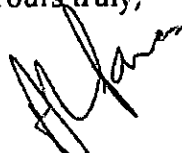
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27. To summarize, since parties have consummated the transaction, inspite of the Condition Precedents not being complied with, the parties have deemed to have waived the compliances of Conditions Precedents, as a pre-requisite for commencement of transaction, as contemplated under Definitive Agreement and in such scenario, termination right for non compliance of Condition Precedents have been waived by the parties by conduct. Thus, non-compliance of the Condition Precedents cannot be a ground for termination of the Definitive Agreement since the parties have acted upon the Definitive Agreement. Moreover, the termination by Your Client, by citing violations of the Definitive Agreement by Our Client, when there is none, is rather astonishing, especially considering Your Client's various acts of breach of the Definitive Agreement. Our Client once again reiterates its willingness to comply with the Condition Precedents.
28. In view thereof, the Definitive Agreement stands valid, subsisting and binding on the parties to the Definitive Agreement. Your Client cannot unilaterally terminate the Definitive Agreement for various reasons as set out hereinabove and since Your Client is in breach of various provisions of the Definitive Agreement. Therefore, Our Client call upon Your Client to forthwith perform all pending obligations arising under the Definitive Agreement and restrain Your Client to take any action which is inconsistent or contrary to the Definitive Agreement.
29. The grievances raised by Our Client in this Reply, are not exhaustive in nature. Our Client reserves its right to list out the various defaults committed by Your Client and the PK Group and put forth its application, petition, claims, counter statements and/or counter claims before the duly appointed Arbitrator and/or any other appropriate forum including the Court under law, contract including, the Compromise Deed, Definitive Agreement read with the Supplemental Agreement and/or under equity.
30. Needless to mention, this Reply is without prejudice to any of the contentions available to Our Client under the law, contract and/or equity. This Reply shall have no effect on, and does not waive, limit or relinquish, any of the rights and/or remedies available with Our Client (*including but not limited to our Client's right and/or remedies against your breach of representation, warranties and covenants*) under the Compromise Deed, Definitive Agreement, the Supplemental Agreement and/or other remedies available to Our Client. Our Client's failure and/or neglect to exercise any such right or remedy available shall not be taken to be a waiver of any and/or all such rights or remedies.



31. Unless otherwise defined herein, all capitalized terms which have been used in this letter shall have the same meaning as ascribed to them in the Definitive Agreement.

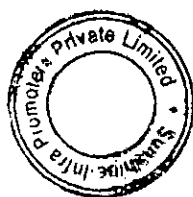
Yours truly,



Rajani Singhania & Partners
Advocates for PACL Limited

CC to:

Mr. Prateek Kumar
Row House-159, Cloud 9,
Mohamadwadi, Pune -1
Maharashtra



IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION PETITION (L) NO.1937 OF 2014

PACL Limited ... Petitioner
versus
Prateek Kumar and Ors. ... Respondents

Mr. Janak Dwarkadas, Senior Advocate with Mr. Ashish Darwani, Mr. Mayur Shetty i/by M/s. Rajani and Associates, for Petitioner.

MR. Uday Warunjikar i/by Mr. Narendra C. Patel, POA of Respondent No.1.

CORAM: S.J. KATHAWALLA, J.

DATE: 22nd DECEMBER, 2014

P.C.:

1. The learned Advocate for the Respondent No.1 on instructions from the Power of Attorney of Respondent No.1, who is present in Court, states that prayer clause (a) of the Petition may be granted till the next date of hearing. In view thereof, prayer clause (a) of the Petition is granted upto 15.01.2015. Prayer clause (a) is reproduced hereunder :

“(a) that pending the hearing and final disposal of the arbitration proceedings this Hon’ble Court may be pleased to direct the Respondent No.1 and the PK Group (being Respondent No.2 to Respondent No.36) and all its employees, and nominees not to dispose off or alienate or encumber or create any third party rights of any of their assets, movable and immovable properties (including immovable properties

ssp

1/2

(10)

“Disclaimer Clause : Authenticated copy is not a Certified Copy”

335

HIGH COURT, BOMBAY

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arbpl 1937 of 2014 (919).sxw

as set out in Exhibit F and Exhibit G herein) and investments of the Respondent No.1 and PK Group (being Respondent No.2 to Respondent No.36)";

2. The Respondents shall file their Affidavits if any on or before 5th January, 2014 and forthwith forward the same to the Advocate for the Petitioner. Place the Petition on board on 23rd January 2015 under the caption 'For further Ad-interim reliefs'.

(S.J.KATHAWALLA, J.)

TRUE COPY
24/1/2014
Section Officer
High Court, Appellate Side
Bombay

TRUE COPY
Rajesh V. Nam
Rajesh Associates
Advocates & Solicitors

334

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
ARBITRATION PETITION NO. OF 2014

In the matter of Section 9 of the
Arbitration and Conciliation Act,
1996;

PACL Limited.

...Petitioner

Versus

Prateek Kumar and Ors

...Respondents

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Rajani Associates
Advocates for the Petitioner

A

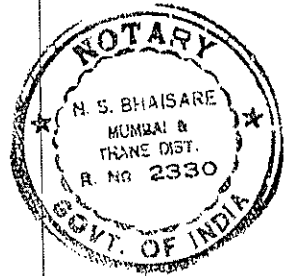
IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
ARBITRATION PETITION NO. OF 2014

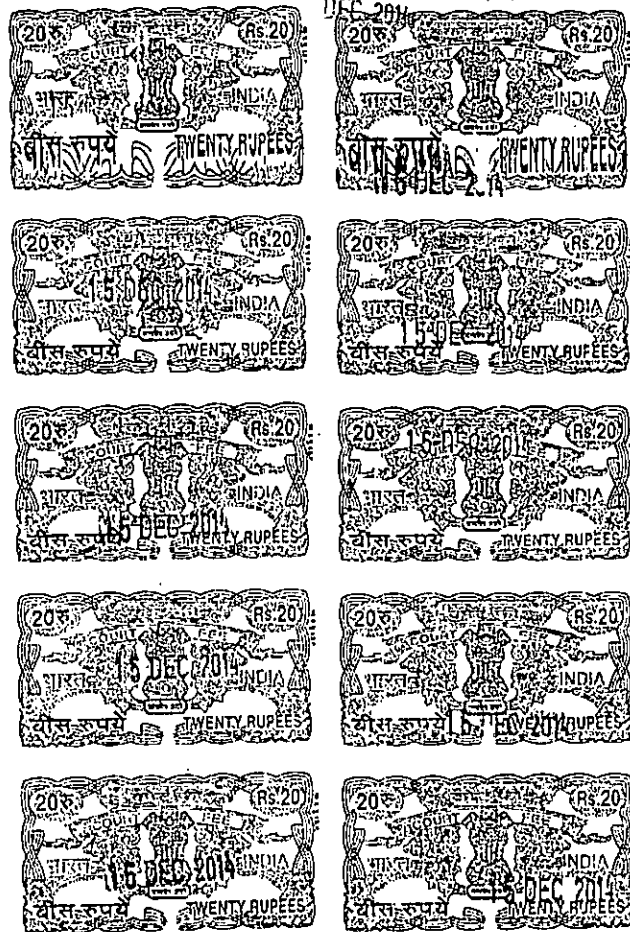
In the matter of Section 9 of the
Arbitration and Conciliation Act,
1996;

PACL Limited. ...Petitioner

Versus

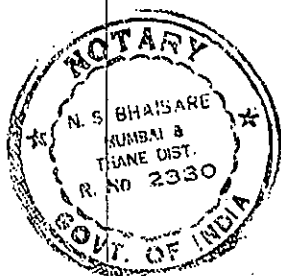
Prateek Kumar and Ors ...Respondents

Office Notes, Office Memoranda of Coram, appearance, Court's orders or directions and Prothonotary's orders.	Court's or Judge's orders.
	

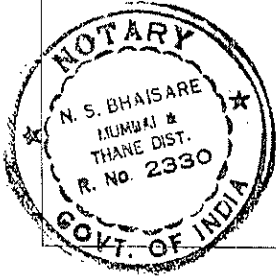


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Office Notes, Office Memoranda of Coram, appearance, Court's orders or directions and Prothonotary's orders.	Court's or Judge's orders.



C

Office Notes, Office Memoranda of Coram, appearance, Court's orders or directions and Prothonotary's orders.	Court's or Judge's orders.
	

D

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
ARBITRATION PETITION NO. OF 2014

PACL Limited

... Petitioner

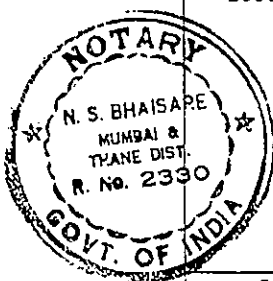
Versus

Prateek Kumar & Ors.

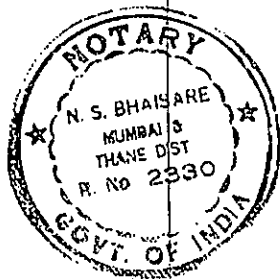
... Respondents

SYNOPSIS

DATES	EVENTS
2008	Petitioner and Respondent No.1 entered into understanding wherein the Respondent No.1 wherein, Respondent No. 1 was to aggregate land for the Petitioner.
2008	Pursuant to the Understanding, it was agreed that Respondent No.2 (wherein Respondent No.1 was the founding partner) shall procure the plot of lands as more specifically described in the MOUs, on behalf of the Petitioner.
2008-2012	Petitioner had, from time to time, and in various tranches had routed to the Respondent No.1, amounts aggregating to Rs. 2285,79,00,000 through various entities wherein Respondent No.1 was either a promoter, proprietor or the founding partner.
2012	There were several disagreements and differences between the Petitioner and the Respondent No.1 in relation to the MoUs.
September 21,	In order to reach an amicable settlement, the

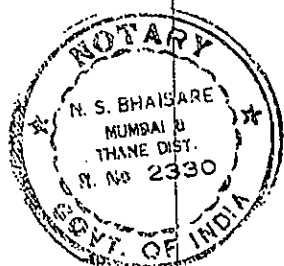


2012	Petitioner, Respondent No.1 and Respondent No. 2 entered into a Memorandum of Understanding.
March 28, 2013	Pursuant to the Principal MOU, the Petitioner, Greenfield Estates and the Respondent No. 2 entered into a Master Arrangement Agreement on ("MAA").
April - June 2013	Subsequent to signing of the MAA the Petitioner learned that the Respondent No.1 had misappropriate funds given by the Petitioner to him through Green Field Estates for acquiring properties in the names of various entities without the knowledge of the Petitioner.
October 2, 2013	In order to put to rest most of the differences and disagreements, the Petitioner entered into full and final settlement with the Respondent No.1 along with its group entities (" <i>Definitive Agreement</i> ") settlement.
October 2, 2014	As per the Definitive agreement 80% shares in PK Group (Respondent No.2 to No. 37) had been transferred to various entities nominated by the Petitioner, however the control and management of the PK Group continued to remain with the Respondent No.1, although the Petitioner and its nominees are holding 80% share capital in the these companies.
July 2, 2014	Two of the nominee Directors appointed on the Board of Respondent No.5, were wrongfully removed from the board of the Respondent No. 5.



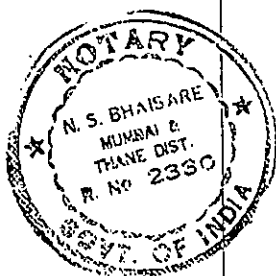
F

	There were also several acts of oppression and mismanagement in relation to Respondent No.5, by Respondent No. 1 and his other representatives on the board, including related party transactions and siphoning of funds of Respondent No.5
September 11, 2014	Petitioner through its affiliate company i.e. Bahar Paper Private Limited, which holds 80% shares in Respondent No.5, filed a case before the Company Law Board under Section 397 & 398 of the Companies Act, 1956, alleging oppression and mismanagement
August 2014	("Letter"), the Petitioner received a letter from the advocates of Respondent No. 1, there in alleging, <i>inter alia</i> , that the Petitioner has failed to perform their various obligations under the Definitive Agreement. Through the Letter, Respondent No. 1 also invoked the Arbitration clause in the Definitive Agreement and asked the Petitioner to accept the appointment of one Mr. Ratan Lath, as the sole Arbitrator.
September 3, 2014	The Petitioner, replied to the above letter thereby <i>inter alia</i> denying all the allegations made in the Letter and enumerating all the defaults committed by the Respondent No.1 and PK Group. In the Reply, the Petitioner also informed that appointment of Mr. Ratan Lath is not acceptable to the Petitioner and suggested appointment of Mr. Justice (Retd.) Dilip



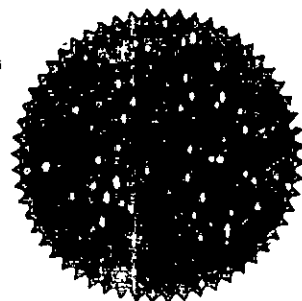
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	G. Karnik as the sole Arbitrator in terms of Clause 11 of the Definitive Agreement.
August 2014	the Petitioner has learnt that the Respondent No.1 has been absconding and has been declared as a proclaimed offender by the State of Rajasthan
December 2014	The Petitioner learnt that Respondent No.1 through one Mr. Sandeep Kumar, has sold off one of the assets belonging to Respondent No.5, at Pune ("Pune Property") to Respondent No. 43 to 45, without the knowledge of the Petitioner.
December 2014	has also recently learnt that certain properties owned by the Castle Infraestates Private Limited (Respondent No.8 herein), Stone Water Properties Private Limited (Respondent No.26 herein) and Inspire Infraestates Private Limited (Respondent No.9 herein) situated at at Ghulmajara, Derabassi, in Punjab have also been sold off by Respondent No.1 and the concerned Respondents hereinabove. The Petitioner has obtained copies of the transfer deeds that have been executed by aforesaid Respondents in favor of third parties. Hereto annexed and marked as Exhibit N
15. 12. 2014	Thus the Present Petition



N.S.
Rajani Associates
Advocates for the Petitioner.

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
ARBITRATION PETITION NO. OF 2014



In the matter of Section 9 of the
Arbitration and Conciliation Act,
1996;

In the matter of a Definitive
Agreement for Settlement dated
October 2, 2013

PACL Limited
a company registered under the Companies Act,
1956, having its registered office at 22, 3rd Floor,
Amber Tower, Sansar Chandra Road, Jaipur- 302
001. And one of the Corporate address at 3rd Floor,
Crystal Paradise, The Mall, Vcera Desai Road,
Andheri (W) Mumbai 400053

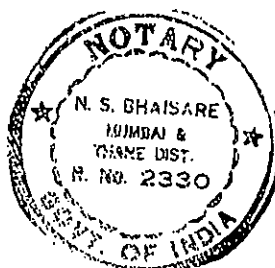
Petitioner

Versus

1. Prateek Kumar,
703, Sezal Tower,
Near Oshiwara Bus Depot.
Goregaon (W)
Mumbai -100104,

And

Flat no. 1401 to 1403,
A3 wing, Samartha Angan Society,
Near Shreejee Hotel.



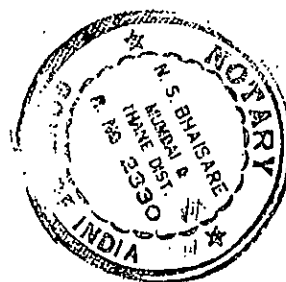
2

Lokhandwala, Andheri (W)
Mumbai.

And

Row House No.1, Goldfield Enclave Society,
South Main Road, Vidyut Nagar, Koregaon Park
Pune 411001 Maharashtra.

2. Greenfield Estates
A- 60, Sushant Lok, DLF, Gurgaon,
Haryana.
3. Greenfield Estate Bangalore
Row House No.1, Goldfield Enclave Society,
South Main Road, Vidyut Nagar, Koregaon Park
Pune 411001 Maharashtra.
4. NSB Arya Green Estate
J-134, Sector 41, Noida - 201301,
Uttar Pradesh.
5. Synergyone Infrastructure & Projects Private
Limited
S-1, The Metropole, Next to Inox Multiplex,
Bund Garden Road, Pune - 411 001
6. Synergyone Infradevelopers Private Limited
"Synergyone, Plot No 93, Sector-32,
Institutional Area, Gurgaon - 122001, Haryana "
7. Dharatal Promoters & Infradevelopers Private
Limited
S-1, The Metropole, Next to Inox Multiplex,
Bund Garden Road, Pune - 411 001



8. Castle Infraestates Private Limited
Room no.2 Lower Ground, Plot no. 93, sector
32, Institutional Area, Gurgaon - 122001,
Haryana

9. Inspire Infraestates Private Limited
Room no. 4 Lower Ground, Plot no. 93, sector
32, institutional area, Gurgaon - 122001,
Haryana

10. Redwood Heights Estates Private Limited
House No. 134, Block -J Sector 41, Noida -
201301, Uttar Pradesh

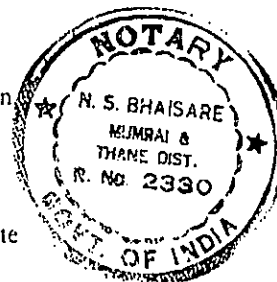
11. Undermills Infrastructure & Projects Private
Limited.
House no. 134, block -j sector 41, Noida -
201301, Uttar Pradesh

12. Riverdale Infraestates Private Limited
House no. 134, Block -J, Sector 41, Noida -
201301, Uttar Pradesh

13. Kemptofalls Resorts Private Limited
D - 74, Connaught Place, New Delhi - 110001

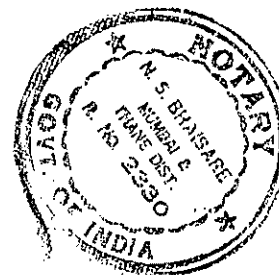
14. Comfort Infraheights Private Limited
S. No 61, Nirmal Farms, Ravi Nagar, Sus Gaon
Taluka Mulshi, Pune - 411021

15. Green Fortune Promoters & Developers Private
Limited
S. No. 60, Nirmal Farms, Ravi Nagar, Sus Gaon,
Taluka Mulshi, Pune - 411021



4

16. Synergyone Real Estate Private Limited
S-1, The Metropole, Next to Inox Multiplex,
Bund Garden Road, Pune - 411001
17. Concept Infraestates Private Limited
NSB HOUSE, Plot No D3/1, F/F Line No 1,
Bhawani Kunj, Near Deen Public School,
Vasant Kunj, New Delhi - 110070
18. Lakewood Infra Projects Private limited
House No 187, "Sofia Manzil", 12th Cross, Rmv
ii Stage, Dollar's Colony, Bengaluru - 560094
19. Bestowed Infraheights Private Limited
Room no.1, Lower ground, Plot no. 93, Sector
32, Institutional area, Gurgaon - 122001,
Haryana
20. Wildoak Properties Private Limited
Row House no. 1, Gold Field Enclave Society,
South Main Road, Vidyut Nagar, Koregaon
Park, Pune - 411001
21. Sunshine Infracity Private Limited
S. No 60, Nirmal Farms, Ravi Nagar, Sus Gaon,
Taluka Mulshi, Pune - 411021
22. Fortune Infracity Private Limited
House No. 134, Block -J Sector 41, Noida -
201301
23. Agro Town Developers Private Limited
S. No. 60, Nirmal Farms, Ravi Nagar, Sus Gaon,
Taluka Mulshi, Pune - 411021



5

24. Devshri Infrahomes Private Limited

S-1, The Metropole, Next to Inox Multiplex,
Bund Garden Road, Pune - 411001

25. Exquisite Infrastructure Private Limited

H. No 457/10, Sector-45, Near Vcd Block,
Noida - 201303

26. Stone Water Properties Private Limited

House NO. 134, Block -J, Sector 41, Noida -
201301, Uttar Pradesh

27. Sunshine Infra Promoters Private Limited

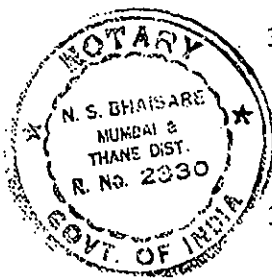
H. NO 457/10, Sector-45, Near Vcd Block,
Noida - 201303

28. Megastructure Infracon Private Limited

S-1, The Metropole, Next to Inox Multiplex,
Bund Garden Road, Pune - 411001

29. Splendor Infracity Private Limited

H. NO 457/10, Sector-45, Near Vcd Block,
Noida - 201303



30. Crest Media & Entertainment Private Limited

Flat NO 111, Agarkar Nagar, Beside Alankar
Theater, Pune - 411011

31. Unicorn Global Hospitality Private Limited

Unit no. 12/22, Building no-2, Shreeji Vihar
CHS, Kandivali (W), Mumbai - 400067

32. Aastha Promoters and Developers Private Limited

6

Aastha Trade Centre, Q Road, 2nd Floor,
Bistupur, Jamshedpur - 831001, Jharkhand

33. Arondha Properties Private Limited

F-2, Third Floor, Navelkar Trade Centre,
Panjim, Panjim - 403001, GOA

34. Bhatta Fall & Resorts Private Limited

756, Mandauli Extension, Delhi - 110093

35. Greenvalley Infracity Private Limited

House NO. 134, Block -J SECTOR 41, Noida-
201301, Uttar Pradesh

36. Idea Tree Private Limited

Swapnapurti Bunglow, Santosh Nagar, Survey
No. 67, Near Navgraha, Maruti Mandir

37. Swisstown Developers Private Limited

Shop No.3, Paradeshi Building, Survey
No.34/4/5, Behind PICT College, Dhankowdi,
Pune - 411043

38. Royal Orchid Infradevelopers Private Limited

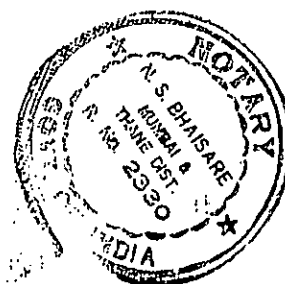
Shop No.3, Paradeshi Building, Survey
No.34/4/5, Behind PICT College, Dhankowdi,
Pune - 411043

39. Beech Town Developers Private Limited

Shop No.3, Paradeshi Building, Survey
No.34/4/5, Behind PICT College, Dhankowdi,
Pune - 411043

40. E Com Trade World Private Limited

Pearls Business Park, D-7, Flat No.604a, Netaji



7

Subhash Place, Pitampura, Delhi - 110034

41. Ganraj Properties Private Limited

Shop No.3, Paradeshi Building, Survey
No.34/4/5, Behind PICT College, Dhankowdi,
Pune - 411043

42. Woodsville Projects Private Limited

Pearls Business Park, D-7, Flat no. 604a, Netaji
Subhash Place, Pitampura, New Delhi - 110034

43. Ghansyham Puranchand Gupta,

B-11, Himgiri Residency,
Near Sandesh society,
Market Yard, Pune - 411001.

44. Mr. Pravin Nandlal Gupta

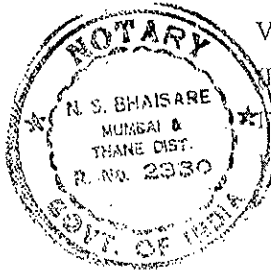
Bungalow No. 48-49
Cloud Nine Society
NIBM Road
Mohamadwadi
Pune - 48

45. Mr. Vipin Nandlal Gupta

Bungalow No. 48-49
Cloud Nine Society
NIBM Road

46. Golden Estates- I

Village Gholu Majra,
(L.A.C Lalru) Tehsil Derabassi
Dist- S.A.S Nagar.
Punjab



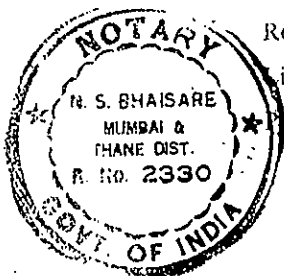
... Respondents

8

TO THE HON'BLE CHIEF JUSTICE AND OTHER HON'BLE
PUINSE JUDGES OF THE HIGH COURT OF JUDICATURE AT
BOMBAY

THE HUMBLE PETITION OF THE PETITIONER
ABOVENAMED MOST RESPECTFULLY SUBMIT AS UNDER:

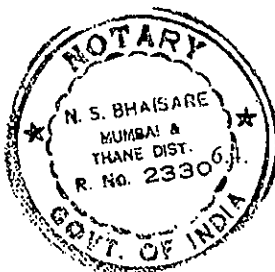
1. The Petitioner is a company incorporated under the Companies Act, 1956, having its registered office at the address mentioned in cause title above. The Petitioner has authorised their representative Mr. Paramjeet Singh Kanda to file the present Petition under section 9 of the Arbitration and Conciliation Act, 1996 (the "Arbitration Act").
2. The Respondent No.1, is an adult Indian inhabitant, and represented himself to the Petitioner to be having experience and expertise in acquiring lands, getting government approvals and development in all parts of India.
3. The Respondent 2 to Respondent No. 36 are entities who are signatories to the Definitive Agreement (as defined hereinafter). The Respondent No.2 to No. 36 are, directly or indirectly, under the effective control and management of the Respondent No.1.
4. The Respondent No. 37 to Respondent No.42, are companies incorporated under the Companies Act, 1956, having their registered office at the address mentioned in the cause title above and are signatory to the Definitive Agreement. The Petitioner is, directly or indirectly, in control and management of the Respondent No.37 to No.42.
5. The Respondent No.43 to Respondents No.46 are the entities to whom the properties have been illegally transferred by the Respondent No.1, Respondent No.5, Castle Infraestates Private Limited (Respondent No.8 herein), Stone Water Properties Private Limited (Respondent No.26 herein) and Inspire



Infraestates Private Limited (Respondent No.9 herein), as the case may be.

6. Brief Facts:

- 6.1. The Petitioner is engaged in the business of transaction and real estate properties in the Commercial Malls, Group Housing Projects and in trading of land to its various agents across India to cater to the needs of its customers.
- 6.2. In and around 2008, the Petitioner entered into business relationship with the Respondent No. 1. The Respondent No.1 represented himself to have requisite expertise in acquiring and aggregating land properties in India. As per the understanding between the Petitioner and the Respondent No.1, the Respondent No. 1, through his entities was to aggregate lands for the Petitioner. In view thereof several Memorandum of Understandings (MoU's) were entered into between the Petitioner and Greenfield Estate, being Respondent No.2 herein and which is a partnership firm where Respondent No.1, was the Promoter Partner himself and other entities:
- 6.3. In the MOUs, it was agreed that Green Field Estate, being Respondent No.2 herein shall procure the plot of lands as more specifically described in the MOUs, on behalf of the Petitioner. Green Field Estate was obligated to represent to the Petitioner, the present nature of land (i.e whether the land is agricultural land or non-agricultural land) the land being acquired as per the MOUs. The Petitioner craves leave to refer and rely upon the said MoU's as and when produced.

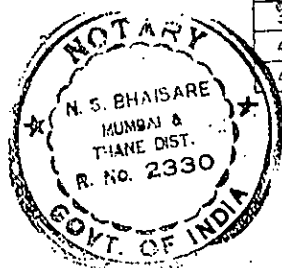


Pursuant to the signing of the MOUs, the Respondent No.1 through Green Field Estate acquired lands from the payments which the Petitioner periodically made to the Respondent No.1. These lands were acquired in the name of various entities.

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Following is the list of names in which the lands were acquired by the Respondent No.1, through Greenfield Estate :

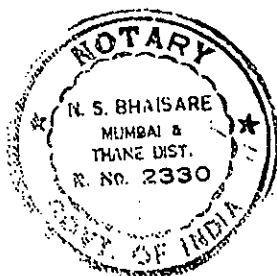
S. No.	Named of the Entity Holding Land Parcel	Status
1	Swisstown Developers Private Limited	Company
2	Royal Orchid Infradevelopers Private Limited	Company
3	Beech Town Developers Private Limited	Company
4	Palm Spring Greencity Developers Private Limited (DELHI OFFICE)	Company
5	E Com Trade World Private Limited	Company
6	Ganraj Properties Private Limited	Company
7	Woodsville Projects Private Limited	Company
8	Greenfield Estates	Partnership Firm
9	Greenfield Estate Bangalore	Partnership Firm
10	NSB Arya Green Estate	Partnership Firm
11	Synergyone Infrastructure & Projects Private Limited	Company
12	Dharatal Promoters & Infradevelopers Private Limited	Company
13	Castle Infraestates Private Limited	Company
14	Inspire Infraestates Private Limited	Company
15	Stonewater Properties Private Limited	Company
16	Redwood Heights Estates Private Limited	Company
17	Underhills Infrastructure & Projects Private Limited	Company
18	Riverdale Infraestates Private Limited	Company
19	Kemptyfalls Resorts Private Limited	Company
20	Comfort Infraheights Private Limited	Company
21	Green Fortune Promoters & Developers Private Limited	Company
22	Synergyone Real Estate Private Limited	Company
23	Concept Infraestates Private Limited	Company
24	Lakewood Infra Projects Private Limited	Company
25	Bestwood Infraheights Private Limited	Company
26	Wildoak Infrastructure & Projects Private Limited	Company
27	Sunshine Infracity Private Limited	Company
28	Fortune Infracity Private Limited	Company
29	Agro Town Developers Private Limited	Company
30	Exquisite Infrastructure Private Limited	Company
31	Sunshine Infra Promoters Private Limited	Company
32	Megastructure Infracity Private Limited	Company
33	Stride Energy Resources Private Limited	Company
34	Splendor Infracity Private Limited	Company
35	Crest Media & Entertainment Private Limited	Company
36	Unicorn Global Hospitality Private Limited	Company
37	Aastha Promoters and Developers Private Limited	Company
38	Arondha Properties Private Limited	Company
39	Bhatta Fall & Resorts Private Limited	Company
40	Greenvalley Infracity Private Limited	Company
41	Prateek Kumar	Individual



In the entities from Sr. No.1 to No. 40, in the above list, the Respondent No.1 is either directly or indirectly beneficial owner and has dominant influence. The person at Sr. no. 41 is Respondent No.1, himself.

- 6.5. The Petitioner had, from time to time, and in various tranches had routed to the Respondent No.1, amounts aggregating to Rs. 2285,79,00,000 (Rupees two thousand two hundred eighty five crores and seventy-nine lakhs), through various entities wherein Respondent No.1 was either a promoter, proprietor or the founding partner; for the purpose of (i) acquiring lands in various parts of India, (ii) development of various projects where in the land was in the name of the Petitioner or its groups entities, (iii) providing liaison services relating to various clients for approval and permissions for the development of land etc; on behalf of and in trust for the Petitioner. The list of PK Group (as defined hereunder) entities which had received proceeds from the Petitioner or its entities are as follows:

Sr. No.	Name of the receiving entity	Amount (Rs in crores)
1.	Green Field Estates	1885.03
2.	Sunshine Developers	64.5
3.	Synergyone Infrastructure and Projects Private Limited	288.28
4.	Synergyone Infra Developers Private Limited	12.98
5.	Ganraj Properties Private Limited	20.00
6.	Ecom Trade World Private Limited	15.00
Total		2285.79



The above fact has been confirmed by Mr. Pratik Kumar in the Definitive Agreement (as defined herein below). However, the majority shareholding, control and management of Ganraj Properties Private Limited and Ecom Trade World Private

12

Limited have been transferred to the Petitioner and its entities.

- 6.6. However pursuant to the MOUs, there were several disagreements and differences between the Petitioner and the Respondent No.1 in relation to the MoUs.
- 6.7. In order to reach an amicable settlement, the Petitioner, Respondent No.1 and Greenfield Estate entered into a Memorandum of Understanding on September 21, 2012 ("*the Principal MOU*"). Hereto annexed is the copy of the Principal MOU marked as Exhibit "A". Pursuant to the Principal MOU, the Petitioner, Greenfield Estates and the Respondent No. 2 entered into a Master Arrangement Agreement on March 28, 2013 ("*MAA*"). Hereto annexed is the copy of the MAA marked as Exhibit "B". As per the MAA, the Respondent No. 2, Greenfield Estates and Associate Concerns (*as defined in the MAA*) agreed to transfer the aggregate of 4,479.4564 acres of land in various cities of India that were acquired by the Respondent No. 2, through Greenfield Estates in the name of the entities as set out in the table above, in favour of the Petitioner, its subsidiaries, affiliates or its nominees as maybe instructed by the Petitioner. Subsequent to the MAA, the Respondent No. 2 transferred certain properties to the Petitioner and its entities. Also, in terms of the MAA, the Respondent no. 1 agreed to pay Rs.137,98,00,000 (Rupees one hundred thirty seven crores and ninety eight lakhs only) within sixty (60) days from the execution of the MAA which the Respondent no.1 has failed to pay. Nevertheless, there arose several disagreements between the Petitioner and the Respondent No. 2 with regard to the MAA.
- 6.8. Subsequent to signing of the MAA the Petitioner learned that the Respondent No.1 had misappropriate funds given by the Petitioner to him through Green Field Estates for acquiring properties in the names of various entities without the knowledge of the Petitioner. The Respondent No.1 had highly over rated the



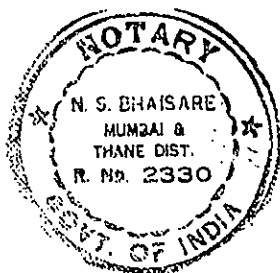
value of properties of which documents were handed over to the Petitioner under the MAA. The Respondent no.1 also not did not disclose the various assets as purchased by Respondent no.1 and its entities from the funds received from the Petitioner and its entities.

6.9. The Petitioner due to the mala fide acts of the Respondent No.1 was compelled to lodge a complaint before the Police Station at Pune.

6.10. Nevertheless, in order to put to rest most of the differences and disagreements, the Petitioner entered into full and final settlement with the Respondent No.1 along with its group entities. On October 2, 2013, a definitive agreement for settlement (the "Definitive Agreement") was entered into between (i) PACL Limited, a company incorporated under the Companies Act, 1956 ("PACL"); (ii) Entities set out Firstly in Schedule 1 to the Definitive Agreement, being Respondent No. 37 to No.42 herein (collectively referred to as the "PACL Group"); (iii) Respondent No. 1 and (iv) the Entities set out Secondly in Schedule 1 to the Definitive Agreement, being Respondent No. 2 to No.36 herein (collectively, referred to as "PK Group").

The relevant paragraph setting out the terms of Definitive Agreement is reproduced herein below.

1.2 *In terms of the detailed settlement terms as set out in clause 2 below, the broad terms arrived between the parties.*



1.3 (i) *Both parties shall put all properties of PK Group and PACL Group as per Schedule 2 under management of MC and for that purpose MC will be appointed as set out herein*

(ii) *PACL and Prateek Kumar shall be entitled to*

(iii) 80%:20% respectively out of "Net Land Revenue"
The shareholdings of all the companies set out in Schedule 1 excluding PACL Ltd.) shall be in the ratio of 80% (PACL Group/ its nominees) :20% (PK Group/ its nominees) respectively.

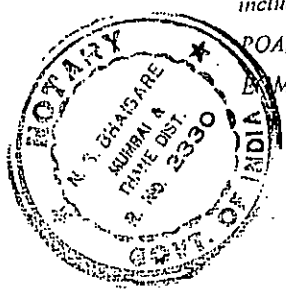
2.10 Transfer of certain properties/ equity shares / interest from Synergone Infrastructure & Projects Pvt. Ltd. to PK Group:

2.10.1 Prateek Kumar and all its Share holders and Directors hereby agree that PACL Group/ entities shall be entitled to 80% equity shares in Synergone Infrastructure & Projects Pvt. Ltd. and Prateek Kumar has agreed to cause to transfer and assign 80% of the shareholdings by entering into such document as PACL may deem fit and proper without any consideration whatsoever for all of such Company and partnership firms as set out Secondly in Schedule 5 in favour of PACL Group or any of its entities within a period of 60 days from the execution hereof at the cost of PACL Group.

2.10.2 Synergone Infrastructure & Projects Pvt. Ltd. shall transfer and assign the properties set out Firstly in Schedule 5 in favour of PK Group or its entities at the cost of PACL within the period of 60 days from hereof.

2.9 Deposit of documents:

Parties hereby admit and acknowledge that all the original title documents in respect to the Properties (as set out in the Schedule 2 and Annexures) including but not limited to revenue records, MOU's agreements, conveyances, POA, Agreement for Sale and also the Transfer Forms, Share Certificates, EGM notice, EGM Resolution, Director resignation, appointment of new



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IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
ARBITRATION PETITION NO. OF 2014

In the matter of Section 9 of the
Arbitration and Conciliation Act,
1996;

PACL Limited.

...Petitioner

Versus

Prateek Kumar and Ors

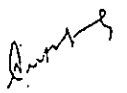
...Respondents

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Rajani Associates

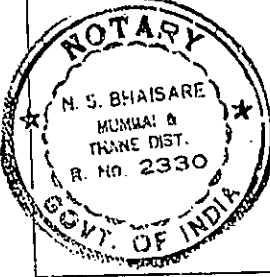
Advocates for the Petitioner

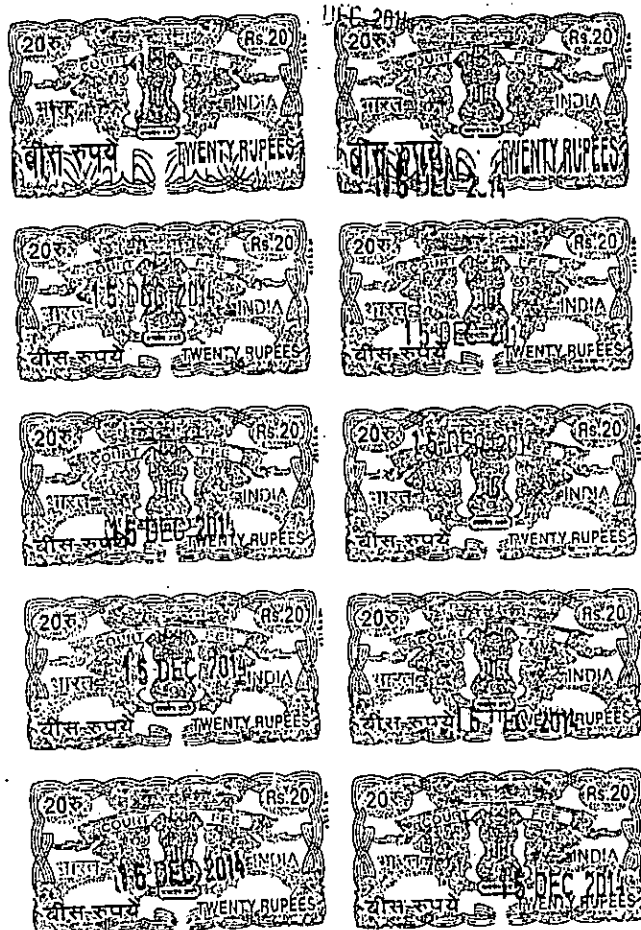
A

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
ARBITRATION PETITION NO. OF 2014

In the matter of Section 9 of the
Arbitration and Conciliation Act,
1996;

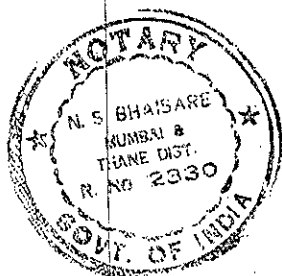
PACL Limited.	...Petitioner
Versus	
Prateek Kumar and Ors	...Respondents

Office Notes, Office Memoranda of Coram, appearance, Court's orders or directions and Prothonotary's orders.	Court's or Judge's orders.
	



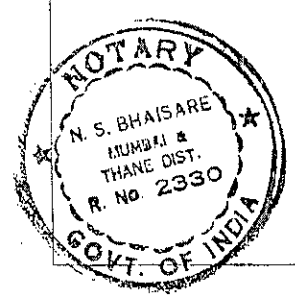
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Office Notes, Office Memoranda of Caram, appearance, Court's orders or directions and Prothonotary's orders.	Court's or Judge's orders.



C

Office Notes, Office Memoranda of Coram, appearance, Court's orders or directions and Prothonotary's orders.	Court's or Judge's orders.



D

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
ARBITRATION PETITION NO. OF 2014

PACL Limited

... Petitioner

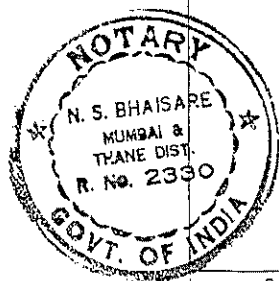
Versus

Prateek Kumar & Ors.

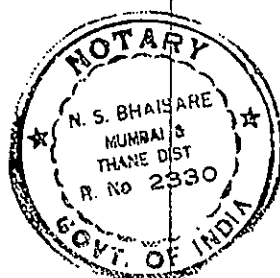
... Respondents

SYNOPSIS

DATES	EVENTS
2008	Petitioner and Respondent No.1 entered into understanding wherein the Respondent No.1 wherein, Respondent No. 1 was to aggregate land for the Petitioner.
2008	Pursuant to the Understanding, it was agreed that Respondent No.2 (wherein Respondent No.1 was the founding partner) shall procure the plot of lands as more specifically described in the MOUs, on behalf of the Petitioner.
2008-2012	Petitioner had, from time to time, and in various tranches had routed to the Respondent No.1, amounts aggregating to Rs. 2285,79,00,000 through various entities wherein Respondent No.1 was either a promoter, proprietor or the founding partner.
2012	There were several disagreements and differences between the Petitioner and the Respondent No.1 in relation to the MoUs.
September 21,	In order to reach an amicable settlement, the

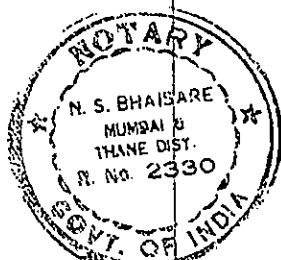


2012	Petitioner, Respondent No.1 and Respondent No. 2 entered into a Memorandum of Understanding.
March 28, 2013	Pursuant to the Principal MOU, the Petitioner, Greenfield Estates and the Respondent No. 2 entered into a Master Arrangement Agreement on ("MAA").
April - June 2013	Subsequent to signing of the MAA the Petitioner learned that the Respondent No.1 had misappropriate funds given by the Petitioner to him through Green Field Estates for acquiring properties in the names of various entities without the knowledge of the Petitioner.
October 2, 2013	In order to put to rest most of the differences and disagreements, the Petitioner entered into full and final settlement with the Respondent No.1 along with its group entities (" <i>Definitive Agreement</i> ") settlement.
October 2, 2014	As per the Definitive agreement 80% shares in PK Group (Respondent No.2 to No. 37) had been transferred to various entities nominated by the Petitioner, however the control and management of the PK Group continued to remain with the Respondent No.1, although the Petitioner and its nominees are holding 80% share capital in the these companies.
July 2, 2014	Two of the nominee Directors appointed on the Board of Respondent No.5, were wrongfully removed from the board of the Respondent No. 5.



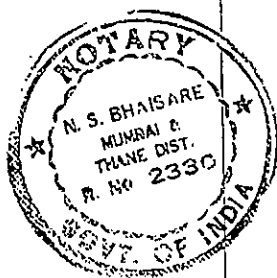
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	There were also several acts of oppression and mismanagement in relation to Respondent No.5, by Respondent No. 1 and his other representatives on the board, including related party transactions and siphoning of funds of Respondent No.5
September 11, 2014	Petitioner through its affiliate company i.e. Bahar Paper Private Limited, which holds 80% shares in Respondent No.5, filed a case before the Company Law Board under Section 397 & 398 of the Companies Act, 1956, alleging oppression and mismanagement
August 2014	("Letter"), the Petitioner received a letter from the advocates of Respondent No. 1, there in alleging, <i>inter alia</i> , that the Petitioner has failed to perform their various obligations under the Definitive Agreement. Through the Letter, Respondent No. 1 also invoked the Arbitration clause in the Definitive Agreement and asked the Petitioner to accept the appointment of one Mr. Ratan Lath, as the sole Arbitrator.
September 3, 2014	The Petitioner, replied to the above letter thereby <i>inter alia</i> denying all the allegations made in the Letter and enumerating all the defaults committed by the Respondent No.1 and PK Group. In the Reply, the Petitioner also informed that appointment of Mr. Ratan Lath is not acceptable to the Petitioner and suggested appointment of Mr. Justice (Retd.) Dilip



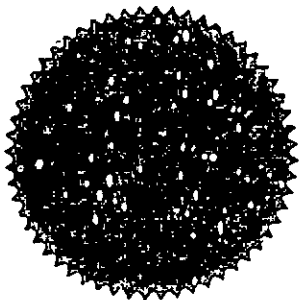
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	G. Karnik as the sole Arbitrator in terms of Clause 11 of the Definitive Agreement.
August 2014	the Petitioner has learnt that the Respondent No.1 has been absconding and has been declared as a proclaimed offender by the State of Rajasthan
Decemeber 2014	The Petitioner learnt that Respondent No.1 through one Mr. Sandeep Kumar, has sold off one of the assets belonging to Respondent No.5, at Pune ("Pune Property") to Respondent No. 43 to 45, without the knowledge of the Petitioner.
December 2014	has also recently learnt that certain properties owned by the Castle Infraestates Private Limited (Respondent No.8 herein), Stone Water Properties Private Limited (Respondent No.26 herein) and Inspire Infraestates Private Limited (Respondent No.9 herein) situated at at Ghulmajara, Derabassi, in Punjab have also been sold off by Respondent No.1 and the concerned Respondents hereinabove. The Petitioner has obtained copies of the transfer deeds that have been executed by aforesaid Respondents in favor of third parties. Hereto annexed and marked as Exhibit N
15. 12. 2014	Thus the Present Petition




 Rajani Associates
 Advocates for the Petitioner.

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
ARBITRATION PETITION NO. OF 2014



In the matter of Section 9 of the
Arbitration and Conciliation Act,
1996;

In the matter of a Definitive
Agreement for Settlement dated
October 2, 2013

PACL Limited

a company registered under the Companies Act,
1956, having its registered office at 22, 3rd Floor,
Amber Tower, Sansar Chandra Road, Jaipur- 302
001. And one of the Corporate address at 3rd Floor,
Crystal Paradise, The Mall, Veera Desai Road,
Andheri (W) Mumbai 400053

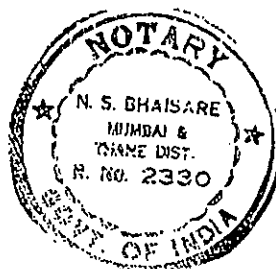
Petitioner

Versus

1. Prateck Kumar,
703, Sezal Tower,
Near Oshiwara Bus Depot.
Goregaon (W)
Mumbai -100104,

And

Flat no. 1401 to 1403,
A3 wing, Samarthanga Angan Society,
Near Shreejee Hotel.



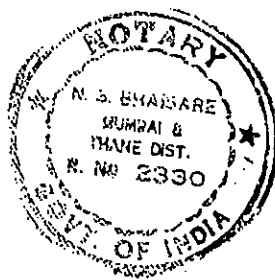
Directors, board resolution, Shareholder's Agreement between Prateek Kumar and PACL, PMC Agreement and such other documents in respect to the companies which are in possession of the respective parties ("Original Documents") and the same shall be held in joint custody (as may be mutually decided) till the time the parties have complied with Conditions Precedents (as defined below).

2.10 Transfer of certain properties / equity shares/ interest from Synergyone Infrastructure and Projects Pvt. Ltd. To PK Group:

2.10.1 Prateek Kumar and all its Share holders and Directors hereby agree that PACL Group / entities shall be entitled to 80% equity shares in Synergyone Infrastructure and Projects Pvt. Ltd. and Prateek Kumar has agreed to cause to transfer and assign 80% of the shareholdings by entering into such documents as PACL may deem fit and proper without any consideration whatsoever for all of such Company and partnership firms as set out Secondly in Schedule 5 in favour of PACL Group of any of its entities within a period of 60 days from the execution hereof at the cost of PACL Group.

2.10.2 Synergyone Infrastructure and Projects Pvt. Ltd shall transfer and assign the properties set out Firstly in Schedule 5 in favour of PK Group or its entities at the cost of PACL within the period of 60 days from hereof.

2.10.3 The transfer of 80% shares of Synergyone Infrastructure & Projects Pvt. Ltd. in favour of PACL Group entities shall be effective immediately on the date when PK Group has transferred and assigned the properties of Synergyone Infrastructure & Projects Pvt. Ltd. set out in Schedule 5 in favour of PK Group or any of its entities or on the expiry of the 60th day from the date of execution hereof, whichever is earlier, provided that PACL Group has paid the actual cost for stamp



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duty and registration charges (on actual) if demanded by PK Group within the period of 50 days from execution hereof ("Synergyone Effective Date"). MC Shall give effect to this transfer on the Synergyone Effective Date and the present Directors shall be deemed to have resigned from Directorship and the new Directors as suggested by PACL Group and PK Group shall become effective on Synergyone Effective Date."

Clause 2.10.4 Notwithstanding anything contained anywhere else in this Agreement, for any and all properties of Synergyone Infrastructure and Projects Pvt. Ltd no decision or authority shall be exercised by Praateek Kumar or MC and the same shall rest with PACL.

Clause 2.10.5 In the event if any shareholding in Synergyone Infrastructure and Projects Pvt. Ltd is transferred by PK Group or any properties of Synergyone Infrastructure and Projects Pvt. Ltd is transferred, prior to the said Company vesting with PACL, then PACL shall be entitled to 80% of the Net Land Revenue (save and except for properties set out in Schedule 5). Any financial transaction taken place in Synergyone Infrastructure and Projects Pvt. Ltd prior to Synergyone Effective Date, shall not be objected by PACL at any time.

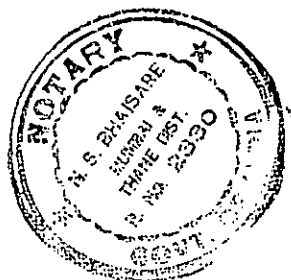
3. Joint Custody of the Property Documents

The parties hereby agree and confirm that both the groups shall put all the original documents in a joint security/ room or any other manner as they may mutually decide, within a period of 30 days from the date of execution hereof.

4.

Sequence of execution of the Settlement/ Transaction Documents

The parties shall execute the documents in the following sequences, unless otherwise mutually agreed:



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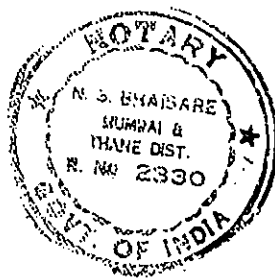
Directors, board resolution, Shareholder's Agreement between Prateek Kumar and PACL, PMC Agreement and such other documents in respect to the companies which are in possession of the respective parties ("Original Documents") and the same shall be held in joint custody (as may be mutually decided) till the time the parties have complied with Conditions Precedents (as defined below).

2.10 Transfer of certain properties / equity shares/ interest from Synergyone Infrastructure and Projects Pvt. Ltd. To PK Group:

2.10.1 Prateek Kumar and all its Share holders and Directors hereby agree that PACL Group / entities shall be entitled to 80% equity shares in Synergyone Infrastructure and Projects Pvt. Ltd. and Prateek Kumar has agreed to cause to transfer and assign 80% of the shareholdings by entering into such documents as PACL may deem fit and proper without any consideration whatsoever for all of such Company and partnership firms as set out Secondly in Schedule 5 in favour of PACL Group of any of its entities within a period of 60 days from the execution hereof at the cost of PACL Group.

2.10.2 Synergyone Infrastructure and Projects Pvt. Ltd shall transfer and assign the properties set out Firstly in Schedule 5 in favour of PK Group or its entities at the cost of PACL within the period of 60 days from hereof.

2.10.3 The transfer of 80% shares of Synergyone Infrastructure & Projects Pvt. Ltd. in favour of PACL Group entities shall be effective immediately on the date when PK Group has transferred and assigned the properties of Synergyone Infrastructure & Projects Pvt. Ltd. set out in Schedule 5 in favour of PK Group or any of its entities or on the expiry of the 60th day from the date of execution hereof, whichever is earlier, provided that PACL Group has paid the actual cost for stamp



16

duty and registration charges (on actual) if demanded by PK Group within the period of 50 days from execution hereof ("Synergyone Effective Date"). MC Shall give effect to this transfer on the Synergyone Effective Date and the present Directors shall be deemed to have resigned from Directorship and the new Directors as suggested by PACL Group and PK Group shall become effective on Synergyone Effective Date."

Clause 2.10.4 Notwithstanding anything contained anywhere else in this Agreement, for any and all properties of Synergyone Infrastructure and Projects Pvt. Ltd no decision or authority shall be exercised by Prajeek Kumar or MC and the same shall rest with PACL.

Clause 2.10.5 In the event if any shareholding in Synergyone Infrastructure and Projects Pvt. Ltd is transferred by PK Group or any properties of Synergyone Infrastructure and Projects Pvt. Ltd is transferred, prior to the said Company vesting with PACL, then PACL shall be entitled to 80% of the Net Land Revenue (save and except for properties set out in Schedule 5). Any financial transaction taken place in Synergyone Infrastructure and Projects Pvt. Ltd prior to Synergyone Effective Date, shall not be objected by PACL at any time.

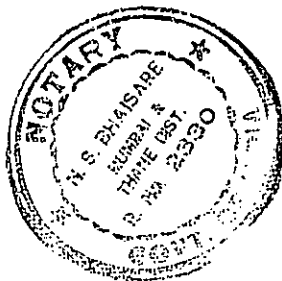
3. Joint Custody of the Property Documents

The parties hereby agree and confirm that both the groups shall put all the original documents in a joint security/ room or any other manner as they may mutually decide, within a period of 30 days from the date of execution hereof.

4.

Sequence of execution of the Settlement/ Transaction Documents

The parties shall execute the documents in the following sequences, unless otherwise mutually agreed:



4.1 both parties to withdraw all cases filed against each other, and simultaneously Parties to deposit all of Original Document in joint custody as mutually agreed;

4.2 PACL shall Publish Notice as mentioned above (4.1 and 4.2 collectively known as "Condition Precedent")

11.1 Arbitration:

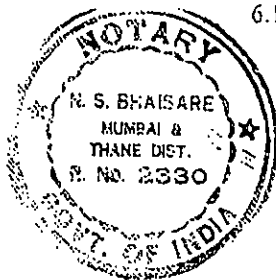
As there is limited dispute and difference between the Parties in respect to this Agreement, the Parties have mutually agreed and accepted to appoint a sole arbitrator to resolve the aforesaid dispute arisen between the Parties and such arbitration which shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 and shall be concluded within a period of 120 days from the date of appointment. The Award of the Arbitrator shall be final and binding and enforceable upon all the parties to this Agreement.

11.2 Venue and Procedure:

The place of both the above arbitration shall be Mumbai and the language of arbitration shall be English. The arbitrator's award shall be substantiated in writing. The arbitrator shall also decide on the costs of the arbitration procedure. The Parties shall submit to the arbitrator's award and the same shall be enforceable in any competent court of law.

12. Governing Law and Jurisdiction:

The Courts at Mumbai alone shall have the exclusive jurisdiction in respect of all matters or disputes or differences arising out of this Agreement.

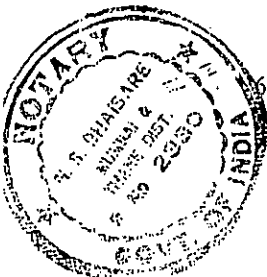


6.11. A copy of the Definitive Agreement is annexed hereto and marked as Exhibit "C". An amendment to the Definitive Agreement i.e. Supplemental Agreement to Definitive Agreement for Settlement, was executed on November 30, 2013 to record certain amendments to the Definitive Agreement. The Supplemental Agreement to Definitive Agreement for Settlement essentially amends certain clauses of the Definitive Agreement

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i.e. Clauses 2.10.1, 2.10.2, 2.10.3, 2.13, 3 in such a way that the number of days in the said clauses have been modified to certain extent. The copy of the said Supplemental Agreement to Definitive Agreement for Settlement is annexed and marked as Exhibit "D".

6.12. Thus in the Definitive Agreement, it was agreed between the parties thereto that as a consideration for mutual obligations, inter alia, the shareholding of all the companies set out in Schedule 1 of the Definitive Agreement (except the Petitioner) and annexed hereto as Exhibit "E" shall be in the ratio of 80% (PACL Group/ its nominees) and 20% in favour of PK Group/ its nominees respectively. Also, the Petitioner and the Respondent no.1 were entitled to Net Land Revenue (as defined under Clause 2.2 of the Definitive Agreement) in the ratio of 80% and 20% respectively. Net Land Revenue includes any consideration of including sale value etc of development of land/ project or by way of sale of the shares of any Firm or company as set out in Schedule 1 or any property as per Schedule 2 (and annexed hereto as Exhibit "F") respectively of the Definitive Agreement. It was also agreed by Respondent no.1 that Petitioner and/ or its entities shall be entitled to 80% of the shareholding of Respondent no.5 as well as other entities, without any consideration, as set out in Secondly in Schedule 5 of the Definitive Agreement and set out herein as Exhibit "G" Part B. In terms of the Definitive Agreement, the transfer of 80% shares of Respondent no.5 to the Petitioner and/ or its entities shall immediately take place when the Respondent no.1 transfers and assigns certain properties as set out in firstly Schedule 5 of the Definitive Agreement and Exhibit "G" Part A in favour of Respondent no.1 and its entities subject to fulfillment of certain conditions as set out under the Definitive Agreement read with Supplemental Agreement to Definitive Agreement for Settlement.

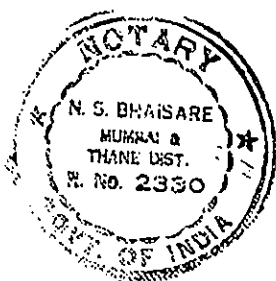


6.13. Pursuant to the Definitive Agreement, the shareholders of the

(19)

PACL Group transferred to the nominees of Respondent No.1, certificates of shares equal to 20% of the share capital of each of the PACL Group of Companies as set out in Part 1 of the Schedule 1 of the Definitive Agreement (i.e. Respondent No. 37 to 42); and shareholders of PK Group transferred to the nominees of the Petitioner, certificates of shares equal to 80% of the share capital of each of the PK Group of Companies as set out in Part 2 of the Schedule 1 of the Definitive Agreement (i.e. Respondent No. 2 to No.36, hereinafter referred to as "*PK Group*").

- 6.14. The parties to the Definitive Agreement consummated the transaction contemplated under the Definitive Agreement by transferring the shares and depositing the title deeds under joint custody. Both the parties had acted upon the Definitive Agreement and consummated the transaction inspite of the fact that condition precedent under the Definitive Agreement had not been complied. The Condition precedents could not be complied with due to non-cooperation and non availability of the Respondent No.1.
- 6.15. Furthermore, as per the Definitive agreement 80% shares in PK Group had been transferred to various entities nominated by the Petitioner, however the control and management of the PK Group continued to be remain with the Respondent No.1, although the Petitioner and its nominees are holding 80% share capital in the these companies.
- 6.16. Furthermore, the Respondent No. 1 had bought several properties, the present market value of which is approximately Rs.1459,35,00,000 (Rupees one thousand four hundred fifty nine thousand crores and thirty five lakhs) in the name of Respondent No.5, and its subsidiaries, from the payments made by the Petitioner. Thus it was paramount for the Petitioner to have control over the Respondent No.5 Company so as to negate any mala fide acts of the Respondent No. 1 with respect to the Property owned by the Respondent No.5 along with its various



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subsidiaries. However, two of the nominee Directors appointed on the Board of Respondent No.5, were wrongfully removed from the board of the Respondent No. 5. There were also several acts of oppression and mismanagement in relation to Respondent No.5, by Respondent No. 1 and his other representatives on the board, including related party transactions and siphoning of funds of Respondent No.5 as can be evidenced from the Respondent No.5's statement of bank account maintained with Axis Bank. Annexed and marked as Exhibit "H" is copy of the Respondent No.5's statement of bank account maintained with the Axis Bank.

6.17. In view thereof, the Petitioner through its affiliate company i.e. Bahar Paper Private Limited, which holds 80% shares in Respondent No.5, has filed a case before the Company Law Board under Section 397 & 398 of the Companies Act, 1956, alleging oppression and mismanagement. The Petitioner craves leave to refer and rely upon the said Company Petition bearing Company Petition No. 73 of 2014, as and when produced.

6.18. Sometime in August 2014 ("*Letter*"), the Petitioner received a letter from the advocates of Respondent No. 1, there in alleging, *inter alia*, that the Petitioner has failed to perform their various obligations under the Definitive Agreement. Through the Letter, Respondent No. 1 also invoked the Arbitration clause in the Definitive Agreement and asked the Petitioner to accept the appointment of one Mr. Ratan Lath, as the sole Arbitrator. The Petitioner, through the attorneys replied to the Letter vide their Letter dated September 3, 2014 ("*Reply*"), thereby *inter alia* denying all the allegations made in the Letter and enumerating all the defaults committed by the Respondent No.1 and PK Group. In the Reply, the Petitioner also informed that appointment of Mr. Ratan Lath is not acceptable to the Petitioner and suggested appointment of Mr. Justice (Retd.) Dilip G. Kamik as the sole Arbitrator in terms of Clause 11 of the Definitive Agreement. The copy of the Letter and the Reply are annexed and marked as

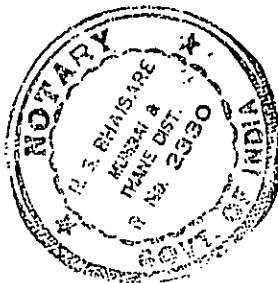
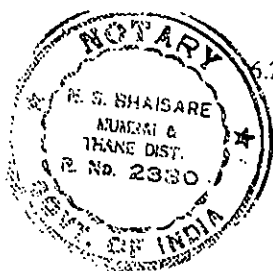


Exhibit "I" and Exhibit "J".

- 6.19. Furthermore, the Petitioner has learnt that the Respondent No.1 has been absconding and has been declared as a proclaimed offender by the State of Rajasthan. The Petitioner has been absconding since last several months. There are several criminal cases initiated against Respondent No.1 for various criminal offences in various states and lookout notice has also been issued against the Respondent No.1. It has been further learnt that most of the criminal complaints initiated against the Respondent are in pertaining to Respondent No.1's various land dealings. The printout from the website of Jodhpur Police declaring Respondent No.1, as a proclaimed offender/absconder is annexed herewith and marked as Exhibit "K".
- 6.20. The grave urgency for filing this Petition and this juncture arises from the fact that the Respondent No.1 through one Mr. Sandeep Kumar, has sold off one of the assets belonging to Respondent No.5, at Pune ("*Pune Property*") to Respondent No. 43 to 45, without the knowledge of the Petitioner, with utter disregard to the understanding between the Parties and law. Although, apparently the said plot was sold sometime in June 18, 2014, the Petitioner have learnt about the same only in December 2014, and thereafter have immediately approached this Hon'ble Court. The Petitioner holds 80 % share holding in Respondent No. 5 pursuant to the Definitive Agreement and was still was not informed about the sale of the assets. The copy from the e-search taken from the website of the Department of the Registration and Stamps along with the transfer documents filed with the sub-registrar is annexed hereto and marked as Exhibit "L".



- 6.21. The Petitioners have also come across a board resolution of the Respondent No. 5, authorizing one Mr. Sandeep Kumar to sign for selling the Pune property. No notice was given to the Petitioner's nominee on board of Respondent No. 5 of any such meeting. It is also pertinent to note that Respondent No.1, has

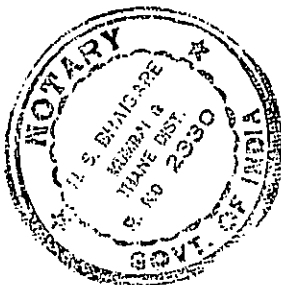
22-

been absconding since many months; therefore it is highly improbable that he would have attended the said board meeting of Respondent No.5. The Petitioner has reasons to believe that the board meeting to sell the aforesaid property was never held and there is element of fraud in the proposed sale of the property since the Respondent No.1 is absconding. The copy of the Board resolution is annexed herewith and marked as Exhibit "M".

6.22. The Petitioner has also recently learnt that certain properties owned by the Castle Infraestates Private Limited (Respondent No.8 herein), Stone Water Properties Private Limited (Respondent No.26 herein) and Inspire Infraestates Private Limited (Respondent No.9 herein) situated at at Ghulmajara, Derabassi, in Punjab have also been sold off by Respondent No.1 and the concerned Respondents hereinabove. The Petitioner has obtained copies of the transfer deeds that have been executed by aforesaid Respondents in favor of third parties. Hereto annexed and marked as Exhibit N are the copies of transfer deeds obtained by the Petitioner in relation to properties transferred by the aforesaid Respondents. The Petitioner submits that the transfer deeds are in the vernacular language and the Petitioner can presently identify only the Respondent No.46. Since this Petition is filed in urgency, the Petitioner craves to add parties (in addition to Respondent No.46) who have been transferred the properties by Castle Infraestates Private Limited (Respondent No.8 herein), Stone Water Properties Private Limited (Respondent No.26 herein) and Inspire Infraestates Private Limited (Respondent No.9 herein).

7. Submissions

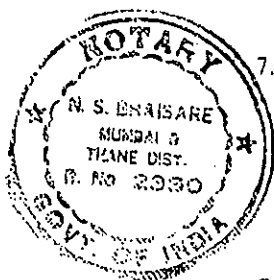
7.1. The present Petition has been preferred by the Petitioner to preclude the Respondents from creating any third party rights in respect of the any of the Property of the Respondent No. 1 to Respondent No.36, pending the Arbitration between the parties. In light of the forgoing circumstances, it is just and convenient



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that the reliefs prayed herein be granted.

- 7.2. The sale of the Pune Property behind the back of the Petitioner inspite of their Petitioner having 80% shareholding in the Respondent No. 5, denotes his demeanor. There is a reasonable and grave apprehension that the Respondent No.1 and his nominees may sell off any of the assets of the PK Group, and/or any of its subsidiaries, without the knowledge of the Petitioner.
- 7.3. The assets owned by the Respondent No. 2 to No. 36 have been accumulated from the proceeds made by the Petitioner to the Respondent no. 1. Sale of any of the assets belonging to the PK Group, thus tantamount to sale of assets belonging to the Petitioner.
- 7.4. I further submit that the Petitioner is ready and willing to perform their part under the Definitive Agreement, if the Respondent No.1 and PK Group are willing to perform their respective obligations under the Definitive Agreement. Nevertheless, for the purpose of performance by the Petitioner it is necessary that the Respondent No.1 personally remain present and co-operate with the Petitioner. The Petitioner cannot single handedly comply with conditions laid under the Definitive Agreement. The Petitioner undertakes to perform any of the pending obligations on their end provided the Respondent No.1, PK Group and his nominees are willing to perform their obligations under the Definitive Agreement.
- 7.5. Considering Respondent No.1's past history and his criminal records, it is highly likely that if left unimpeded he may sell of any and many of the assets belonging to the PK Group, and thereby frustrate the subject matter of Arbitration.
- 7.6. The Petitioner submits that the balance of convenience is in its favour. The Petitioner further submits that irreparable harm and injury will be caused to the Petitioner if the reliefs claimed herein

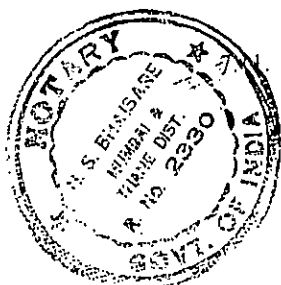


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are not granted. The Petitioner is keen to initiate arbitral proceedings against the Respondent. It is in the interests of justice that interim measures of protection as prayed herein be granted failing which, any Award that may be passed in favour of Petitioner would not be enforceable.

- 7.7. The Petitioner has not filed any other petition and/or application either in this Hon'ble Court and/or any other Hon'ble Court in India for the same or similar reliefs as prayed herein.
- 7.8. The Petitioner submits that no delay has been caused in filing the present petition and the present petition has been filed expeditiously by the Petitioner as is evident from what is stated hereinabove.
- 7.9. Since this Petition is filed in urgency, the Petitioner craves leave to add, alter, amend, delete, and/or substitute any of the aforesaid paragraphs, if necessary.
- 7.10. The Petitioner submits that in the aforesaid circumstances, the Petitioner is entitled to the reliefs as prayed for under Section 9 of The Arbitration and Conciliation Act, 1996 ("Act") to secure the subject matter of Arbitration. The Petitioner has made out a strong prima facie case on the merits of the case. The aforesaid facts further establish that the Petitioner would not be able to realize the fruits of any award, which may be passed in its favour in the course of executing the award. This would result in grave injustice to the Petitioner in as much as in the absence of such an order, the Petitioner who is very likely to succeed in the arbitration proceeding may not be able to execute the award. The Petitioner states that in the interest of justice, an order in terms of the below mentioned reliefs be passed as the Petitioner has established sufficient cause for the same.

Under clause No. 12 of the Definitive Agreement, the Parties



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have agreed for the exclusive jurisdiction of the Courts in Mumbai. The place/venue of Arbitration is Mumbai. Without prejudice to above facts, in any event, the Respondent No. 1 resides in Mumbai and the Respondent No. 31 has its registered office address in Mumbai. Furthermore, the corporate office of the Petitioner is situated in Mumbai. Certain immovable and movable properties of the Respondent No. 5 are in Mumbai. Moreover, the entire negotiations in relation to the Definitive Agreement have transpired in Mumbai. The material part of the cause of action has arrived in Mumbai. Therefore, this Hon'ble Court has jurisdiction to entertain the present Petition.

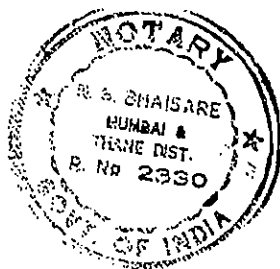
7.12. The Petitioner has affixed a Fixed Court Fee Stamp of Rs 200 on this Arbitration Petition.

7.13. The Petition has been signed and verified by the Petitioners who are aware of the facts of the case and are able to and authorized to depose to the same.

7.14. The Petitioner has approached this Hon'ble Court as expeditiously as possible and there is no delay or laches in filing the present Petition.

7.15. In view of the aforesaid premises the Petitioner therefore, prays:

- (a) That pending the hearing and final disposal of the arbitration proceedings this Hon'ble Court may be pleased to direct the Respondent No.1 and the PK Group (being Respondent No.2 to Respondent No.36) and all its employees and nominees to not dispose off or alienate or encumber or create any third party rights of any of their assets, movable and immovable properties (including immovable properties as set out Exhibit F and Exhibit G herein) and investments of the Respondent No. 1 and PK Group (being Respondent No.2 to Respondent No.36).



- (b) That pending the hearing and final disposal of the arbitration proceedings, this Hon'ble Court may be pleased to direct the Respondent No. 1 and PK Group (being Respondent No.2 to Respondent No.36) to declare on oath all assets, properties (immovable and immovable), investments, licenses, bank balances in the bank accounts, receivables, cash surplus, monies in free reserves and outstanding debts of the Respondent No. 1 and PK Group (being Respondent No.2 to Respondent No.36).
- (c) That pending the hearing and final disposal of the arbitration proceedings, this Hon'ble Court may be pleased to restrain the Respondent No.1 and PK Group along with his/its nominees issue any kind of securities/interest (convertible or non convertible) or altering any shareholding pattern/partnership interest (in any manner whatsoever) of any of PK Group and/or the subsidiaries/affiliates of entities within PK Group (being Respondent No.2 to Respondent No.36).
- (d) That pending the hearing and final disposal of the arbitration proceedings, this Hon'ble Court may be pleased to direct the Respondent No.43 to Respondent No.45 to not dispose or alienate or encumber or create any third party rights on any of the properties that have been transferred by the Respondent no.5.
- (e) That pending the hearing and final disposal of the arbitration proceedings, this Hon'ble Court may be pleased to direct the Respondent No.46 and other transferee entities to not dispose or alienate or encumber or create any third party rights on any of the properties that have been transferred by Castle Infraestates Private Limited (Respondent No.8 herein), Stone Water Properties Private Limited (Respondent No.26 herein) and Inspire



Infraestates Private Limited (Respondent No.9 herein).

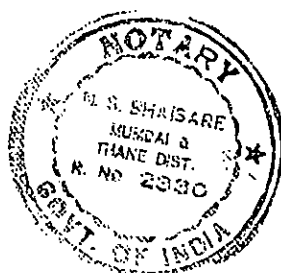
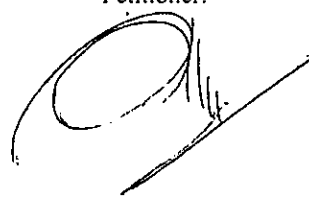
- (f) That pending the hearing and final disposal of the arbitration proceedings this Hon'ble Court, the Respondent No.1 and PK Group (being Respondent No.2 to Respondent No.36) be restrained from using any of their assets, including, restrained from utilising the bank account and all funds lying at the disposal of the PK Group;
- (g) That pending the hearing and final disposal of the arbitration proceedings this Hon'ble Court may be pleased to appoint a Court Receiver attached to this Hon'ble Court as Court Receiver of all the companies within PK Group, in respect of all their assets.
- (h) For ad-interim reliefs in terms of prayer clause (a),(b), (c), (d) and (e);
- (i) For cost of this application;
- (j) For any other and further reliefs as the nature and circumstances of the case be provided for.

Dated this day of December, 2014


Rajan Associates

Advocate for the Petitioner

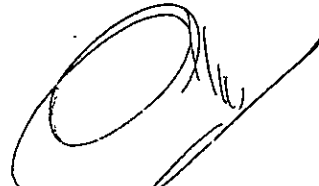
Petitioner.



VERIFICATION

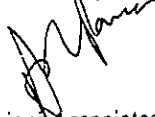
I, Paramjeet Singh Kanda, the Authorised Signatory of the Petitioner above named do hereby solemnly declare that what is stated in paragraphs 1 to 6 is true to my own knowledge and what is stated in the remaining paragraph no. 7 is stated on information and belief and I believe the same to be true.

Solemnly affirmed at Mumbai)
 this 16 day of December, 2014)



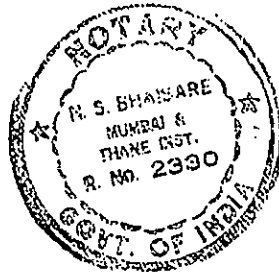
Deponent
 Paramjeet S. Kanda
 Authorised Signatory

Identified by me:

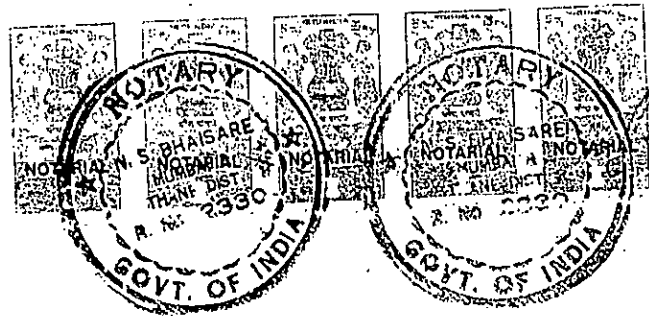


Rajani Associates
 Advocate for the Petitioner

BEFORE ME
 16/12/14
 N. S. BHAI SARE
 NOTARY
 MUMBAI & THANE DIST.
 16 DEC 2014



NOTED & REGISTERED
 Sr. No. 5381... 16/12/2014
 Dated 16/12/2014



IN THE HIGH COURT OF JUDICATURE AT
BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION PETITION NO. OF 2014

PACI Limited. ...Petitioner

Versus

Prateek Kumar and Ors ...Respondents

ARBITRATION SECTION 9

Dated this 16 day of December, 2014

Rajani Associates
Advocate for the Petitioner
204 - 207, Krishna Chambers
59 New Marine Lines
Mumbai 400020

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IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
ARBITRATION PETITION NO. OF 2014

In the matter of Section 9 of the Arbitration and
Conciliation Act, 1996;

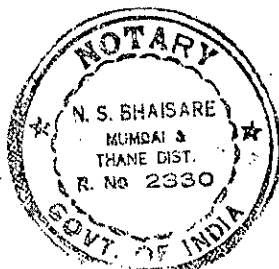
In the matter of a Definitive Agreement for Settlement
dated October 2, 2013

PACL Limited Petitioner
v/s
Prateek Kumar & Ors. Respondents

LIST OF DOCUMENTS

1. All Exhibits to the Petition.
2. Documents and correspondence referred to and relied upon in the Petition.
3. All such further and other documents, correspondence and papers as may be referred to and relied upon with the permission of this Hon'ble Court.


Rajani Associates
Advocates for the Petitioner



IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
ARBITRATION PETITION NO. OF 2014

PACL Limited.

...Petitioner

Versus

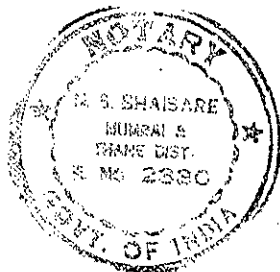
Prateck Kumar and Ors

...Respondents

MEMORANDUM OF ADDRESS

Rajani Associates
Advocate for the Petitioner
204 - 207, Krishna Chambers
59 New Marine Lines
Mumbai 400020

[Signature]
Rajani Associates
advocate for the Petitioners



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We are not the members of the Welfare Fund. Therefore Stamp of Rs.2/- is not affixed herewith

Rajani Associates
Advocate for Petitioner

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
ARBITRATION PETITION NO. OF 2014

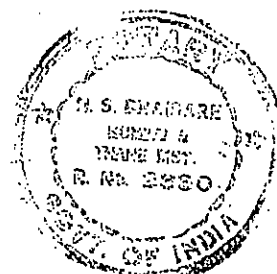
In the matter of Section 9 of the
Arbitration and Conciliation Act,
1996;

PACL Limited

a company registered under the Companies Act,
1956, having its registered office at 22, 3rd Floor, ...Petitioner
Amber Tower, Sansar Chandra Road, Jaipur- 302
001.

Versus

1. Prateek Kumar,
Row House No.1, Goldfield Enclave Society,
South Main Road, Vidyut Nagar, Koregaon Park
Pune 411001 Maharashtra
2. Greenfield Estates
A- 60, Sushant Lok, DLF, Gurgaon, Haryana
3. Greenfield Estate Bangalore
Row House No.1, Goldfield Enclave Society,
South Main Road, Vidyut Nagar, Koregaon Park
Pune 411001 Maharashtra
4. NSB Arya Green Estate
J-134, Sector 41, Noida - 201301, Uttar Pradesh



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5. Synergyone Infrastructure & Projects Private Limited
S-1, The Metropole. Next to Inox Multiplex,
Bund Garden Road, Pune - 411 001
6. Synergyone Infradevelopers Private Limited
"Synergyone, Plot No 93, Sector-32,
Institutional Area, Gurgaon - 122001, Haryana "
7. Dharatal Promoters & Infradevelopers Private Limited
S-1, The Metropole, Next to Inox Multiplex,
Bund Garden Road, Pune - 411 001
8. Castle Infraestates Private Limited
Room no.2 Lower Ground, Plot no. 93, sector
32, Institutional Area, Gurgaon - 122001,
Haryana
9. Inspire Infracstates Private Limited .
Room no. 4 Lower Ground, Plot no. 93, sector
32, institutional area, Gurgaon - 122001,
Haryana
10. Redwood Heights Estates Private Limited
House No. 134, Block -J Sector 41, Noida .
201301, Uttar Pradesh
11. Undermills Infrastructure & Projects Private Limited.
House no. 134, block -j sector 41, Noida -
201301, Uttar Pradesh
12. Riverdale Infraestates Private Limited
House no. 134, Block -J, Sector 41, Noida -



201301, Uttar Pradesh .

13. Kemptfalls Resorts Private Limited

D - 74, Connaught Place, New Delhi - 110001

14. Comfort Infraheights Private Limited

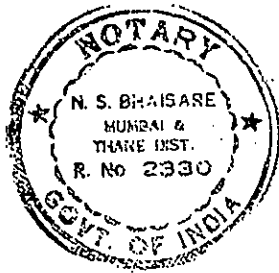
S. No 61, Nirmal Farms, Ravi Nagar, Sus Gaon,
Taluka Mulshi, Pune - 411021

15. Green Fortune Promoters & Developers Private
Limited

S. No. 60, Nirmal Farms, Ravi Nagar, Sus Gaon,
Taluka Mulshi, Pune - 411021

16. Synergyone Real Estate Private Limited

S-1, The Metropole, Next to Inox Multiplex,
Bund Garden Road, Pune - 411001



17. Concept Infraestates Private Limited

NSB HOUSE, Plot No D3/1, F/F Line No 1,
Bhawani Kunj, Near Deep Public School,
Vasant Kunj, New Delhi - 110070

18. Lakewood Infra Projects Private limited

House No 187, "Sofia Manzil", 12th Cross, Rmv
li Stage, Dollar's Colony, Bengaluru - 560094

19. Bestowed Infraheights Private Limited

Room no.1, Lower ground, Plot no. 93, Sector
32, Institutional area, Gurgaon - 122001,
Haryana

20. Wildoak Properties Private Limited

Row House no. 1, Gold Field Enclave Society,
South Main Road, Vidyut Nagar, Koregaon

34

277

Park, Pune - 411001

21. Sunshine Infracity Private Limited

S. No 60, Nirmal Farms, Ravi Nagar, Sus Gaon,
Taluka Mulshi, Pune - 411021

22. Fortune Infracity Private Limited

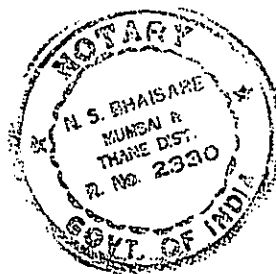
House No. 134, Block -J Sector 41, Noida -
201301

23. Agro Town Developers Private Limited

S. No. 60, Nirmal Farms, Ravi Nagar, Sus Gaon,
Taluka Mulshi, Pune - 411021

24. Devshri Infracities Private Limited

S-1, The Metropole, Next to Inox Multiplex,
Bund Garden Road, Pune - 411001



25. Exquisite Infrastructure Private Limited

H. No 457/10, Sector-45, Near Vcd Block,
Noida - 201303

26. Stone Water Properties Private Limited

House NO. 134, Block -J, Sector 41, Noida -
201301, Uttar Pradesh

27. Sunshine Infra Promoters Private Limited

H. NO 457/10, Sector-45, Near Vcd Block,
Noida - 201303

28. Megastarstructure Infracon Private Limited

S-1, The Metropole, Next to Inox Multiplex,
Bund Garden Road, Pune - 411001

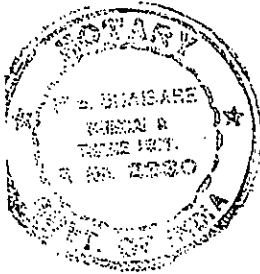
29. Splendor Infracity Private Limited

H. NO 457/10, Sector-45, Near Ved Block,
Noida - 201303

30. Crest Media & Entertainment Private Limited
Flat NO 111, Agarkar Nagar, Beside Alankar
Theater, Pune - 411011

31. Unicorn Global Hospitality Private Limited
Unit no. 12/22, Building no-2, Shreeji Vihar
CHS, Kandivali (W), Mumbai - 400067

32. Aastha Promoters and Developers Private
Limited
Aastha Trade Centre, Q Road, 2nd Floor,
Bistupur, Jamshedpur - 831001, Jharkhand



33. Arondha Properties Private Limited
F-2, Third Floor, Navelkar Trade Centre,
Panjim, Panjim - 403001, GOA

34. Bhatta Fall & Resorts Private Limited
756, Mandauli Extension, Delhi - 110093

35. Greenvalley Infracity Private Limited
House NO. 134, Block -J SECTOR 41, Noida-
201301, Uttar Pradesh

36. Idea Tree Private Limited
Swapnapurti Bungalow, Santosh Nagar, Survey
No. 67, Near Navgraha, Maruti Mandir

37. Swisstown Developers Private Limited
Shop No.3, Paradeshi Building, Survey
No.34/4/5, Behind PICT College, Dhankowdi,
Pune - 411043

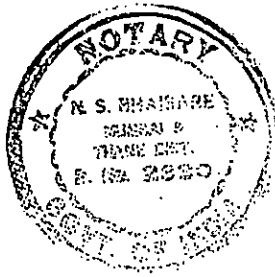
36

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38. Royal Orchid Infradevelopers Private Limited
Shop No.3, Paradeshi Building, Survey
No.34/4/5, Behind PICT College, Dhankowdi,
Pune - 411043
39. Beech Town Developers Private Limited
Shop No.3, Paradeshi Building, Survey
No.34/4/5, Behind PICT College, Dhankowdi,
Pune - 411043
40. E Com Trade World Private Limited
Pearls Business Park, D-7, Flat No.604a, Netaji
Subhash Place, Pitampura, Delhi - 110034
41. Ganraj Properties Private Limited
Shop No.3, Paradeshi Building, Survey
No.34/4/5, Behind PICT College, Dhankowdi,
Pune - 411043
42. Woodsville Projects Private Limited
Pearls Business Park, D-7, Flat no. 604a, Netaji
Subhash Place, Pitampura, New Delhi - 110034
43. Mr. Pravin Nandlal Gupta, Bungalow No. 48-49
Cloud Nine Society, NIBM Road,
Mohamadwadi, Pune - 48
44. Mr. Vipin Nandlal Gupta, Bungalow No. 48-49
Cloud Nine Society, NIBM Road
45. Golden Estates- I, Village Gholu Majra,
(L.A.C Lalru) Tehsil Derabassi, Dist- S.A.S
Nagar, Punjab



...Respondents



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To,
The Registrar (O.S.)/Prothonotary and Senior Master
High Court
Bombay

Respected Madam,

We, PACL Limited, the Petitioner abovenamed, do hereby appoint
Rajani, Singhania & Partners Advocates & Solicitors, having their office
address at 204-207, Krishna Chambers, 59, New Marine Lines Mumbai
400020, to act, appear and plead on our behalf in the above matter.

IN WITNESS WHEREOF, we have set and subscribed our hand to this
writing at Mumbai.

Dated this 16 day of December, 2014

For and on behalf of

PACL Limited

Petitioner



Mr. Pooamjeet S. Konda

Authorised Signatory

We accept:

Rajani Associates

Advocate for the Petitioner

(O.S. No. 6880)

Advocate Card: I 2167

204-207 Krishna Chambers

New Marine Lines

Mumbai - 400020

Tel. No. 40961906 Email ID: ashish.porwani@rsplaw.in

IN THE HIGH COURT OF JUDICATURE AT
BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION PETITION NO. OF 2014

PACL Limited. ...Petitioner

Versus

Prateek Kumar and Ors ...Respondents

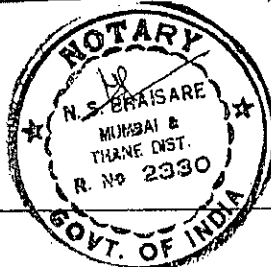
VAKALATNAMA

Dated this 16 day of December, 2014

Rajani Associates
Advocate for the Petitioner
204 - 207, Krishna Chambers
59 New Marine Lines
Mumbai 400020

EXHIBIT- A

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N. S. BHAI SARE
NOTARY
MUMBAI & THANE DIST.



For ROI SHAREHOLDING LTD

(DEEPAK VEDWATHAKI)
Authorized Signatory

PRINCIPAL MEMORANDUM OF UNDERSTANDING

THIS PRINCIPAL MEMORANDUM OF UNDERSTANDING ("MOU") is made and executed at Mumbai on this 21st Day of SEP, Two thousand and Twelve:

Between:

1. M/s PAEL INDIA LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at 7th Floor, Gopal Das Bhawan, Barakhamba Road, New Delhi 110001, acting through its Authorized Representative/Director Mr. Gurneet Singh, who has been duly authorized by a Board Resolution dated _____ (hereinafter referred to as "First Party", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its authorized representatives, successors, nominees and permitted assigns) of the FIRST PART;

2. M/s GREENFIELD ESTATE, a Partnership Firm having its office at A-60 Sushant Lok, DLF Gurgaon Haryana through all its partners Sh. Rajeev Kumar (hereinafter referred to as the "GREENFIELD ESTATE", which expression shall unless repugnant to the context or meaning thereof, shall include its subsidiaries, affiliates, successors in interest, assignee and nominees).

AND

3. MR. PRATEEK KUMAR, an Indian inhabitant, age 42 years, with PAN no. AMUPK8060A, residing at Row House-1, Goldfield Society, South main Road, Koregaon Park, Pune-1 (hereinafter referred to as the "PK", which expression shall unless repugnant to the context or meaning thereof, shall include its subsidiaries, affiliates, successors in interest, assignee and nominees).

(GREENFIELD & PK hereinafter collectively referred to as Second Party)

For Greenfield Estates

Partner





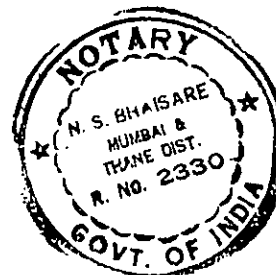
WHEREAS:

- A. The First Party is engaged in the business of construction and development real properties into commercial mall, group housing projects and aggregation and trading of land through its various agents/independent contractors across India to cater to the needs of its customer;
- B. The Second Party is engaged in the business of aggregation and trading of real estate/properties and to provide services relating to (i) lands parcels, by way of various deed /GPA/Agreement, executed with farmers, Land owners, confining Parties and/or in any other manner as may be permissible by applicable laws; and (ii) procure approvals for various commercial, residential, retail and other development activities;
- C. PK is the promoter / founding partner / person in controls (directly or indirectly) of the Second Party and its Associate Concerns (as defined hereinafter);
- D. The Second Party either by itself or through its partner(s) carry out aforesaid business through some of the affiliate companies/firm/ proprietor concerns including (i) Gauraj Properties Private Limited represented by its director Sandeep Kumar authorized by its resolution dated _____; (ii) Ecom Tradeworld Private Limited represented by its director Sandeep Kumar authorized by its resolution dated _____; (iii) M/s Sunshine Developers represented by its sole proprietor Mr. Prateek Kumar; and (iv) Synergysone Infrastructure & Projects Private Limited represented by its director Himender Kumar Swam authorized by its resolution dated _____ or (v) such affiliate companies/partners (including PK) / proprietor concerns of the Second Party as may be intimated from time to time (collectively called "Associate Concerns").
- E. The First Party desired to acquire the Land at various location as detailed in Annexure 1 (hereinafter referred to as the "Said Lands") at the pre-determined rate stated therein (hereinafter called the "Agreed Rate") for the purpose of development of residential/ commercial projects and the Second Party offered and agreed to provide its services to acquire the Said Lands.
- F. The First Party has already paid a total sum of Rs.1,722,81,76,928 (Rupees one thousand seven hundred twenty two crores and eighty one lakhs Seventy Six Thousand Nine Hundred Twenty Eight only) after settlement between the Parties, refund or otherwise ("Aggregation Consideration") to either the Second Party and its Associate Concerns in the year 2009-10, 2010-11, 2011-12 and 2012-13 as follows:

Greenfield Estates	1610.35
Gauraj Properties Private Limited	20.00
Ecom Tradeworld Private Limited	15.00
Sunshine Developers	53.50
Synergysone Infrastructure & Projects Private Limited	19.20

For Greenfield Estates

 (Name)



Syndicate
Total

4.67
1,722.82

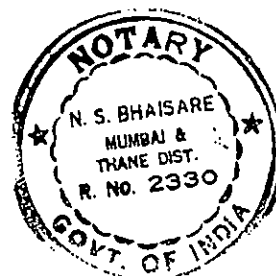


- G. The First Party and the Second Party and/or Associate Concerns have executed prior to the date of the execution of this MOU into memorandum of understanding with respect to certain land, as detailed in Annexure 4. It is further clarified that in case of some land parcels the area to be acquired and rate for acquisition has been revised with mutual consent of both the parties.
- H. The Second Party has already is in process of utilizing this Aggregation Consideration for acquisition of Said Land parcels, for and on behalf of, and in trust for the First Party as per Annexure 1.
- I. The Second Party and its Associate Concerns have already acquired the Said Land parcels as detailed in Annexure 2; for and on behalf of, and in trust for the First Party.

NOW THEREFORE, this MOU witnesses and the parties do hereby agree as follows

1. For the purpose of this MOU, the "Confirming Party" would mean a person other than land owner who is in possession of the Said lands or is holder of power of attorney, or had signed memorandum of understanding with the legal owners of the Said Lands or have any other right or interest in the Said lands. The Confirming Party may be a person or body of individuals or group of person registered as a partnership concern, a LLP or a limited company or trust or society;
2. The Second Party along with its Associate Concerns (as the case may be) shall transfer the Said Land along with all rights, title and interest, physical possession and without any encumbrances acquired for the First Party or its nominees by November 30, 2017 and complete all the legal formalities for such transfer including registration of required documents with the relevant Sub-Registrar of Assurances. It can be extended with mutual consent of both the parties.
3. The Second Party along with its Associate Concerns (as the case may be) shall on the request of the first party convert the Said Lands or parts thereof to NA to facilitate transfer to companies. The cost of conversion of the Said Land (or such part thereof) to NA shall be freed by the parties in advance and shall be borne by the first party.
4. The Agreed Rate for the Said Land or part thereof remaining to be aggregated may be varied with mutually by the parties;
5. The Second Party along with its Associate Concerns (as the case may be) may on the request of the first party see that all the part of the Said Lands acquired by the Second Party along with its Associate Concerns (as the case may be) are properly surveyed by the appropriate office or land and revenue departments, demarcated and appropriate boundary walls

For Greenfield Farm



created before physical and legal handover of the Said Lands. The cost shall be borne by the first party.

6. The Second Party along with its Associate Concerns (as the case may be) shall try and give contiguous lands to the First Party or its nominees.
7. The Second Party and/or PK and/or its Associate Concerns (as the case may be) and/or special purpose vehicle in which the Said Land or part thereof are transferred or retained shall not for any reason whatsoever sell, transfer (legal or beneficial right), encumber or otherwise in any way deal with or dispose off the Said lands (part thereof) without the prior written consent of the First Party.

Rights of First Party

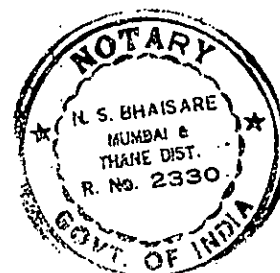
8. The First Party or its nominees shall have the exclusive right to inspect and verify the documents provided by the Second Party along with its Associate Concerns (as the case may be) to satisfy about the genuineness of the said document and to take legal opinion from experts and legal professionals regarding the title and zoning of the land.
9. The First Party or its nominees shall have the right to inspect the land either by itself or through its authorised representative/advisors.
10. The First Party or its nominees shall have the right to take over the possession of the Land and, to develop, build, construct and maintain the Said Lands. The said right shall even be there for portion of the Said Lands acquired by the Second Party along with its Associate Concerns (as the case may be), once full payment had been made for that portion of said land.
11. The First Party or its nominees shall have the right to reject any part of the Said Land if there are issues with title or with zoning or if the Lands are not contiguous. Decision of the First Party or its nominees shall be final and binding. On such rejection, however, the Second Party along with its Associate Concerns (as the case may be) can deal with the Said Land as it deems fit.
12. The First Party or its nominees shall be entitled to receive all the original documents for the Said Land purchased including Agreement for Sale, Conveyance Deed, Power of Attorney, or any such other document related to title/advance for land etc. either with the land owner, confirming party or with the aggregator or any other person or intermediary.
13. The First Party shall or its nominees be entitled to receive the account of all monies spent so far by the Second Party along with its Associate Concerns (as the case may be) for acquisition of land and/or approvals and/or development. The First Party or its nominees shall be entitled to get such accounts verified by a firm of chartered accountants of its choice and verification by such a firm shall be conclusive proof of the amount spent by the Second

For Greenfield Estates

[Signature]

[Signature]
Partner

[Signature]



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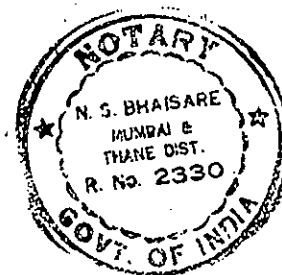
Party along with its Associate Concerns (as the case may be). The Second Party shall on a monthly basis provide to the First Party all the complete details relating to receipt and expenditure of money received from the First Party or its nominees

14. The First Party shall have the right in its sole discretion (but not obligation) to modify, waive or otherwise postpone any of the obligations/liabilities of the Second Party, Mr. Prateek Kumar and/or Associate Concerns.

Rights of Second Party

15. The Second Party shall have the right to take signatures on the requisite applications, letters and documents for obtaining certain approvals and permission with respect to the project as and when required.
16. The Second Party shall be entitled to commission of 5% once the Said Land acquired by the Second Party and/or its Associate Concerns (as the case may be) at the Agreed Rate and transferred along with all rights, title and interest, physical possession and without any encumbrances to the First Party
17. The Second Party and/or PK or its nominees shall also be entitled to equity stake of 10% in a projects or special purpose vehicle as may be intimated by the Second Party and/or PK and/or Associate Concerns (as the case may be) and agreed by the First Party. Provided that the Second Party and/or PK and/or any of its affiliates holding equity stake in any special purpose vehicle in which the Said Land or part thereof are transferred or retained shall not sell, transfer (legal or beneficial right), encumber or in any way deal with or dispose off such equity stake (part thereof) without intimation to the First Party. The second party can sell but the first right of refusal shall be of first party. However, such right to sell shall be exercised by the Second Party only for such projects where land is duly converted and transferred to the First Party or its nominees and approval is received for at least 1 phase of the project.
18. The Second Party shall be entitled to receive and/or adjust payment at the Agreed Rate irrespective of its actual cost.
19. The Second Party shall have the right to be reimbursed for any additional cost incurred by it if the payments are not released in time for procuring the said land (which is pending for acquisition on date) and extra amount is payable on account of delay in payment terms as agreed with the owners or the aggregator or the confirming parties.
20. The second party shall be compensated for any financial loss on account of penalties, interest, taxes, stamp duty etc for transactions done on request and directions of the first party for consolidation of land, entering into any agreements with related parties of the first party or for any other transactions done on behalf of the first Party.

For Greenfield



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Liabilities of First Party

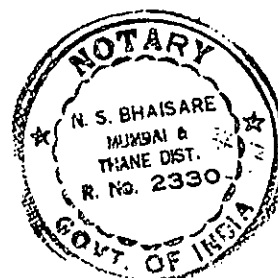
21. The First Party will make the payment to the Second Party and/or its Associate Concerns (as the case may be) for the Said Land parcels transferred after adjusting the monies already paid including the Aggregate Consideration.
22. The First Party shall pay such additional costs for approvals or for providing other services including the initial development carried on the said properties by the second party as may be agreed between the First Party and the Second Party.

Liabilities of Second Party

23. The Second Party along with its Associate Concerns (as the case may be) shall bear any cost over and above the Agreed Rate for acquisition of land, if the same has not been pre-approved by the first party.
24. The Second Party along with its Associate Concerns (as the case may be) shall get the execution and registration of Sale deeds/General Power of Attorney, Agreement to Sell, Will, Possession Letter, Affidavit etc. in favour of the First Party or its associates company or nominee or any other person/entity as may be directed by the First Party.
25. The Second Party along with its Associate Concerns (as the case may be) shall be responsible to hand over the vacant, peaceful and uninterrupted possession of the Land procured by the Second Party along with its Associate Concerns (as the case may be) to the First Party immediately after the execution of the sale deed.
26. The Second Party along with its Associate Concerns (as the case may be) shall get executed the mutation of the Said Land in favour of First Party or its associates company or nominee or any other person/entity as the case may be.
27. The Second Party along with its Associate Concerns (as the case may be) shall ensure that it shall get the signatures on the necessary documents as and when required by the First Party.
28. The Second Party along with its Associate Concerns (as the case may be) shall carry out verification and title search of the respective portions of said Land before making any representation to the first Party and shall clarify the doubts if any, of the First Party with regard to the said Land. The Second Party along with its Associate Concerns (as the case may be) shall provide the certified copy of all revenue records by the concerned competent revenue authority, of the said land legal opinion by the Lawyer, non encumbrance certificate etc. prior to registration of sale deed in favour of the First Party.
29. The Second Party along with its Associate Concerns (as the case may be) shall be responsible to make the payment of sale consideration to the respective Seller of the said Land for the

For Greenfield Estates

[Signature]
Partner



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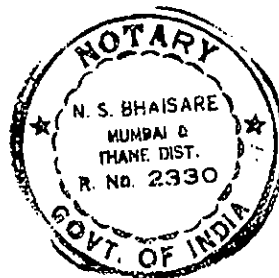
purchase of land made by the first Party. The first Party shall not be responsible for payment of sale consideration to the respective Seller of Said Land in any manner, whatsoever and any dispute with regard to the payment of sale consideration if any, arising during the course of transaction and thereafter shall be entertained by the Second Party. The Second Party shall be personally liable, without any recourse to the First Party, for any claim or demand from any third party in relation to the Said Land.

30. That every Tax, Dues demand viz water, Electricity, Property Tax, and revenue etc. and their arrears in respect of the Said Land shall be borne and paid by the sellers or by the Second Party on behalf of the seller with regard to their respective portions of land till the date of execution of the sale deed and the Second Party along with its Associate Concerns (as the case may be) shall ensure compliance of the same. Thereafter, the First Party will be responsible for the payment of the same.
31. The Second Party shall also ensure that the Purchase of said Land shall not violate any existing land laws, Government order/s Notification etc. of the concerned Police Station, Tehsil, Sub-registrar office of the District where the execution of sale deeds will be effected.
32. The Second Party shall also ensure that Said Land is not Assigned Land, forest Land, Government Land, Inam Land or Land that is/are prohibited or restricted to transfer /sell by the concerned Authority or State/ Central government.
33. The Second Party shall ensure that the land owners shall not create any Third Party interest in their respective portions of land either before or after the title of land has been vested in the first Party.
34. The Second Party along with its Associate Concerns (as the case may be) should also ensure that the actual area on the site shall be measured /demarcated when the actual possession of the land is handed over to the First Party.
35. The Second Party shall ensure that all the Sale Deeds and the mutation papers of the purchased property shall be forwarded to the First Party as directed, along with the statement of account of the purchase land duly endorsed by the Second Party along with its Associate Concerns (as the case may be).
36. The Second Party along with its Associate Concerns (as the case may be) shall not be entitled to make changes in the constitution of its firm or its Associate Concerns including change in shareholders/partners/directors/managing partners and/or vary shareholding/profitshare of any shareholder/partner without express written consent of the First Party till conclusion of this MoU.

Term, Schedule and mode of Payments

For Greenfield Estates

Partner

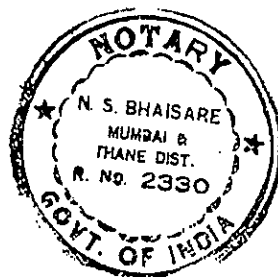


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37. The First Party agrees to pay to the Second Party along with its Associate Concerns (as the case may be) the Agreed Rate (as mentioned in Annexure 1), for acquisition of Said Land which shall include the following cost:
- Cost of Land or property as mentioned in Title deeds and/or General Power of Attorney and/or Agreement to Sale of the said land, paid or payable to the legal owners of the said land.
 - Legal expenses of Stamp Duty, registration charges of sale deed, general power of attorney and/or registered agreement to sale and any other legal expenses done which are necessary as per the Act, Rules and other Statutes of the Central Government, the concerned State Government or any other local bodies of the Central or State Government like Panchayats, municipal boards etc.
 - Amount paid as "settlement expenses" or any other mode of payment to the "Confirming Party", whether his/her name is mentioned or not in the legal documents like title deeds, power of attorney or agreement to sale. The amount paid to the Confirming Party is in addition to the amount as paid to the legal owners of the said land as mention in sub-clause (a) above.
38. The First Party has already advanced major portion of the Aggregation Consideration to the Second Party and/or its Associate Concerns (as the case may be) and such Aggregation Consideration shall be adjusted against the cost of Said Land acquired by the Second Party and/or its Associate Concerns (as the case may be) at the Agreed Rate and transferred along with all rights, title and interest, physical possession and without any encumbrances to the First Party. If after adjusting such advance, any amount is payable by the First Party to the Second Party, then the First Party shall forthwith pay any such sum to the Second Party.
39. The First Party agrees to pay five percent (5%) of the total project cost (i.e. total cost of the said land) to the Second Party for the services rendered as professional charges/commission for procurement of the Said land for the First Party subject to execution and submission of title deeds, registered agreement to sell or registered Power of Attorney. The Second Party shall raise the invoice for services rendered after the possession of the land and relevant documents has been handed over to the First Party as per satisfaction of the First Party. The Second Party may draw upto 50% of the amount due from the already advanced Aggregation Consideration to meet its expenses which shall be adjustable against the bill raised by the Second Party. The said service charges/ commission can also be adjusted from the Aggregation Consideration given to the Second Party and/or its Associate Concerns (as the case may be). However, it is clarified that the commission is due and payable only on transfer of the Said Land (or part thereof) along with all rights, title and interest, physical possession and without any encumbrances. It is hereby confirmed that no commission is due or paid to the second party.
40. It is further agreed that any sum paid including the Aggregation Consideration to the Second Party and/or its Associate Concerns (as the case may be) for procurement of the Said Land (including all parts thereof) shall be treated as advance towards procurement of Said Land

For Greenfield Estates

Partner



and the Second Party and/or its Associate Concerns (as the case may be) shall be liable to refund any balance sum after deducting its service charges without any interest. In no circumstances, any advances towards procurement of Said land including the Aggregation Consideration shall be treated as loan and no interest shall be payable on any such advances towards procurement of Said land including the Aggregation Consideration.

41. It is agreed that any amount outstanding with the Second Party after for the transfer of the Said Lands and approval and development expenses, shall be forthwith repaid by the Second Party and/or its Associate Concerns (as the case may be) to the First Party and in any case not later than 31st Dec 2012. Such amount shall be secured by such assets (other than Said Land) of the Second Party and/or its Associate Concerns having equivalent market value.

Specific Performance

42. In case any party with whom the Second Party has entered into an agreement to acquire land and such party is defaulting or likely to default on its commitment, then in such cases, the First and Second Party may decide to pursue for Specific Performance of the Contract (between second party and the party with whom second party has entered into agreement) and both parties shall co-operate fully with each other to ensure success of such effort.

Termination of the Agreement

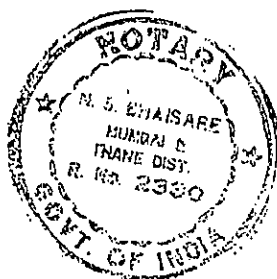
43. This MoU may be terminated in the event of the following:
- In the event of breach of any of the terms and conditions of this MoU by the Second Party, First Party shall give a notice of 90 (ninety) days to rectify / remedy such breach. If Second Party fails to rectify / remedy such breach within the prescribed time of 90 (ninety) days, then First Party shall have the right to terminate this MoU; and
 - In the event of breach of any of the terms and conditions of this MoU by the First Party, Second Party shall give a notice of 90 (ninety) days to rectify / remedy such breach. If First Party fails to rectify / remedy such breach within the prescribed time of 90 (ninety) days, then First Party shall have the right to terminate this MoU;

Effect of Termination

44. Upon termination of this MoU for any reason whatsoever, the Second Party and/or its Associate Concerns (as the case may be) shall forthwith transfer the Said Land (or a part thereof acquired by the Second Party and/or its Associate Concerns, as the case may be, till such time) along with all rights, title and interest, physical possession and without any encumbrances to the First Party or its nominee, as may be instructed by the First Party. The First Party shall pay or cause to pay to the Second Party and/or its Associate Concerns (as

For Greenfield Estates

Partner



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the case may be) the amounts (if any) which have accrued due and become payable under the terms of this MOU.

Furthermore, it is agreed that any amount outstanding with the Second Party after for the transfer of the Said Lands and reimbursement of any other amount including for approval and development, shall be forthwith repaid by the Second Party And/or its Associate Concerns (or the case may be) to the First Party and in any case not later than 31 December 2012. Such amount shall be secured by such assets (other than Said land) of the Second Party and/or its Associate Concerns having equivalent market value.

Indemnity & Penalty Clause

45. In the event of Second Party failing to procure all or any part of the Said Land for the First Party then the amount paid to them by the First Party shall be refunded without any interest after deducting the consideration amount of land procured by the Second Party for the First Party, as per the Agreed Rate.
46. The Second Party shall be responsible in case any civil or criminal dispute arises from the Said land and will keep the First Party indemnified with this regard.
47. The First party shall indemnify the second party for any additional cost incurred by it if the payments are not released in time for procuring the said land and extra amount is payable on account of delay in payment terms as agreed with the owners or the aggregator or the confirming parties.
48. The first party shall indemnify the second party for any financial loss on account of penalties, interest, taxes, statutory dues etc for transactions done on request and directions of the First party for consolidation of land, entering into any agreements with related parties of the First party or for any other transactions done on behalf of the First Party.

Conclusion of the Agreement

49. The obligations of Second Party shall be deemed fulfilled / extinguished on completion of (a) execution / registration of document as prescribed by the First Party, (b) Mutation (c) Survey/demarcation of handling over vacant, peaceful physical possession of all the Said Land, without any encumbrances; (d) appropriate zoning and approvals for development such that lands are developable as maybe agreed between the First and Second Party.

Confidentiality

50. The Parties shall treat the details of understanding provided under this MOU as strictly confidential. Provided that a Party may disclose the information to their respective legal,

For Greenfield Estates

[Signature]
Partner



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insurance and auditing/accounting advisers strictly on a need to know basis, subject to the same confidentiality obligation.

51. None of the Parties shall make any public announcement, press release before the acquisition of the said Land by the Second Party and possession by the First Party.

Notice

52. Any notices, reports or other communications required or permitted hereunder shall be deemed to have been duly given (a) within 24 hours if delivered in person or by telecopier or other similar electronic transmission means; or (b) within 72 hours if sent by registered or certified mail, return receipt requested, and addressed to the respective registered office of the company. A notice or other communication received on a day other than a business day, or after business hours at the place of receipt, shall be deemed to be given on the next following business day at such place.

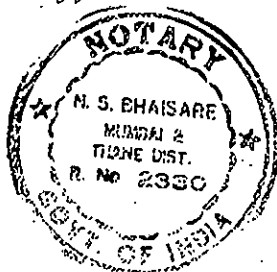
Modifications

53. The terms of this MoU shall not be altered or added to and nor shall anything be omitted there from, except by means of a Supplementary Agreement made in writing duly signed by the Parties hereto, through mutual consent.
54. This MoU shall be deemed to be the supplementary agreement in respect of all memorandum of understanding executed prior to the date of the execution of this MoU as detailed in Annexure 4.
55. This MoU shall, from the date of signature thereof supersede all prior discussions, memorandum of understanding, deeds and documents in relation to subject matter hereof including all the memorandum of understanding executed prior to the date of the execution of this MoU, as detailed in Annexure 4, correspondence (whether written or oral) and shall operate in substitution of all terms, conditions, understandings previously agreed to or in force between the Parties (which shall be deemed to have been terminated / revoked by mutual consent as from the said date of signature). In other words, the terms and conditions of this MoU constitute the entire agreement between the Parties.
56. The First Party and the Second Party have hence mutually agreed to hereby abandon all the memorandum of understanding executed prior to the date of the execution of this MoU, as detailed in Annexure 4 and accordingly hereby to cancel and terminate such memorandum of understanding and all understandings contemplated thereunder.

*Applicable Laws

For Greentield Estates

Partner



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57. The MoU and the rights and obligations of the Parties under or arising out of this MoU shall be construed and enforced in accordance with the laws of India.

Jurisdiction

58. Subject to clause 35, the Courts at Delhi alone shall have the exclusive jurisdiction in respect of all matters or disputes or differences arising out of this MoU.

Headings & Annexures

59. The headings in this MoU have been done solely for ease of reference and shall not be considered in the interpretation of this MoU. The Schedules and Annexure to this MoU are part and parcel of this MoU and shall be considered and read as such. It is expressly clarified that any breach of the terms and conditions of the Schedules and Annexure, would amount to a breach of this MoU.

IN WITNESS WHEREOF the parties to this MoU, do hereby set and append their respective hands of their will & volition on the day and date first mentioned above at New Delhi in presence of the

PACL INDIA LIMITED

PRATEEK KUMAR

WITNESS:

1.

2.

(Kapil Prateek)

ATTESTED

C. K. SABLE

NOTARY

Government of India

21 SEP 2012



M/s GREENFIELD ESTATE

For Greenfield Estates

Partner

TRUE COPY

Rajani Associates
Advocates & Solicitors

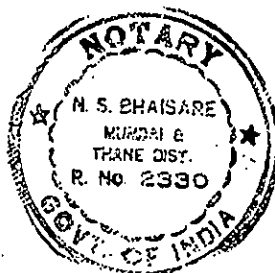
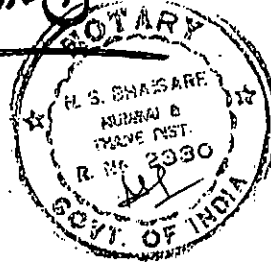


EXHIBIT-B



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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

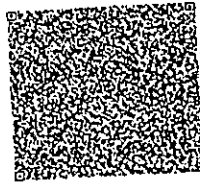


सत्यमेव जयते

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)

IN-DL95670166248993L
28-Mar-2013 10:01 AM
IMPACC (IV)/ di775503/ DELHI/ DL-DLM
SUBIN-DL77550390919249217478L
GREEN FIELD ESTATES
Article 5 General Agreement
Not Applicable
0
(Zero)
GREEN FIELD ESTATES
Not Applicable
GREEN FIELD ESTATES
100
(One Hundred only)

First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)



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THIS MASTER ARRANGEMENT AGREEMENT ("Agreement") is made and executed at New Delhi on this 28th day of March, 2013 between PACL Limited and Greenfield Estates.

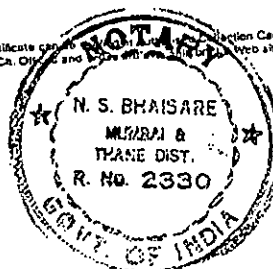
(Pages 1 to 10 annexed)

For PACL LIMITED
Authorized Signatory

For Green Field Estates
Authorized Signatory

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified by visiting the e-stamp web site "www.e-stamp.com".
2. The Contact Details of ACCs, SHCs, Offices and Sub-registrar Offices (SROs).



MASTER ARRANGEMENT AGREEMENT

THIS MASTER ARRANGEMENT AGREEMENT ("Agreement") is made and executed at New Delhi on this 28th day of March, 2013 between:

1. **PACL LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 7th Floor, Gopaldas Bhawan, Barakhamba Road, New Delhi-110001, acting through its Authorized Representative/Director Mr. Gurmeet Singh, (hereinafter referred to as "First Party", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its authorized representatives, successors, nominees and permitted assigns) of the **FIRST PART**;
2. **M/s GREENFIELD ESTATE**, a Partnership Firm having its office at A-60 Sushant Lok, DLF Gurgaon, Haryana through all its partners Mr. Rajiv Kumar and Mr. Brij Mohan Pal (hereinafter referred to as the "Second Party", which expression shall unless repugnant to the context or meaning thereof, shall include its partners, affiliates, successors in interest, assignee and nominees), of the **SECOND PART**;

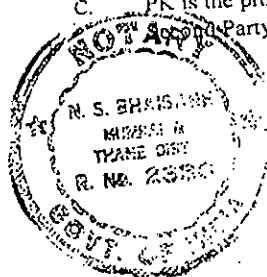
AND

3. **MR. PRATEEK KUMAR**, an Indian inhabitant, residing at Raw House-1, Goldfield Society, South Main Road, Koregaon Park, Pune-1, Maharashtra ("PK", which expression shall, unless repugnant to the context or meaning thereof, include his successors, legal heirs, executors, administrators and permitted assigns, as the case may be) of the **THIRD PART**.

WHEREAS:

- A. The First Party is engaged in the business of construction and development real properties into commercial mall, group housing projects and aggregation and trading of land through its various agents/independent contractors across India to cater to the needs of its customers;
- B. The Second Party is engaged in the business of aggregation and trading of real estate/properties and to provide services relating to (i) lands parcels, by way of various deed /GPoA /agreement, executed with farmers, land owners, confirming parties and/or in any other manner as may be permissible by applicable laws; and (ii) procure approvals for various commercial, residential, retail and other development activities;

- C. PK is the promoter / founding partner / person in control (directly or indirectly) of the First Party and its Associate Concerns (as defined hereinafter);



For PACL LIMITED

For Green Field Estates

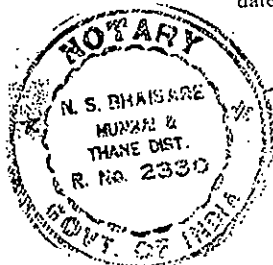
Page 1

Authorized Signatory

- D. The Second Party either by itself or through its partner(s) carry out aforesaid business through some of the affiliate companies/firm/ proprietor concerns including (i) Ganraj Properties Private Limited, a company incorporated under the Companies Act, 1956 and having its registered address at S-1, The Metropole, Next to Inox Multiplex Bund Garden Road, Pune, Maharashtra 411 001; (ii) M/s Sunshine Developers (partnership firm) represented by its sole proprietor Mr. Prateek Kumar and having its address at S-1, The Metropole, Next to Inox Multiplex Bund Garden Road, Pune, Maharashtra 411 001; (iii) Synergyone Infrastructure & Projects Private Limited, a company incorporated under the Companies Act, 1956 and having its registered address at S-1, The Metropole, Next to Inox Multiplex Bund Garden Road, Pune, Maharashtra 411 001; and (iv) such affiliate companies/partners (including PK) / proprietor concerns of the Second Party as may be intimated from time to time (collectively called the "Associate Concerns");
- E. The First Party has, in various tranches, paid a total sum of Rs.1807,91,00,000 (Rupees one thousand eight hundred seven crores and ninety one lakhs only) (the "Aggregation Consideration") to the Second Party and/or its Associate Concerns, which the Second Party, PK and its Associate Concerns (through the Second Party and PK) hereby duly acknowledged the receipt of the same, during the years 2009-10, 2010-11, 2011-12 and 2012-13 in the following manner:

1.	Greenfield Estates	1655,43,00,000
2.	Ganraj Properties Private Limited	20,00,00,000
3.	Sunshine Developers	53,50,00,000
4.	Synergyone Private Limited	66,00,00,000
5.	Synergyone Infradevelopers Private Limited	12,98,00,000
Total		1807,91,00,000

- F. The First Party has paid the Aggregate Consideration to aforesaid parties for the purpose of procurement and aggregation of land in various parts of cities of India, on behalf of and in trust for the First Party;
- G. The Second Party and PK have represented to the First Party that the aggregate 4,479.4564 Acres of the land in various cities of India has already been acquired, the detailed with respect to the same is set out in Annexure 1 (hereinafter referred to as the "Said Lands");
- H. The Second Party, PK and its Associate Concerns (i) have already repaid/returned an amount of Rs.201,80,00,000 (Rupees two hundred one crores and eighty lakhs only) to the First Party; (ii) shall repay Rs.137,98,00,000 (Rupees one hundred thirty seven crores and ninety eight lakhs only) to the First Party within sixty (60) days from the date of execution of this Agreement; and (iii) have agreed to pay an amount of



For PACCL LIMITED
 [Signature]
 Authorized Signatory

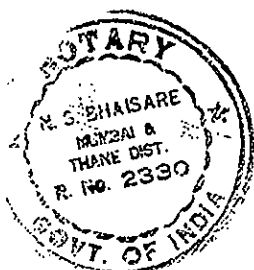
For Green Field Estates
 Page 2
 [Signature]
 Authorized Signatory

clearing of title relating to Said Lands (including any encroachment and/or claim of any third party) to the satisfaction of the First Party.

- 2.2. The Second Party and PK confirm and reiterate that the aforesaid consideration is adequate, sufficient and full and final consideration for the transfer of Said Lands and for services (including the Obligations) rendered by the Second Party, PK and Associate Concerns under this Agreement and there is no amount due and payable by the First Party and First Party Nominees to the Second Party, PK, Associate Concerns and any other persons claiming through them.
- 2.3. Similarly, the First Party confirms that after the transfer of the Said Lands by the Second Party and PK as provided in Annexure 1 to the First Party and/or its subsidiaries, affiliates and its nominees in the manner as mentioned in this Agreement and completion of all the covenants and obligations (including the Obligations) as set out in this Agreement, the Aggregation Consideration paid by the First Party shall be settled or adjusted under this Agreement and there are no amount due and payable by the Second Party and PK to the First Party and First Party Nominees upon transfer of Said Lands and completion of all the obligations and covenants as set out in this Agreement by the Second Party, PK and Associate Concerns.

3. Rights, Liability and Obligation

- 3.1. The First Party and the First Party Nominees shall have the exclusive right to inspect and verify the documents provided by the Second Party, PK along with its Associate Concerns (as the case may be) to satisfy about the genuineness of the said document and to take legal opinion from experts and legal professionals regarding the title and zoning of the land.
- 3.2. The First Party or the First Party Nominees shall have the right to inspect the land either by itself or through its authorised representative/advisors.
- 3.3. The First Party or the First Party Nominees shall have the right to take over the possession of the Land and, to develop, build, construct and maintain the Said Lands as it may be deem fit.
- 3.4. The Second Party along with its Associate Concerns (as the case may be) shall get the execution and registration of all documents required for the transfer of the Said Lands including but not limited to Sale deeds/General Power of Attorney, Agreement to Sell, Possession Letter, Affidavit etc. in favour of the First Party or its First Party Nominees as may be directed by the First Party.
- 3.5. The Second Party along with its Associate Concerns (as the case may be) shall ensure that it shall get the signatures on the necessary documents and when required by the First Party.



For PACL LIMITED
 [Signature]
 Authorised Signatory

For Green Field Estate
 Page 6
 [Signature]
 Authorised Signatory

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- 3.6. The Second Party along with its Associate Concerns (*as the case may be*) shall not be entitled to make changes in the constitution of its firm or its Associate Concerns including change in shareholders/partners/directors/managing partners and/or vary shareholding/profit share of any shareholder/partner without express written consent of the First Party till conclusion of this Agreement.
- 3.7. The First Party acknowledges that acquisition of Said Lands on large scale may involve minor litigations or issues (which shall not constitute any adverse effect on right, title and interest of the First Party and First Party Nominees) with the land owners or their relatives or nominees regarding the title and possession of the land parcels and the same has been disclosed by the Second Party to the best of its knowledge, to the First Party and the First Party shall at its own cost clear such minor issues after transfer of Said lands and handing over the available original documents at its own cost and expenses and the Second Party, PK and Associate Concerns shall be obligated to extend full support and assistance to the First Party to defend and resolve all the aforesaid litigation and issues.
- 3.8. Once any of the said Land parcels is transferred along with all rights, title and interest and its original papers are handed over to the First Party or its Nominees or Associates on instructions of First Party, it will be confirmed that the First Party has verified all the documents relating to title of that land parcel, completed the due diligence process to its satisfaction and the clear marketable ownership and possession has been taken over by them and the Second Party and PK have fulfilled all the obligations under this Agreement.

4. Conclusion of the Agreement

- 4.1. The covenants and obligations (*including the Obligations*) of Second Party shall be deemed fulfilled / extinguished/ discharged upon transfer of vacant, peaceful and uninterrupted ownership and possession and without any encumbrances relating to Said Lands in favour of the First Party and completion of all the obligations and covenants (*including the Obligations*) as set out in this Agreement.

5. Confidentiality

- 5.1. The Parties shall treat the details of understanding provided under this Agreement as strictly confidential. Provided that a Party may disclose the information to their respective legal, insurance and auditing/accounting advisers strictly on a need to know basis, subject to the same confidentiality obligation.
- 5.2. None of the Parties shall make any public announcement, press release before the acquisition of the said Land by the Second Party and possession by the First Party.



For PACL LIMITED
Authorized Signatory

Eg. Green Field Estates
Authorized Signatory

6. Notice

- 6.1. Any notices, reports or other communications required or permitted hereunder shall be deemed to have been duly given (a) within 24 hours if delivered in person or by telecopier or other similar electronic transmission means; or (b) within 72 hours if sent by registered or certified mail, return receipt requested, and addressed to the respective registered office of the company. A notice or other communication received on a day other than a business day, or after business hours at the place of receipt, shall be deemed to be given on the next following business day at such place

7. Modifications

- 7.1. The terms of this Agreement shall not be altered or added to and nor shall anything be omitted there from, except by means of a Supplementary Agreement made in writing duly signed by the Parties hereto, through mutual consent.

8. Entire Agreement

- 8.1. This Agreement shall, from the date of signature thereof supersede all prior discussions, memos, Agreement, correspondence (*whether written or oral*) and shall operate in substitution of all terms, conditions, understandings previously agreed to or in force between the Parties (which shall be deemed to have been terminated / revoked by mutual consent as from the said date of signature). In other words, the terms and conditions of this Agreement constitute the entire agreement between the Parties.

9. Applicable Laws

- 9.1. The Agreement and the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India.

10. Jurisdiction

- 10.1. The Courts at New Delhi alone shall have the exclusive jurisdiction in respect of all matters or disputes or differences arising out of this Agreement.

11. Headings & Annexures

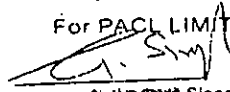


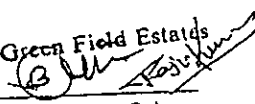
For PACL LIMITED
 [Signature]
 Authorized Signatory

For Green Field Estates
 Page 8
 [Signature]
 Authorized Signatory

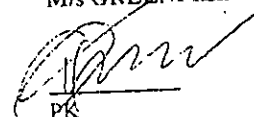
11.1. The headings in this Agreement have been done solely for ease of reference and shall not be considered in the interpretation of this Agreement. The Schedules and Annexure to this Agreement are part and parcel of this Agreement and shall be considered and read as such. It is expressly clarified that any breach of the terms and conditions of the Schedules and Annexure, would amount to a breach of this Agreement.

IN WITNESS WHEREOF the parties to this Agreement, do hereby set and append their respective hands of their will & volition on the day and date first mentioned above at New Delhi in presence of the following witness.

For PACL LIMITED

 (FIRST PARTY) Signatory
 PACL LIMITED

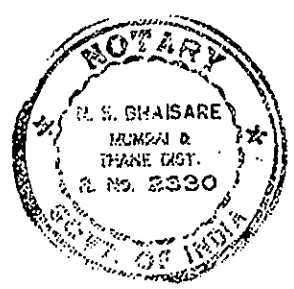
For Green Field Estates

 Mr. Brij Mohan Ruly
 Authorised Signatory

Mr. Rajiv Kumar
 [Second Party]
 M/s GREENFIELD ESTATE


 PK
 MR. PRATEEK KUMAR

WITNESS:

1. FOR AND BEHALF OF THE FIRST PARTY
2. FOR AND BEHALF OF THE SECOND PARTY AND PK



60

250

Annexure 1

Details of Said Lands

City	Site	Total Land
Bengaluru	Yelahanka 1	29.0655
	JP Nagar	3.3000
	NH-7	194.6690
	Commercial 22 acres	16.0000
	Dodbadlapur	18.8500
	Total Bengaluru	261.8845
Karjat	Antrat	119.0850
	Durshet	112.6549
	Gondav	204.4258
	Ardhe	271.1900
	Male	239.9500
	Pashane	275.2300
	Khadyacha Pada	31.9800
	Mangaon Ilte	47.9003
	Total Karjat	1,302.4160
Chennai	Hanumanpuram	26.6000
Others	Khed	2,670.7085
	Kolkatta	41.4899
	Shreewardhan	176.3575
	Total	2,888.5559
	Grand Total	4,479.4564

For PACI LIMITED

Authorised Signatory

For Green Field Estates

Authorised Signatory

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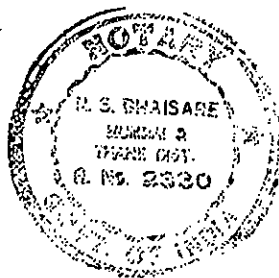
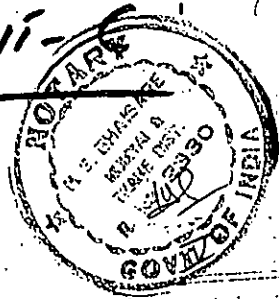
Rajani Associates
Advocates & Solicitors

EXHIBIT - 6

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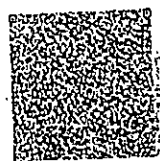
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Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)

First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount (Rs.)

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PRATEEK KUMAR
Article 5 General Agreement
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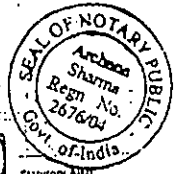
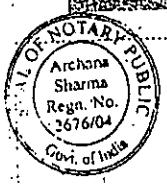


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03 OCT 2013



04 OCT 2013

Statutory Affirm:
1. The genuineness of this Stamp Certificate should be verified at www.indiaonline.com.
2. The onus of checking the genuineness is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



DEFINITIVE AGREEMENT FOR SETTLEMENT

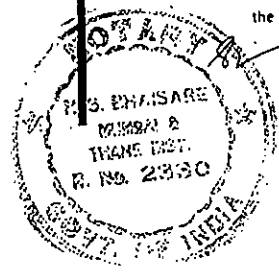
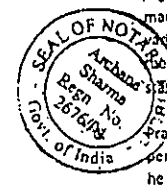
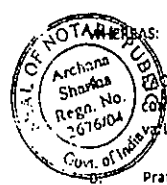
THIS DEFINITIVE AGREEMENT FOR SETTLEMENT (this "Agreement") is made and executed at New Delhi on this 2nd day of October, 2013 (the "Effective Date") between:

(A) PACL LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at 22, 3rd Floor, Amber Tower, Sansar Chandra Road, Jaipur, Rajasthan, through its Mr. Gurmeet Singh (Director), Mr. Subrato Bhattacharya (Director), Mr. Sukhdev Singh Gill (Managing Director) and Mr. Tarlochan Singh (Director) hereinafter referred to as "PACL" (B) ENTITIES/PERSONS SET OUT IN FIRSTLY IN SCHEDULE 1 through its authorised representative/director (collectively "PACL Group") (which expression shall, unless repugnant to the context or meaning thereof, include him, his legal heirs, executors and administrators, their respective (i) successors and permitted assigns in case of entities in the form of company; (ii) partners for the time being and from time to time constituting the relevant firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns and includes its affiliates and successors in interest, in case of entities in the form of partnership firm; and (iii) any legal heirs, executors and administrators, in case of an individual) of the FIRST PART;

AND

(A) MR. PRATEEK KUMAR, an Indian Inhabitant, residing at Row House-159, Cloud 9, Mohmadwadi, Pune 1, Maharashtra, hereinafter referred to as "Prateek Kumar" for self and as a authorised representative for (B) ENTITIES/PERSONS SET OUT IN SECONDLY IN SCHEDULE 1 (collectively "PK Group") (which expression shall, unless repugnant to the context or meaning thereof, include him, his legal heirs, executors and administrators, their respective (i) successors and permitted assigns in case of entities in the form of company; (ii) partners for the time being and from time to time constituting the relevant firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns and includes its affiliates and successors in interest, in case of entities in the form of partnership firm; and (iii) any legal heirs, executors and administrators, in case of an individual) of the SECOND PART;

PACL, PACL Group, PK Group and Prateek Kumar are hereinafter jointly referred to as "Parties" and severally as defined above. PK Group and PACL Group are individually known as "Group". "Properties / Property" shall have the meaning and defined in Schedule 2.



PACL is engaged in the business of construction and development of real estate properties into commercial mall, group housing projects and aggregation and trading of land through its various agents/independent contractors across India to cater to the needs of its customers;

Prateek Kumar is engaged in the business of aggregation and trading of real estate/properties and to provide relating to (i) land parcels, by way of various deed /general power of attorney /agreement, executed with farmers, land owners, confirming parties and/or in any other manner as may be permissible by applicable laws; and (ii) procuring sanctions and approvals for various commercial, residential, retail and other development activities including conversion of agricultural lands into non-agricultural (NA) as may be permissible under laws in effect;

Prateek Kumar has represented to PACL that he is the owner/promoter / founding partner / person in control (directly or indirectly) of PK Group and has further represented to PACL that he has the dominant influence on entire PK Group and Prateek Kumar is directly or indirectly the beneficial owner of, and dominant influence on the entire PK Group and each of the legal

03 OCT 2013

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04 OCT 2013

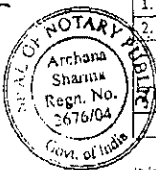


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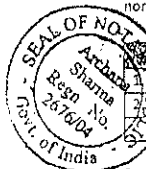
owner (in the form of shareholder, director, partner or proprietary concern, otherwise howsoever) of PK Group are his nominees and representatives, who act solely according to the instruction of Prateek Kumar. Prateek Kumar is solely responsible and accountable for all the acts and deeds of PK Group. Vis-a Vis PACL Group has represented to Prateek Kumar that after the transfer of the entities listed in Firstly of Schedule 1 from Prateek Kumar to PACL Group, they are now the beneficial owner of, and dominant influence on the PACL Group.

- D. Prateek Kumar had, from time to time, approached and represented to PACL that he has requisite expertise in acquiring and aggregating lands/properties in India and has in fact identified various land parcels/properties in various parts of India, which will be acquired by him for and on behalf of and in trust for PACL with a clear and marketable title free from encumbrances, litigations, along with all necessary permissions obtained (including from government and semi-government and local authorities) to vest all of such properties unto in favour of PACL and/or PACL nominee companies/ entities nominees, representatives, affiliates, subsidiaries, advisors, directors, managers or any third party appointed by PACL ("PACL Designates") (whether directly or indirectly including takeover of companies/ partnership firms holding such properties);
- E. In order to acquire properties at various locations in India the Parties entered into 14 different MOU's entered into between PACL Group, PK Group as set out in Schedule 3 herein ("Principal MOU-1").
- F. PACL states that, as per its books and records as on the date of this Agreement, it has from time to time and in various tranches, transferred to the following entities an aggregate gross amount of Rs. 2285.79 Crores (Rupee two Thousand Two Hundred Eighty Five Crores and Seventy Nine Lakhs Only) ("Advance") for the purpose of acquiring lands in various parts of India, development of various projects wherein land was in the name of PACL or its PACL Group, providing liaison services relating to various kind of approvals and permission for development of land, etc., for and on behalf of and in trust for PACL, which Prateek Kumar hereby confirms:

No.	Name of receiving party	Amount in aggregate (INR)
1.	Greenfield Estates	1885.03
2.	Sunshine Developers	64.50
	Synergysone Infrastructures & Projects Pvt Ltd	288.28
	Synergysone InfraDevelopers Pvt Ltd	12.98
	Total	2250.79



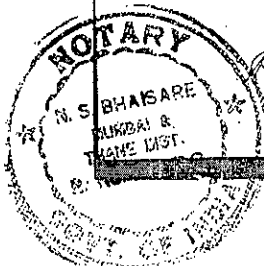
It is however clarified that Prateek Kumar was the Promoter of the following companies which had received certain part of the Advances for acquisition of Properties, however Prateek Kumar / its entities have transferred the entire shareholdings of these companies to PACL Ltd /its nominees:



No.	Name of receiving party	Amount in aggregate (INR)
1.	Ganraj Properties Private Limited	20.00
2.	Ecom Trade World Private Limited	15.00
	Total	35.00

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Parties further represent that certain property/ies which were acquired by PK Group for and on behalf of PACL Group, have been transferred to PACL Limited accordingly the name of PACL Ltd. is also reflected in Secondly of Schedule 2. It is further agreed that PK Group shall not be



03 OCT 2013



entitled have any shareholding on the PACL Ltd and only those properties shall be under this Settlement and not PACL Limited.

- G. Prateek Kumar has confirmed to PACL that, as per the business plans, he used his existing certain entities and also formed various new entities (thereby collectively forming PK Group) to acquire various lands and various other properties across India whereby the Advances were, from time to time, paid by the entities listed to Recital E, in various tranches, to the bank accounts of the PK Group/Persons or directly to owners/sellers of land for the purpose of acquisition of lands/ properties and development activities in various parts of India and for providing liaison services for development of land, etc.; for and on behalf of and in trust for PACL;
- H. As there were several disagreements and differences which arose between the parties to the Principal MOU-1, PK Group and PACL Group executed subsequent Memorandum of Understanding dated 21 September 2012 (the "Principal MoU-2") to clarify the rights of each of the Parties with respect to the lands acquired by Prateek Kumar, Greenfield and their entities (including the PK Group/Persons) and the utilisation of the same going forward;

- I. PACL, Greenfield and Prateek Kumar also entered into a Master Arrangement Agreement dated 28 March 2013 ("MAA") pursuant to which Prateek Kumar, Greenfield and the Associate Concerns (as defined under MAA and are also part of the PK Group herein) agreed to transfer the aggregate 4,479.4564 acres of the land in various cities of India that were acquired by Prateek Kumar, Greenfield and the PK Group/Persons, the details of which are set out in Schedule 1 of MAA in favour of PACL, its subsidiaries, affiliates and/or its nominees as may be instructed by PACL on as-is-where-is basis and on the terms and conditions as set out in MAA. Entities / companies/ firms of Prateek Kumar and the respective properties in those entities are set out in Firstly of Schedule 2 with details of each of such properties as set out in Annexure 1 to 6A ("PK Group Properties");



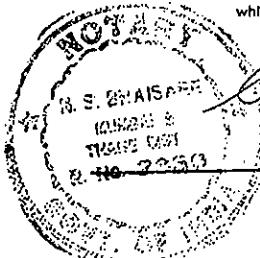
- Prateek Kumar has transferred certain properties / companies to PACL Group which has been acquired by Prateek Kumar out of the said Advances, the details of which are more particularly set out in Secondly of Schedule 2 with details of each of such properties as set out in Annexure 9 to 6Z ("PACL Group Properties").

- K. There arose several disagreements on various issues and for resolving them and to have common understanding between the parties and ultimately by and under this Definitive Agreement for Settlement the parties have put to rest their differences and disagreements and this Agreement shall override all previous understanding arrived at between the parties by a full and final settlement agreement in which the Properties and the Companies which form part of this Settlement Agreement are set out in PACL Group Properties;



- For the purpose of the Settlement arrangement the parties have mutually decided on date of execution of this Agreement and Prateek Kumar and PACL shall jointly hold in custody all the available original documents, transfer forms, corporate documents, (including but not limited to original title documents, permission and approval documents (if any), NA certificates, 7/12 extracts/ revenue records, mutations entries documents, litigation proceedings (if any), governmental approvals/ permissions, etc.) as have been acquired (or to be acquired) till the parties have achieved the purpose of settlement as set out herein;

- M. Both parties have initiated against each various legal proceedings (civil and criminal in nature) which the parties have now mutually agree to withdraw the same as per this Agreement;



3 OCT 2013
(S.S) (T.S)

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11. Accordingly, the Parties desire to enter into this Agreement to record the terms of payment by the Obligors of the Settled Aggregate Amount to PACL on terms and conditions as set out in this Agreement.

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Settlement

1.1. Settlement:

Based on various representations, warranties, covenants, acknowledgements and undertakings of the PACL Group and PK Group, parties have entered into this Definitive Agreement for Settlement and have agreed to full and final settlement between themselves in the manner contemplated under this Agreement.

1.2. In terms of the detailed settlement terms as set out in clause 2 below, the broad terms arrived between the parties

1.3. (i) both parties shall put all properties of PK Group and PACL Group as per Schedule 2 under management of MC and for that purpose MC will be appointed as set out herein

(ii) PACL and Prateek Kumar shall be entitled to 80% : 20% respectively out of "Net Land Revenue";

(iii) The shareholdings of all the companies set out in Schedule 1 (excluding PACL Ltd.) shall be in the ratio of 80% (PACL Group/ its nominees) : 20% (PK Group/ its nominees) respectively;

1.4. Monitoring Committee:

The Parties hereby appoint and have set up a monitoring committee ("Monitoring Committee/ MC") along with the execution of the Definitive Agreements which shall consist of the following person:

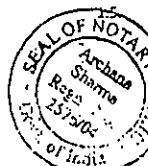
- (i) A person to be nominated by PACL ("PACL Group-MC Nominee");
 - (ii) A person to be nominated by Prateek Kumar ("PK Group-MC Nominee");
- (PACL Group-MC Nominee and PK Group-MC Nominee are collectively referred to as "Monitoring Committee/ MC").



All the respective Company set out in Schedule 1 shall appoint its MC Nominee as mentioned aforesaid, by passing a board resolution.

Parties shall be at liberty to change their respective MC Nominee, but with prior written intimation to the other.

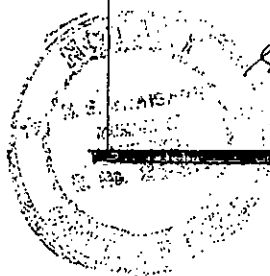
Monitoring Committee will require approval of Mr. Gurmeet Singh Chahal for all major decisions in respect of the properties as set out in the Schedule 2.



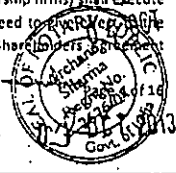
Confirmation from PK Group and PACL Group:

Each party has represented to the other that they are the principal obligor and person in control of PK Group / PACL Group (as the case may be) and is also authorised signatory to execute this Agreement on behalf of the PK Group/ PACL Group. PACL / Prateek Kumar has further represented that they have dominant influence on PACL Group / PK Group regardless of not being director, shareholder, manager or partner of the PACL Group / PK Group. Without prejudice to anything provided hereinabove, PK Group / PACL Group shall simultaneously execute hereof ensure that each of the PK Group/ PACL Group along with all the shareholders (wherever companies) and all partners (wherever partnership firms) shall execute such documents, transfer forms, undertakings, letters, agreements, deed to execute the settlement contemplated under this agreement and also execute Shareholders Agreement.

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38. Royal Orchid Infradevelopers Private Limited

Shop No.3, Paradeshi Building, Survey
No.34/4/5, Behind PICT College, Dhankowdi,
Pune - 411043

39. Beech Town Developers Private Limited

Shop No.3, Paradeshi Building, Survey
No.34/4/5, Behind PICT College, Dhankowdi,
Pune - 411043

40. E Com Trade World Private Limited

Pearls Business Park, D-7, Flat No.604a, Netaji
Subhash Place, Pitampura, Delhi - 110034

41. Ganraj Properties Private Limited

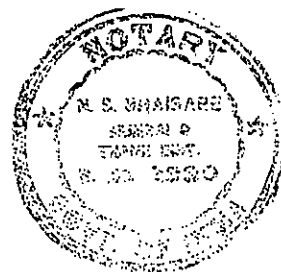
Shop No.3, Paradeshi Building, Survey
No.34/4/5, Behind PICT College, Dhankowdi,
Pune - 411043

42. Woodsville Projects Private Limited

Pearls Business Park, D-7, Flat no. 604a, Netaji
Subhash Place, Pitampura, New Delhi - 110034

43. Mr. Pravin Nandlal Gupta, Bungalow No. 48-49

Cloud Nine Society, NIBM Road,
Mohamadwadi, Pune - 48



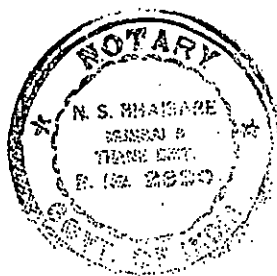
44. Mr. Vipin Nandlal Gupta, Bungalow No. 48-49

Cloud Nine Society, NIBM Road

45. Golden Estates- I, Village Gholu Majra,

(L.A.C Lalru) Tehsil Derabassi, Dist- S.A.S
Nagar, Punjab

...Respondents



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To,
The Registrar (O.S.)/Prothonotary and Senior Master
High Court
Bombay

Respected Madam,

We, PACL Limited, the Petitioner abovenamed, do hereby appoint
Rajani, Singhania & Partners Advocates & Solicitors, having their office
address at 204-207, Krishna Chambers, 59, New Marine Lines Mumbai
400020, to act, appear and plead on our behalf in the above matter.

IN WITNESS WHEREOF, we have set and subscribed our hand to this
writing at Mumbai.

Dated this 16 day of December, 2014

For and on behalf of

PACL Limited

Petitioner



MR. Pooamjeet S. Konda

Authorised Signatory

We accept:

Rajani Associates

Advocate for the Petitioner

(O.S. No. 6880)

Advocate's Call: I 2167

204-207 Krishna Chambers

New Marine Lines

Mumbai - 400020

Tel. No. 40961006 Email ID: ashish.purwani@rsplaw.in

IN THE HIGH COURT OF JUDICATURE AT
BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION PETITION NO. OF 2014

PACL Limited.

...Petitioner

Versus

Prateek Kumar and Ors

...Respondents

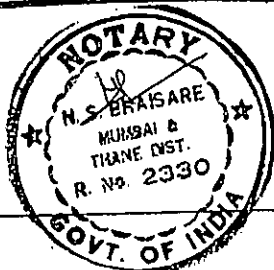
VAKALATNAMA

Dated this 16 day of December, 2014

Rajani Associates
Advocate for the Petitioner
204 – 207, Krishna Chambers
59 New Marine Lines
Mumbai 400020

EXHIBIT - A

38



N. S. BHAI SARE
NOTARY
MUMBAI & THANE DIST.



For OGI SHAREHOLDING LTD

(DEEPAK VEDPATI) (AK)

PRINCIPAL MEMORANDUM OF UNDERSTANDING

THIS PRINCIPAL MEMORANDUM OF UNDERSTANDING ("MOU") is made and executed at Mumbai on this 21st Day of SEP, Two thousand and Twelve:

Between:

1. M/s PACI INDIA LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at 7th Floor, Gopaldas Bhawan, Barakhamba Road, New Delhi 110001, acting through its Authorized Representative/Director Mr. Gurneet Singh, who has been duly authorized by a Board Resolution dated _____, (hereinafter referred to as "First Party", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its authorized representatives, successors, nominees and permitted assigns) of the FIRST PART;

2. M/s GREENFIELD ESTATE, a Partnership Firm having its office at A-60 Sushant Lok, Old Gurgaon Haryana through all its partners Sh. Rajeev Kumar (hereinafter referred to as the "GREENFIELD ESTATE", which expression shall unless repugnant to the context or meaning thereof, shall include its subsidiaries, affiliates, successors in interest, assignee and nominees).

AND

3. MR. PRATEEK KUMAR, an Indian Inhabitant, age 42 years, with PAN no. AFDK3666A, residing at Row House-1, Goldfield Society, South main Road, Koregaon Park, Pune (hereinafter referred to as the "PK", which expression shall unless repugnant to the context or meaning thereof, shall include its subsidiaries, affiliates, successors in interest, assignee and nominees)
(GREENFIELD & PK herein after collectively referred to as Second Party)

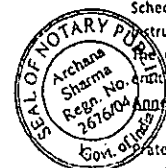
For Greenfield Estates

Partner



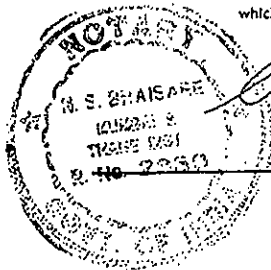
entitled have any shareholding on the PACL Ltd and only those properties shall be under this Settlement and not PACL Limited.

- G. Prateek Kumar has confirmed to PACL that, as per the business plans, he used his existing certain entities and also formed various new entities (thereby collectively forming PK Group) to acquire various lands and various other properties across India whereby the Advances were, from time to time, paid by the entities listed to Recital E, in various tranches, to the bank accounts of the PK Group/Persons or directly to owners/sellers of land for the purpose of acquisition of lands/ properties and development activities in various parts of India and for providing liaison services for development of land, etc.; for and on behalf of and in trust for PACL;
- H. As there were several disagreements and differences which arose between the parties to the Principal MOU-1, PK Group and PACL Group executed subsequent Memorandum of Understanding dated 21 September 2012 (the "Principal MoU-2") to clarify the rights of each of the Parties with respect to the lands acquired by Prateek Kumar, Greenfield and their entities (including the PK Group/Persons) and the utilisation of the same going forward;
- I. PACL, Greenfield and Prateek Kumar also entered into a Master Arrangement Agreement dated 28 March 2013 ("MAA") pursuant to which Prateek Kumar, Greenfield and the Associate Concerns (as defined under MAA and are also part of the PK Group herein) agreed to transfer the aggregate 4,479.4564 acres of the land in various cities of India that were acquired by Prateek Kumar, Greenfield and the PK Group/Persons, the details of which are set out in Schedule 1 of MAA in favour of PACL, its subsidiaries, affiliates and/or its nominees as may be instructed by PACL on as-is-where-is-basis and on the terms and conditions as set out in MAA. The entities / companies/ firms of Prateek Kumar and the respective properties in those entities are set out in Firstly of Schedule 2 with details of each of such properties as set out in Annexure 1 to 8A ("PK Group Properties");
- J. Prateek Kumar has transferred certain properties / companies to PACL Group which has been acquired by Prateek Kumar out of the said Advances, the details of which are more particularly set out in Secondly of Schedule 2 with details of each of such properties as set out in Annexure 9 to 67 ("PACL Group Properties");
- K. There arose several disagreements on various issues and for resolving them and to have common understanding between the parties and ultimately by and under this Definitive Agreement for Settlement the parties have put to rest their differences and disagreements and this Agreement shall override all previous understanding arrived at between the parties by a full and final settlement agreement in which the Properties and the Companies which form part of this Settlement Agreement are set out in PACL Group Properties;



L. For the purpose of the Settlement arrangement the parties have mutually decided on date of execution of this Agreement and Prateek Kumar and PACL shall jointly hold in custody all the available original documents, transfer forms, corporate documents, (including but not limited to original title documents, permission and approval documents (if any), NA certificates, 7/12 extracts/ revenue records, mutations entries documents, litigation proceedings (if any), Governmental approvals/ permissions, etc.) as have been acquired (or to be acquired) till the parties have achieved the purpose of settlement as set out herein;

- M. Both parties have Initiated against each various legal proceedings (civil and criminal in nature) which the parties have now mutually agree to withdraw the same as per this Agreement; **TESTED**



3 OCT 2013
(S.S) (T.S) Tania Chandra
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04 OCT 2013

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Accordingly, the Parties desire to enter into this Agreement to record the terms of payment by the Obligors of the Settled Aggregate Amount to PACL on terms and conditions as set out in this Agreement.

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Settlement

1.1. Settlement:

Based on various representations, warranties, covenants, acknowledgements and undertakings of the PACL Group and PK Group, parties have entered into this Definitive Agreement for Settlement and have agreed to full and final settlement between themselves in the manner contemplated under this Agreement.

1.2. In terms of the detailed settlement terms as set out in clause 2 below, the broad terms arrived between the parties

1.3. (i) both parties shall put all properties of PK Group and PACL Group as per Schedule 2 under management of MC and for that purpose MC will be appointed as set out herein

(ii) PACL and Prateek Kumar shall be entitled to 80% : 20% respectively out of "Net Land Revenue";

(iii) The shareholdings of all the companies set out in Schedule 1 (excluding PACL Ltd.) shall be in the ratio of 80% (PACL Group/ its nominees) : 20% (PK Group/ Its nominees) respectively;

1.4. Monitoring Committee:

The Parties hereby appoint and have set up a monitoring committee ("Monitoring Committee/ MC") along with the execution of the Definitive Agreements which shall consist of the following person:

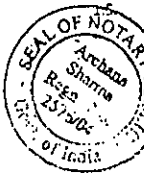
- (i) A person to be nominated by PACL ("PACL Group-MC Nominee");
 - (ii) A person to be nominated by Prateek Kumar ("PK Group-MC Nominee");
- (PACL Group-MC Nominee and PK Group-MC Nominee are collectively referred to as "Monitoring Committee/ MC").



All the respective Company set out in Schedule 1 shall appoint its MC Nominee as mentioned aforesaid, by passing a board resolution.

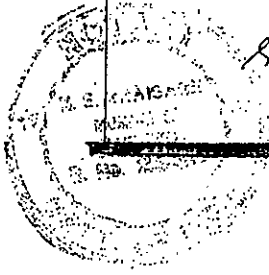
Parties shall be at liberty to change their respective MC Nominee, but with prior written intimation to the other.

Monitoring Committee will require approval of Mr. Gurmeet Singh Chahal for all major decisions in respect of the properties as set out in the Schedule 2.



Confirmation from PK Group and PACL Group:

Each party has represented to the other that they are the principal obligor and person in control of PK Group / PACL Group (as the case may be) and is also authorised signatory to execute this Agreement on behalf of the PK Group/ PACL Group. PACL / Prateek Kumar has further represented that they have dominant influence on PACL Group / PK Group regardless of not being director, shareholder, manager or partner of the PACL Group / PK Group. Without prejudice to anything provided hereinabove, PK Group / PACL Group shall simultaneously execute hereof ensure that each of the PK Group/ PACL Group along with all the shareholders (wherever companies) and all partners (wherever partnership firms) shall execute such documents, transfer forms, undertakings, letters, agreements, deed to execute the settlement contemplated under this agreement and also execute Shareholders Agreement.



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between PACL and Prateek Kumar for interalia governing the shareholdings and control of the respective Companies/ Firms as set out in Schedule 1 and its properties (collectively, the "Transaction Documents") both in letter and in spirit; and PK Group / PACL Group confirms herein that it/they is/are not entitled to any additional consideration for the performance of any obligations under the Transaction Documents including for obligation of transfer of its /his share or interest in the relevant PACL Group /PK Group in terms of the Transaction Documents.

2. Terms of Settlement

2.1. Properties under joint management of the MC

All the Properties (mentioned in Schedule-2), shall be put under the control, supervision, and management of the MC. The MC alone shall be authorised to execute all deeds, documents, papers, etc. for sale, leasing, mortgaging, transferring, etc. the said Properties or any part thereof or any units to be constructed thereon and the take possession and control of all such Properties. Both parties shall execute such POA, Resolution, documents, letters, undertakings, etc. that may be required to give effect to the settlement contemplated under this Agreement. The MC shall also be authorised to maintain the Bank Accounts of all the companies and the parties shall ensure that the MC is authorised to draw cheques and take all decisions pertaining to the said Properties and also its development, construction, allotment, sale, leasing of any units, etc.

2.2. Share of PACL and Prateek Kumar in Net Land Revenue:

It is further agreed by and between the parties herein that PACL and/or PACL Designates shall be entitled to 80% (eighty percentage) of "Net Land Revenue" ("PACL Share") and Prateek Kumar shall be entitled to 20% (twenty percentage) of "Net Land Revenue" ("PK Share"). "Net Land Revenue" referred to above shall mean "any consideration including sale value, JV consideration, etc. of development of land/project or by way of sale of the shares of any Firm or Company set out in the Schedule 1 or any Properties as per Schedule-2, ~~less~~ (i) any external borrowings (other than PK Group or PACL Group); (ii) any new investments made by any parties in land and/or development expenditure, approval, expenditure, commissions/brokerage, etc. from the date of execution hereof".

2.3. Transfer of shares/interest:

The Parties have agreed to share the Net Land Revenue in the ratio of 80:20 for PACL Group and PK Group respectively. This is proposed to be achieved by either having appropriate shareholding in companies which hold land or by way of profit share arrangement in partnership firms which hold land.

3.1 Accordingly, To give effect to transfer of shares of the PK Group to PACL /PACL Designate and PACL Group to PK Group, (i) all the shareholders and partners of the each group (being company) have executed transfer documents for transfer of all their respective shares in the relevant Group (being company) as per the Shares (defined later) agreed to be transferred to PACL / PACL Designates (i.e. 80%) and PK Group (i.e. 20%) (as per Schedule 4) without being liable to make or pay any consideration therefore, which the shareholders of each of the said companies have admitted and acknowledged herein; and (ii) all the partners of the relevant PK Group / PACL Group (wherever partnership firm) have executed deed of admission-cum-attestament for providing its/his consent to:

- admit PACL and/or PACL Designate as the partners of the PK Group (being Partnership Firm) to the extent that PACL has PACL Share and control in the entities;
- releasing and transferring 80% of the Share in the Partnership Firms of the PK Group (being Partnership Firm) in favour of PACL and/or PACL Designate;
- admit Prateek Kumar or its nominee as the partners of the PACL Group (being Partnership Firm) to the extent that Prateek Kumar or its nominees has PK Share;



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(d) releasing and transferring 20% of the Share in the partnership Firms of the PACL Group (being Partnership Firm) in favour of Prateek Kumar and/or his nominees; at nominal value/par consideration, which the partners of each of the said partnership firm admit and acknowledge.

2.3.2 Both parties shall execute all such deed and documents and do all such act as may be required by to give effect to the understanding and terms and conditions mentioned in this Agreement in letter and in spirit including, but not limited to, recording transfer of shares or interest in the companies, removal of director or partner appointed (as contemplated under this Agreement), filling necessary forms with the relevant governmental authorities and intimation to all third party (including banks and financial institutions) about such change in control in favour of PACL / Prateek Kumar and its nominees, affiliates, etc. (as the case may be) and generally do all such act or deed as is usual and customary to transfer of such nature.

2.4. Execution of the Shareholders Agreement:

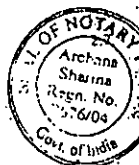
A Shareholder's Agreement shall be executed between the shareholders of the entities mentioned in Schedule 1 ("Shareholders Agreement") for the purpose of governing their obligations and rights under the same and to empower the MC to such rights as are set out in this Agreement.

2.5. Clear and marketable title to the Properties:

PACL Group and PK Group jointly or through MC, endeavour to clear all Encumbrances (if any) from the said Properties and make the title of the said Properties clear and marketable with all permissions and sanctions required for each of the properties contemplated under this Agreement. "Encumbrance" shall mean "any mortgage, charge, set-off or other security interest of any kind, pledge, hypothecation, assignment, deed of trust, encumbrance, lien, claim, option, *lis-pendens*, acquisition or requisition proceedings, or any statutory lien or claim or charge in favour of any person or any litigation or dispute, any interest, pre-emptive right, transfer restriction, or exercise of any attribute of ownership, any right of set-off; and any adverse claim as to title, possession or use".

2.6. First Charge:

In case any funds are required in respect to clear the Encumbrance of the property or for development of the Properties or for land acquisition, etc. such part thereof or for payment of stamp duty for transfer of land or for approvals or for any other purpose, then PACL may bring in the required funds and all monies paid by PACL shall be a first charge on all the revenues generating out of such Properties on which the same has been spent.



Withdrawal of Cases:

Since there were disputes and differences in respect to the Advances paid and the non-compliance of the obligation under the MOU-1, MAA and MOU-2, both parties had filed certain complaints and/or cases against each other at various places. In lieu of the settlement arrived at between the parties herein both Prateek Kumar and PACL hereby agree and confirm that they shall withdraw all Criminal and Civil cases / complaints filed against each other, and/or their Associate Entities. Both parties shall execute necessary comfort documents to the satisfaction of the other party for withdrawal of the cases/complaints.



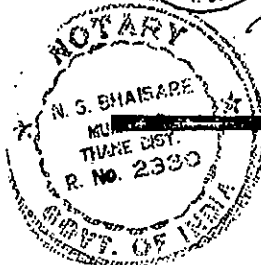
Newspaper Notice:

PACL had published in various newspapers in respect to Prateek Kumar and the Properties. PACL had put notice to the public at large that no person should deal with Prateek Kumar or the properties of Prateek Kumar or its group companies affiliates, etc. PACL hereby agrees that it shall publish notice to the satisfaction of both the parties ("Publish Notice")

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Deposit of Documents:

Parties hereby admit and acknowledge that all the original title documents in respect to the Properties (as set out in the Schedule 2 and Annexures) including but not limited to revenue records, MOU's agreements, conveyances, POA, Agreement for Sale and also the Transfer Forms, Share Certificates, EGM notice, EGM Resolution, Director resignation, appointment of new Directors, board resolutions, Shareholder's Agreement between Prateek Kumar and PACL, PMC Agreement and such other documents in respect to the companies which are in possession of the respective parties ("Original Documents") and the same shall be held in joint custody (as may be mutually decided) till the time the parties have complied with Conditions Precedents (as defined below).

2.10. Transfer of certain properties / equity shares / Interest from Synergysone Infrastructure & Projects Pvt. Ltd. to PK Group:

2.10.1 Prateek Kumar and all its Share holders and Directors hereby agree that PACL Group/ entities shall be entitled to 80% equity shares in Synergysone Infrastructure & Projects Pvt. Ltd. and Prateek Kumar has agreed to cause to transfer and assign 80% of the shareholdings by entering into such document as PACL may deem fit and proper without any consideration whatsoever for all of such Company and partnership firms as set out Secondly in Schedule 5 in favour of PACL Group or any of its entities within a period of 60 days from the execution hereof at the cost of PACL Group.

2.10.2 Synergysone Infrastructure & Projects Pvt. Ltd. shall transfer and assign the properties set out Firstly in Schedule 5 in favour of PK Group or its entities at the cost of PACL within the period of 60 days from hereof.

2.10.3 The transfer of 80% shares of Synergysone Infrastructure & Projects Pvt. Ltd. in favour of PACL Group entities shall be effective immediately on the date when PK Group has transferred and assigned the properties of Synergysone Infrastructure & Projects Pvt. Ltd. set out in Schedule 5 in favour of PK Group or any of its entities or on the expiry of the 60th day from the date of execution hereof, whichever ever is earlier, provided that PACL Group has paid the actual cost for stamp duty and registration charges (on actual) if demanded by PK Group within the period of 50 days from execution hereof ("Synergysone Effective Date"). MC shall give effect to this transfer on the Synergysone Effective Date and the present Directors shall be deemed to have resigned from Directorship and the new Directors as suggested by PACL Group and PK Group shall become effective on Synergysone Effective Date.

2.10.4 Notwithstanding anything contained anywhere else in this Agreement, for any and all properties of Synergysone Infrastructure & Projects Pvt. Ltd., no decision or authority shall be exercised by Prateek Kumar or MC and the same shall rest with PACL.

2.10.5 In the event if any shareholding in Synergysone Infrastructure & Projects Pvt. Ltd. is transferred by PK Group or any properties of Synergysone Infrastructure & Projects Pvt. Ltd. is transferred, prior to the said Company vesting with PACL, then PACL shall be entitled to 80% of the Net Land Revenue (save and except for properties set out in Schedule 5). Any financial transaction taken place in Synergysone Infrastructure & Projects Pvt. Ltd. prior to Synergysone Effective Date, shall not be objected by PACL at anytime.

2.11. Joint Possession:

Both parties shall be in joint possession ownership and control of the Properties set out in Schedule 2.

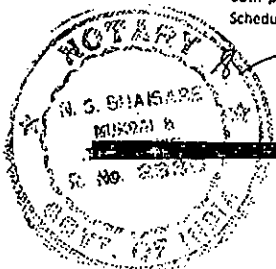
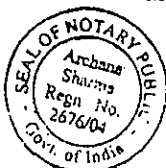


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Past Liability:

It is further agreed by and between the parties that in case of any past dues/ liabilities of any of unpaid amounts to be paid to complete the acquisition of the Properties / lands shall be the joint responsibility of the Groups in the ratio and any other past liability shall be the sole responsibility of the PK Group / Prateek Kumar.

2.13. Special terms for certain Properties:

Both the Group hereby agree and confirm that the properties which were acquired by PACL Ltd. and subsequently transferred in the name of Prateek Kumar and/or PK Group shall be re-conveyed and re-transferred back to PACL Ltd. by Prateek Kumar and/or PK Group within a period of 30 days from the date of execution hereof, such properties are more particularly set out in Schedule 6.

2.14. Exclusion of any other property:

All properties which are not mentioned in this Agreement shall be excluded from the Settlement arrived at between the parties. Either party will have no claim against each other's property in the name of Prateek Kumar / PACL or their family members or Directors or associate entities.

3. Joint Custody of the Property Documents:

The parties hereby agree and confirm that both the Groups shall put all the Original Documents in a joint security vault / room or any other manner as they may mutually decide, within a period of 15 days from the date of execution hereof;

4. Sequence of execution of the Settlement / Transaction Documents

The parties shall execute the documents in the following sequences, unless otherwise mutually agreed:

4.1 both parties to withdraw all cases filed against each other, and simultaneously Parties to deposit all of Original Documents in joint custody as mutually agreed;

PACL shall Publish Notice as mentioned above; (4.1 and 4.2 collectively known as "Condition Precedent");

4.2 Simultaneously upon fulfilment of all Conditions Precedent the both Group shall handover Original Documents to MC.

4.3 Condition Subsequent:

(i) Transfer of the properties (set out in Schedule 5) from Synergyone Infrastructure & Projects Pvt. Ltd. to PK Group or its nominees;

(ii) Both parties shall file and also comply with necessary statutory compliance and filings with all relevant authorities;

The respective Shareholders of each of the entities set out in Schedule 1 shall be in joint possession of the Properties set out in Schedule 2;

In the event of any of the Condition Subsequent not complied by the party then MC shall have the rights and powers to fulfil the same for either or of the defaulting parties.

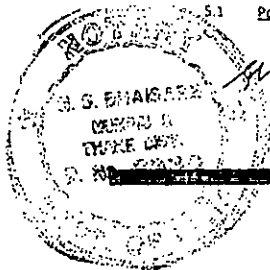
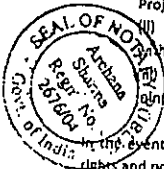
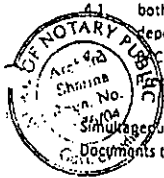
5. Monitoring Committee5.1 Powers and Control of the Management Committee:

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5.1.1 All the Properties (mentioned in Schedule-2), shall be put under the control, supervision and management of the MC. The MC alone shall be authorised to execute all deeds, documents, papers, etc. for sale, leasing, mortgaging, transferring, etc. the said Properties or any part thereof or any units to be constructed thereon and the take possession and control of all such Properties. PK Group/Persons and Prateek Kumar shall simultaneously upon execution hereof, execute such POA, Resolution, documents, letters, undertakings, etc. that may be required to give effect to the settlement contemplated under this Agreement. The MC shall also be authorised to maintain the Bank Accounts of all the companies and the parties shall ensure that the MC is authorised to draw cheques and take all decisions pertaining to the said Properties and also its development, construction, allotment, sale, leasing of any units, etc.

5.1.2 Upon sale, transfer or dispose of the said Property set out in the Schedule 2 the MC shall handover the said Original Documents in respect to such properties of which the transfer is effected to the transferee/beneficiary/purchaser/mortgagee.

6. Covenants and Warranties

6.1. Covenants:

Each party hereby, jointly and severally, agree and undertake with the other as follows:

6.1.1. allow the representatives of other to enter into the Properties and allow them to take possession, develop or sell the same as per the directions of the MC;

6.1.2. take all steps necessary to obtain all authorisations of relevant governmental authorities that may be required for the consummation of the transaction contemplated under the Transaction Documents (including for steps necessary for MC take complete control of the Properties and entities as set out in herein);

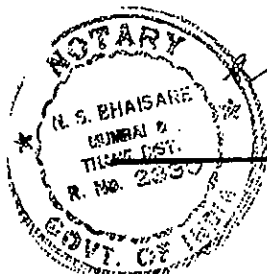
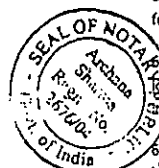
6.1.3. refrain from violating, breaching, or defaulting, and from taking or failing to take any action that (with or without notice or lapse of time or both) would constitute a violation, breach, or default under, any term or provision of any law or regulation or contract to which they are a party or by which any of its assets is or may be bound or that would (a) prevent or invalidate the consummation of the transaction contemplated under the Transaction Documents or (b) cause the Transaction Documents and the transaction contemplated hereby to violate any applicable legal requirements;

6.1.4. not issue, allot, redeem or repurchase any shares or any kind of securities (whether convertible or non convertible) including any re-issue of forfeited shares or any security whether convertible or not into shares or grant any option, warrant or right in respect thereof (in the form of companies);

6.1.5. otherwise than what is stated in this Agreement, not change in any way the rights of the existing shares in its share capital of any of the Company (in the form of companies) or not change the face value of or rights attached to any of the shares of any of the Company (in the form of companies);

6.1.6. otherwise than what is stated in this Agreement, not alter any ownership or profit and loss sharing structure of any partnership firm or any other proprietary concern involving the any of the Firms;

6.1.7. not induct new partner or retire any partner (other than as set out in this Agreement) in any manner whatsoever in any of partnership firm or any other proprietary concern involving the partnership firm;



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6.1.8. not initiate or sponsor or defend any legal proceedings which will directly or indirectly jeopardise the interest of the other in any of the Properties or part thereof;

6.1.9. not take any corporate action including reorganisation, liquidation, dissolution, winding up (any mode), consolidation, merger, sale of any assets or otherwise, which might result in a dilution of the interest in any of the Company;

6.1.10. not recommend or declare any dividend on shares or distribution of profits or retained earnings in any other manner in any of the Company;

6.1.11. not do any alterations to the capital of any of the Company, including reduction and capitalisation of reserves;

6.1.12. not commence new line of business and/or modification of the existing business of any of the Company/ Firms;

6.1.13. not dispose off, lease, license or transfer any of the assets of the Company (including the Properties) or close the whole or any part of any undertaking of the Company;

6.1.14. not borrow any money or make any loan or provide any security or furnish any guarantee or indemnity or create or permit to subsist any encumbrance over assets of any of the Company/ Firms;

6.1.15. to disclose to the other all contracts /agreements / understandings entered into in respect to the Properties by the Company;

6.1.16. not change or otherwise modify the Memorandum or Articles of any of the Company (in the form of companies), other than for the purpose of giving effect to the settlement contemplated herein;

6.1.17. not agree, conditionally or otherwise, to do any of the foregoing or to do any action which will or may intend to jeopardise either directly or indirectly the interest of the other or the transaction as contemplated under the Transaction Documents.

6.1.18. Forthwith handover all the operations (including business operation, dealings, development, etc. whatsoever) of the Company / Firms to the MC;

6.1.19. PK Group and PACL Group and its respective directors authorised persons to handover operation of all the bank accounts to MC or such person as they may mutually decide and not to issue any cheques payments etc. to any person nor shall they withdraw any amounts from any of the bank accounts without the prior permission of MC;

7. Authorisation

7.1. Prateek Kumar confirms to PACL Group and PACL confirms to PK Group that each of them are principal obligor and person in control of their respective Group (regardless of fact that they are not the shareholders or director or partner of certain companies), has the authority to enter into this Agreement and has also been duly authorised by all the Entities (as set out in Schedule 1) to (i) negotiate the terms of the Transaction Documents, (ii) sign, execute and deliver the Transaction Documents and incidental documents as may be necessary thereto in accordance with the provisions of the Transaction Documents and the transaction, and (iii) do all such acts, deeds matters and things as may be necessary to give effect to the transaction.

7.2. Prateek Kumar understands and agrees that his appointment as an authorised signatory of the PK Group is irrevocable in nature and shall remain valid notwithstanding any inter-se dispute amongst the PK Group. Similarly, PACL authorised signatory understands and agrees that his

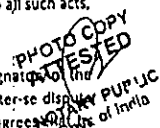
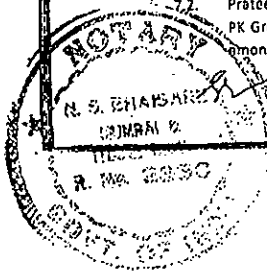


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appointment as an authorised signatory of the PACL Group is irrevocable in nature and shall remain valid notwithstanding any inter-se dispute amongst the PACL Group.

- 7.3. Both parties have assured to the other they undertake to accept and ratify all actions and decisions taken by PACL/ Prateek Kumar for and on behalf of their respective Group.

8. Indemnifications

8.1. Indemnity:

Without prejudice to any other provision of this Agreement and/or any other right of either party under this Agreement and the Transaction Documents or under law or equity, each Group hereby jointly and severally, indemnify, and keep indemnified defend and hold harmless the other from and against any and all losses that the Group and its representatives, employees, directors, shareholders, agents and attorneys may suffer or incur directly or indirectly, from claims, actions, demands or assessments, done or omitted to be done, by reason of:

8.1.1. any misrepresentation, inaccuracy, incorrectness or incompleteness in, or breach of any warranties / covenant provided by the party herein contained in this Agreement and /or the Transaction Documents;

8.1.2. any losses arising due to non compliance or non-adherence by any party of any provisions or terms of this Agreement and /or the Transaction Documents executed by Prateek Kumar /PACL;

8.1.3. any defect in authority of any party in relation to execution, delivery and performance of the terms and conditions of this Agreement and the Transaction Documents;

8.1.4. any act, negligence or fraud or violations or misdoings by any party, whether (a) disclosed under any (i) legal, financial, technical, forensic and property diligence reports and (ii) forensic/special audit report or (b) not disclosed in any of findings of advisors and representatives; and

8.1.5. any and all actions, suits, proceedings, claims, demands, assessments, judgements, costs and expenses, including legal fees and expenses, incidental to any of the foregoing or incurred in investigating or attempting to avoid the same or to oppose the imposition thereof, or in enforcing any such indemnity.

9. Events of Default / Dead of MC

Events of Default: Each of events or circumstances set out below shall constitute the events of default (each a "Event of Default" and collectively, the "Events of Default"):

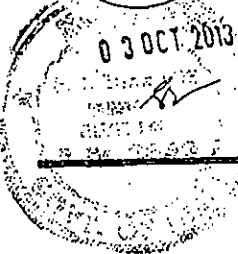
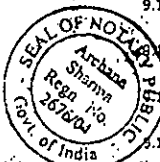
9.1.1. Conditions Precedents are not complied by either party;

9.1.2. default in fulfilling the obligations set out in clauses 2 and/or 4 above within the time lines mentioned therein;

9.1.3. any act or deed or negligence by any of the parties which will undermine the rights imparted to the other in terms of this Agreement and/ or the Transaction Documents;

9.1.4. any related party transactions adversely affecting the rights of any of the party under this Agreement or the Transaction Documents;

9.1.5. any of the Group or entity is declared insolvent, bankrupt, industrially sick, or is unable to pay its debts; or enters into a compromise or any arrangement with its creditors, or the liquidator, receiver or liquidator is appointed to take over all or any part of its assets or properties or if entity is the company then such compromise



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wound up, liquidated or dissolved or if any entity is partnership firm, such firm is dissolved;

- 9.1.6. In the event there is any order of attachment/ attachment of any of the properties of any of the parties;
- 9.1.7. any of the Properties or part thereof being sold, mortgaged, transferred, conveyed or created any third party rights by any Group out of the extent mentioned in this Agreement;
- 9.1.8. any direct or indirect change in ownership, shareholding, management and/or dilution of interest in any of the Persons to this Agreement in the Companies/ Entities mentioned in Schedule 1; or
- 9.1.9. If any party or its Directors (applicable to companies only) / partners (applicable to firms only) fails to sign the transfer forms, agreements as may be called upon by the other.

9.2. Consequences of Events of Default:

9.2.1 EOD prior to Condition Precedents being complied:

In the event of Default prior to completion of all Condition Precedents being complied with this Agreement shall stand terminated by issuing a notice of 15 days in writing by one party to the other. Upon such termination both the respective parties shall be entitled to their respective Original Documents and the entire understanding herein shall be reversed and parties shall be at the same position as they were before signing of this Agreement and the Term Sheet signed in respect of this arrangement shall also come to an end.

9.2.2 EOD post to Condition Precedents being complied:

In the event any party fails to comply with the obligation as set out in this Agreement, then the non-defaulting party may along with any other right that it may have under law or equity, have a right and recourse to file a suit / arbitration seeking specific performance of this Agreement against the defaulting party to fulfil all obligations as set out herein.

9.2.3 Remedies in the EOD post Condition Precedents being complied:

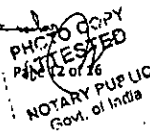
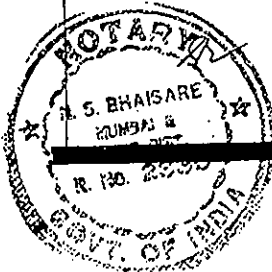
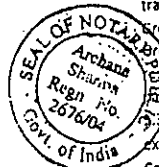
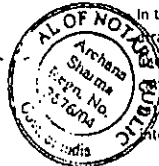
In the event of Default post to Condition Precedents being complied, then notwithstanding the arrangement contemplated herein the Group other than the Defaulting Group shall be at liberty/ free to decide and plan (at the Non-Defaulting Group's sole discretion and convenience) to transfer the assets / properties of all the companies listed in Schedule 2 in the name of the Shareholding set out in Schedule 4 in the Company / Firms without any interference or direction or consent of the Defaulting Group or the MC

9.3 Dispute / Differences in management of the Properties by MC:

9.3.1 In the event if there are any differences in the MC regards development and / or transfer of any of the Properties as set out in this Agreement, then Prateek Kumar and the PK Group and PACL and / or PACL Designates shall divide the properties in the ratio of 80:20 (PACL Group: PK Group) by metes and bound and transfer such divided share in the property to their respective party so that each party shall have unfettered and exclusive ownership right on such mentioned property in a manner contemplated under law.

9.3.2 If prior to happening of deadlock, if PACL Group entity has infused any funds post execution hereof, in any company / entity or spent money on its Property/ies, then the Company/ Entity shall before dealing with any Property/ies, transfer and assign such part of the immovable property of the all Company/ies to PACL Group entity to the extent PACL Group entity has brought in the required funds in that Company.

It is clarified that the while effecting any decision as set out in clause 9.3.1 above, the Properties to be transferred to PACL Group entities (as set out in clause 9.3.2) shall be effected first before implementing the decision of the Property/ies.



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9.4 Enforcement of this Settlement Agreement:

Either party can enforce the terms of this Settlement Agreement to any court of law (including arbitration as set out in this Agreement) for seeking specific performance of the terms set out herein as set out as per the terms herein.

10. Miscellaneous

10.1 Successors and Assigns:

None of the parties shall be at liberty to assign its rights under this Agreement unless specifically agreed by the other in writing.

10.2 Outstanding Liabilities:

Each party undertakes and acknowledges that its shareholders, directors, employees, nominees and associates shall not assume any liabilities (civil or criminal) of any third party or any of group companies/entities/persons of the other Group other than liabilities as accepted by the parties in writing.

10.3 Counterparts:

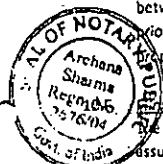
This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

10.4 Time as Essence of this Agreement:

The Parties agree and acknowledge that time is the essence in the performance of the Obligors respective obligations in terms of the Transaction Documents. If any time period specified herein is extended, such extended time shall also be of the essence.

10.5 Entire Agreement:

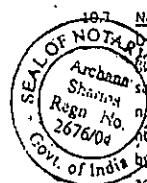
This Agreement and the documents referred to herein constitute the entire agreement between the Parties with respect to the subject matter hereof, this Agreement supersedes all prior oral and written agreements, representations, statements, negotiations, understandings, proposals and undertakings.



Further Assurance:

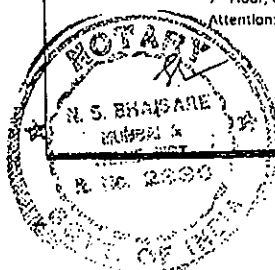
The Parties shall with reasonable diligence do all such things and provide all such reasonable assurances as may be required to consummate the transaction hereby contemplated, and each Party shall provide such further documents or instruments required by any other Party as may be reasonably necessary or desirable to effect the purpose of this Agreement and carry out its provisions.

10.7 Notices:



Unless otherwise provided, any notice required or permitted under this Agreement shall be given in writing and shall be deemed effectively given (a) when delivered in person (b) on the same date when dispatched by electronic facsimile transfer or email, or (c) when received by a nationally recognised courier service or registered mail and addressed to the Party to be notified at the address indicated below, or at such other address as such Party may designate by advance written notice to the other Parties. Any notice to any Group/Persons shall be addressed to PACL/ Prateek Kumar and such notice to any of them shall be sufficient notice to all the respective Groups.

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to PACL / PACL Group:
PACL Limited
7th Floor, Gopaldas Bhawan, Barakhamba Road, New Delhi
Attention: (Mr Gurmeet Singh)



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If to Prateek Kumar/ PK Group :
 Mr. Prateek Kumar
 Row House-159, Cloud 9, Mohmadwadi, Pune 1, Maharashtra
 Email: pk@strideindia.com
 Telephone: (020-41285517)
 Facsimile: (020-41285518)

10.8 Severability:

If any provision of this Agreement or the application thereof to any Person or circumstance shall be invalid, prohibited or unenforceable to any extent for any reason including by reason of any law or regulation or government policy, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and shall not be part of the consideration moving from one party to another and the remainder of this Agreement and the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Any invalid or unenforceable provision of this Agreement shall be replaced with a provision, which is valid and enforceable and most nearly reflects the original intent of the unenforceable provision.

10.9 Amendments and Waivers:

10.9.1 the Parties acknowledge and agree that the settlement terms recorded under this Agreement are irrevocable and binding on each of the Parties.

10.9.2 no modification, alteration or amendment of this Agreement or any of its terms or provisions shall be carried out by the Parties unless made in writing and duly executed by Prateek Kumar and PACL.

10.9.3 this Agreement shall *ipso facto* modify the terms of the Principal MoU-1 and 2, MAA and all other earlier understanding set out therein and this Agreement *ipso facto* override and substitute such provisions of the Principal MoU-1 and 2, MAA and all other earlier understanding set out therein as may be contrary to the understanding/settlement contained herein.

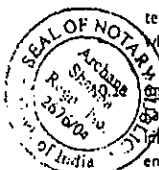
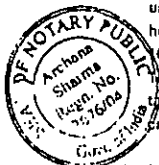
10.9.4 in the event of conflict between the terms of this Agreement and the provisions of the transaction Documents, best endeavours shall be made to achieve harmonious construction, taking into account all relevant documents including this Agreement failing which the provisions of this Agreement shall prevail for the subject matter as set out herein.

10.10 Survival Provisions:

Notwithstanding anything contrary contained in this Agreement, clauses relating to Representations and Warranties, Indemnification, Arbitration, Miscellaneous Provisions Governing Law and Jurisdiction and Consequences of Events of Default shall survive the termination of this Agreement for any reason whatsoever in addition to rights of the Parties which survives under the applicable laws and statutes.

Confidentiality:

Each of the Group acknowledges that, pursuant to this Agreement it may have access to certain information concerning the other, its nominees, representatives, investors, advisors, employees etc. (the "Disclosing Parties"), which is either confidential or proprietary in nature, whether received orally or in writing. All information given by the Disclosing Parties to the other, pursuant to and under this Agreement or any other documents executed will be deemed to be confidential information no matter whether it is labelled or not as confidential information by the Disclosing Parties. Both Group acknowledges and agrees that all confidential information whether disclosed orally or in writing, is the property of the Disclosing Parties and constitutes valuable, special and unique assets of the business of such Party. Both Group



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agree that the recipient of the confidential information shall neither disclose to any third party nor use for any purpose other than for the purpose of this Agreement, without prior written consent of the Disclosing Parties. Both Group further agree that neither of the Group will discuss or divulge or make public, the contents of this Agreement to any third party save and except with prior written consent of the Disclosing Parties.

10.12 Collaborative Drafting:

The Parties agree that this Agreement was negotiated fairly between them at arm's length and that the final terms of this Agreement are the product of the Parties' negotiations. Each Party warrants and respects that it has sought and received legal counsel of its own choosing with regard to the contents of this Agreement and the rights and obligations affected hereby. The Parties agree that this Agreement shall be deemed to have been jointly and equally drafted by them, and that the provisions of this Agreement therefore should not be constructed against a Party because the Party drafted or was more responsible for drafting any of its provisions. Each of the Parties has executed this Agreement voluntarily, after having obtained advice of counsel, and with a full and free understanding of its terms.

10.13 No other amount due and payable:

Each Group undertake, confirm and agree that there is no amount due and payable by either of them to the other save and except as recorded herein.

10.14 Exclusion of PACL Ltd.:

It is agreed and confirmed by the PK Group that, PK Group shall not be entitled to have any shareholdings whatsoever or any right title or interest in PACL Ltd. in howsoever and whatsoever manner. It is further agreed and confirmed by and between the parties that only certain properties of PACL Ltd. which has been acquired by PK Group from the said Advances shall be included in this Settlement and not any other property which does not form part of the Schedule or Advances. Notwithstanding anything contained anywhere else in this Agreement, the MC shall not have any powers or authority to direct any Director or employee of PACL Ltd. for any matter other than the properties listed in the Annexure to this Agreement.

10.15 Equitable remedies:

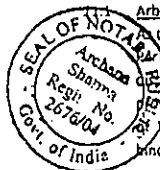
Each Party acknowledges and agrees that monetary damages may be an inadequate remedy for breach or threatened breach of the provisions of this Agreement, and each Party agrees that, notwithstanding anything to the contrary herein, in the event of a breach of any provisions of this Agreement, the respective rights and obligations hereunder shall be enforceable by specific performance or injunctive remedy in any court of competent jurisdiction.



11. Arbitration

Arbitration:

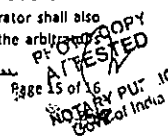
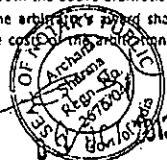
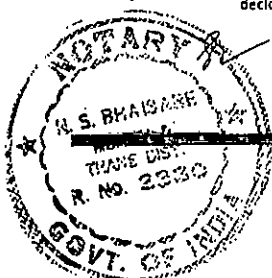
In the event there is a limited dispute and difference between the Parties in respect to this Agreement, the Parties have mutually agreed and accepted to appoint a sole arbitrator to resolve the aforesaid dispute arisen between the Parties and such arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 and shall be concluded within a period of 120 days from the date of appointment. The Award of the Arbitrator shall be final and binding and enforceable upon all the parties to this Agreement.



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11.2 Venue and Procedure:

The place of both the above arbitration shall be Mumbai and the language of arbitration shall be English. The arbitration shall be substantiated in writing. The arbitrator shall also decide on the costs of the arbitration procedure. The Parties shall submit to the arbitrator



award and the same shall be enforceable in any competent court of law.

Governing Law and Jurisdiction

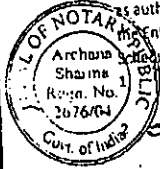
The Courts at Mumbai alone shall have the exclusive jurisdiction in respect of all matters or disputes or differences arising out of this Agreement.

IN WITNESS WHEREOF the Parties to this Agreement, do hereby set and append their respective hands on the day and date first mentioned above at New Delhi,

SIGNED AND DELIVERED
by the withinnamed PACL
PACL Limited
by the authorised signatory
Mr. Gurmeet Singh (Director),
Mr. Subrato Bhattacharya (Director),
Mr. Sukhdev Singh Gill (Managing
Director) and Mr. Tarlochan Singh
(Director) in the presence of ...
1 M. L. Sethi
2 Suresh Mohan

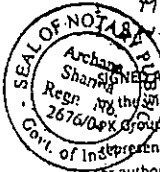
Gurmeet Singh
Tarlochan Singh
Sukhdev Singh Gill
Subrato Bhattacharya
M. L. Sethi

SIGNED AND DELIVERED
by the withinnamed
PACL Group Set Out in Schedule 1
represented by Mr. Beant Singh
and Chandar Mohan Bhatta
as authorised signatory of
the Entities Set out in Firstly of
Schedule 1
M. L. Sethi



SIGNED AND DELIVERED
by the withinnamed Prateek Kumar
Mr. Prateek Kumar
in the presence of ...
M. L. Sethi

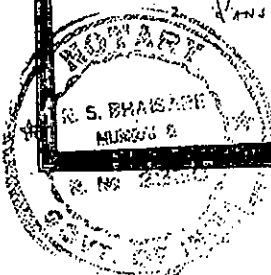
Beant Singh
Chandar Mohan Bhatta
Prateek Kumar
M. L. Sethi



SIGNED AND DELIVERED
by the withinnamed
PACL Group Set Out in Schedule 1
represented by Mr. Prateek Kumar
as authorised signatory and
as power of attorney holder of
the Entities Set out in Secondly of
Schedule 1
M. L. Sethi

Prateek Kumar
M. L. Sethi

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Schedule 1

Firstly

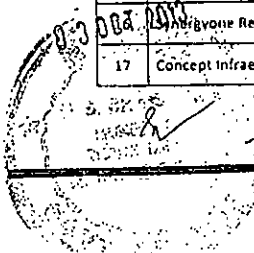
[PACL Group/Persons of PACL Ltd.]

S.No.	Named of the Entities	Entity Type	Whether in Joint Venture	If, Yes the Shareholding in Joint Venture
1	Swisstown Developers Private Limited	Private Limited Company	No	N.A.
2	Royal Orchid Infra Developers Private Limited	Private Limited Company	No	N.A.
3	Beech Town Developers Private Limited	Private Limited Company	No	N.A.
4	E Com Trade World Private Limited	Private Limited Company	No	N.A.
5	Ganra Properties Private Limited	Private Limited Company	No	N.A.
6	Woodsville Projects Private Limited	Private Limited Company	No	N.A.

Secondly

[PK Group/Persons of Prateek Kumar]

Sr. No.	Named of the Companies/ Partnership Firms / Individuals	Entity Type	Whether in Joint Venture	If, Yes the Shareholding in Joint Venture
1	Greenfield Estates	Partnership Firm	No	N.A.
2	Greenfield Estate Bangalore	Partnership Firm	No	N.A.
3	NSB Arya Green Estate	Partnership Firm	No	N.A.
4	Synergione Infrastructure & Projects Private Limited	Private Limited Company	No	N.A.
5	Synergione Infra Developers Private Limited	Private Limited Company	No	N.A.
6	Paratal Promoters & Infra Developers Private Limited	Private Limited Company	No	N.A.
7	Castle Infra Estates Private Limited	Private Limited Company	No	N.A.
8	Inspire Infra Estates Private Limited	Private Limited Company	No	N.A.
9	Stonewater Properties Private Limited	Private Limited Company	No	N.A.
10	Wood Heights Estates Private Limited	Private Limited Company	No	N.A.
11	Under Hills Infrastructure & Projects Private Limited	Private Limited Company	No	N.A.
12	Divisade Infra Estates Private Limited	Private Limited Company	No	N.A.
13	Kemptyfalls Resorts Private Limited	Private Limited Company	No	N.A.
14	Comfort Infra Heights Private Limited	Private Limited Company	No	N.A.
15	Green Fortune Promoters & Developers Private Limited	Private Limited Company	No	N.A.
16	Synergione Real Estate Private Limited	Private Limited Company	No	N.A.
17	Concept Infra Estates Private Limited	Private Limited Company	No	N.A.



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18	Lakewood Infra Projects Private Limited	Private Limited Company	No	N.A.
19	Bestwood Infrabheights Private Limited	Private Limited Company	No	N.A.
20	Wildoak Properties Private Limited	Private Limited Company	No	N.A.
21	Sunshine Infracity Private Limited	Private Limited Company	No	N.A.
22	Fortune Infracity Private Limited	Private Limited Company	No	N.A.
23	Agro Town Developers Private Limited	Private Limited Company	No	N.A.
24	Devshri Infrahomes Private Limited	Private Limited Company	No	N.A.
25	Exquisite Infrastructure Private Limited	Private Limited Company	No	N.A.
26	Stone Water Properties Private Limited	Private Limited Company	No	N.A.
27	Sunshine Infra Promoters Private Limited	Private Limited Company	No	N.A.
28	Megastructure Infracity Private Limited	Private Limited Company	No	N.A.
29	Splendor Infracity Private Limited	Private Limited Company	No	N.A.
30	Crest Media & Entertainment Private Limited	Private Limited Company	Yes	50%
31	Unicorn Global Hospitality Private Limited	Private Limited Company	Yes	50%
32	Aastha Promoters and Developers Private Limited	Private Limited Company	Yes	60%
33	Arontha Properties Private Limited	Private Limited Company	Yes	50%
34	Bhatta Fall & Resorts Private Limited	Private Limited Company	Yes	76%
35	Greenvalley Infracity Private Limited	Private Limited Company	Yes	50%
36	Waco Tree Pvt. Ltd.	Private Limited Company	No	NA



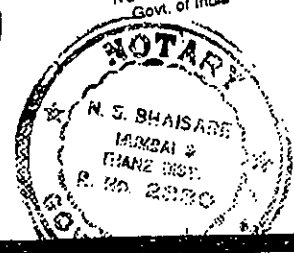
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Schedule 3

(List of 14 MOU's)

Sr. No.	DATE	FIRST PARTY	SECOND PARTY
1	14-Sep-09	PACL INDIA LTD (know known as PACL Ltd.)	GANRAJ PROPERTIES PVT LTD
2	19-Jun-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
3	28-Apr-09	PACL INDIA LTD (know known as PACL Ltd.)	E COM TRADE WORLD PVT LTD
4	25-May-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
5	12-May-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
6	11-Jun-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
7	29-Aug-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
8	7-May-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
9	1-Sep-08	PACL INDIA LTD (know known as PACL Ltd.)	SNSHINE DEVELOPERS
10	4-Sep-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES
	16-May-09	PACL INDIA LTD (know known as PACL Ltd.)	E COM TRADE WORLD PVT LTD
	16-Apr-09	PACL INDIA LTD (know known as PACL Ltd.)	GREEN FIELD ESTATES

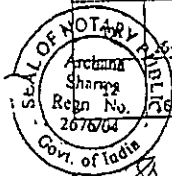
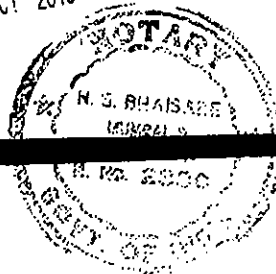
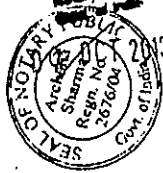


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SCHEDULE 4			
Firstly			
S.No.	Named of the Entity Holding Land Parcel	PACL Group Shareholdings and Entitlements	PK Group Shareholdings and Entitlements
1	Swisstown Developers Private Limited	80%	20%
2	Royal Orchid Infradevelopers Private Limited	80%	20%
3	Beech Town Developers Private Limited	80%	20%
4	E Com Trade World Private Limited	80%	20%
5	Ganraj Properties Private Limited	80%	20%
6	Woodsville Projects Private Limited	80%	20%
Secondly			
S.No.	Named of the Entity Holding Land Parcel	PACL Group Shareholdings and Entitlements	PK Group Shareholdings and Entitlements
1	Greenfield Estates	80%	20%
2	Greenfield Estates	80%	20%
3	Greenfield Estates	80%	20%
4	Greenfield Estates	80%	20%
5	Greenfield Estates	80%	20%
6	Greenfield Estate Bangalore	80%	20%
7	Greenfield Estate Bangalore	80%	20%
8	Greenfield Estate Bangalore	80%	20%
9	Greenfield Estate Bangalore	80%	20%
10	Greenfield Estate Bangalore	80%	20%
11	NSB Arya Green Estate	80%	20%
12	Synergysone Infrastructure & Projects Private Limited	80%	20%
13	Synergysone Infrastructure & Projects Private Limited	80%	20%
14	Synergysone Infrastructure & Projects Private Limited	80%	20%
15	Synergysone Infrastructure & Projects Private Limited	80%	20%
16	Synergysone Infrastructure & Projects Private Limited	80%	20%
17	Synergysone Infrastructure & Projects Private Limited	80%	20%
18	Synergysone Infrastructure & Projects Private Limited	80%	20%
19	Synergysone Infrastructure & Projects Private Limited	80%	20%
20	Synergysone Infrastructure & Projects Private Limited	80%	20%
21	Synergysone Infrastructure & Projects Private Limited	80%	20%
22	Synergysone Infrastructure & Projects Private Limited	80%	20%
23	Synergysone Infrastructure & Projects Private Limited	80%	20%
24	Synergysone Infrastructure & Projects Private Limited	80%	20%
25	Synergysone Infrastructure & Projects Private Limited	80%	20%
26	Synergysone Infrastructure & Projects Private Limited	80%	20%
27	Synergysone Infrastructure & Projects Private Limited	80%	20%

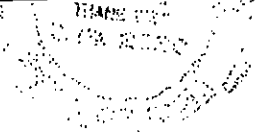


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[Handwritten signatures and initials]



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	Private Limited		
28	Dharatal Promoters & Infra Developers Private Limited	80%	20%
29	Castle Infraestates Private Limited	80%	20%
30	Inspire Infraestates Private Limited	80%	20%
31	Stonewater Properties Private Limited	80%	20%
32	Stonewater Properties Private Limited	80%	20%
33	Redwood Heights Estates Private Limited	80%	20%
34	Underhills Infrastructure & Projects Private Limited	80%	20%
35	Riverdale Infraestates Private Limited	80%	20%
36	Komptfalis Resorts Private Limited	80%	20%
37	Comfort Infralights Private Limited	80%	20%
38	Green Fortune Promoters & Developers Private Limited	80%	20%
39	Synergyone Real Estate Private Limited	80%	20%
40	Concept Infraestates Private Limited	80%	20%
41	Lakewood Infra Projects Private Limited	80%	20%
42	Bestwood Infralights Private Limited	80%	20%
43	Wildoak Infrastructure & Projects Private Limited	80%	20%
44	Wildoak Infrastructure & Projects Private Limited	80%	20%
45	Sunshine Infracity Private Limited	80%	20%
46	Fortune Infracity Private Limited	80%	20%
47	Agro Town Developers Private Limited	80%	20%
48	Devshri Infrahomes Private Limited	80%	20%
49	Exquisite Infrastructure Private Limited	80%	20%
50	Sunshine Infra Promoters Private Limited	80%	20%
51	Megastructure Infracon Private Limited	80%	20%
52	Splendor Infracity Private Limited	80%	20%
	Crest Media & Entertainment Private Limited	80%	20%
	Unicorn Global Hospitality Private Limited	80%	20%
	Rastha Promoters and Developers Private Limited	80%	20%
	Arondha Properties Private Limited	80%	20%
57	Bhatta Fall & Resorts Private Limited	80%	20%
58	Greenvally Infracity Private Limited	80%	20%

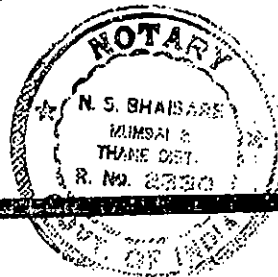


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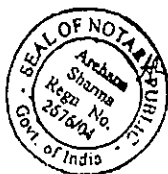
Schedule 6

(Properties to be re-conveyed by Prateek Kumar to PACL Ltd. (clause 2.15))

Devshri Infrahomes Private Limited	Madurai	39.00	56

DETAILS

S.No.	State	Village	Taluka/ Tehsil	Survey No./Gut no.	Area In Acres	Document Type
1	Tamil Nadu	Avanlapuram	Tirupuruankundram Taluk, Madurai	205/2A3, 205/1C2B	0.72	Sale Deed
2	Tamil Nadu	Samanatham	Tirupuruankundram Taluk, Madurai	81/3, 81/4, 80/1, 81/2A, 81/5, 79, 80/2, 80/5, 81/1, 82/1, 82/2B, 80/4, 83/1, 83/2, 82/2, 82/3A	38.26	Sale Deed
Total					38.98	



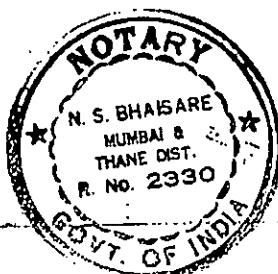
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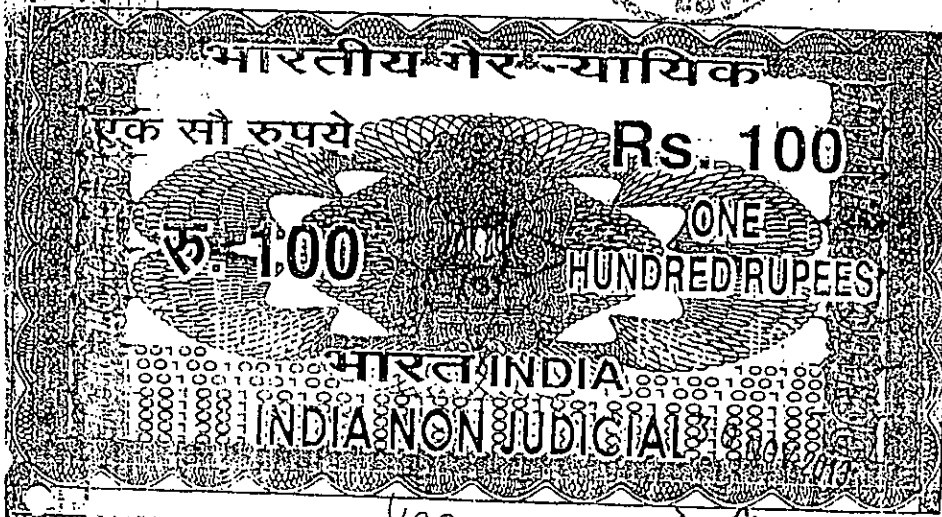
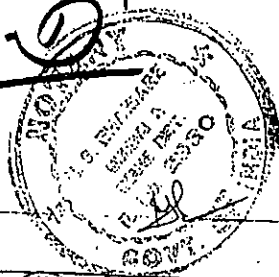
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Rajani Associates
Advocates & Solicitors

EXHIBIT

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महाराष्ट्र MAHARASHTRA

न्यायिक प्रमाणित, मुंबई
दिनांक 22 NOV 2013
प्रमाणित

डि. ५९८ दिनांक:
विशेषी श्री. ज्योती प्र. कुमा
९, कोरजी घाट नं. १, अरुंदेय वेंद्रेकर मार्ग,
राष्ट्र हॉस्पिटल जवळ
श्री. श्रीमती..... ४०, Salpinj Center, १५१०, १०,
गान न्यायिकेतर मुद्रांक, १५१०, १०, State,
L.S.V. No. 205 Ambekar Rd, Dadar (E), Mumbai-14.

30 NOV 2013
KC 950773
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SUPPLEMENTAL AGREEMENT TO
THE DEFINITIVE AGREEMENT FOR SETTLEMENT

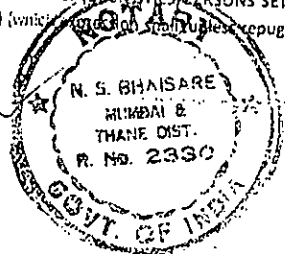
सहस्र वेंडर
परेल, मुंबई

THIS SUPPLEMENTAL AGREEMENT TO DEFINITIVE AGREEMENT FOR SETTLEMENT DATED 2 OCTOBER 2013 (this "Agreement") is made and executed at Mumbai on this 30th Day of November 2013 (the "Effective Date") between:

(A) PACL LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at 22, 3rd Floor, Amber Tower, Sansar Chandra Road, Jaipur, Rajasthan, through its, Mr. Gurmeet Singh (Director), Mr Subrato Bhattacharya (Director) hereinafter referred to as "PACL" (B) ENTITIES/PERSONS SET OUT IN FIRSTLY IN SCHEDULE 1 through its authorised representative/director (collectively "PACL Group") (which expression shall, unless repugnant to the context or meaning thereof, include him, his legal heirs, executors and administrators, their respective (i) successors and permitted assigns in case of entities in the form of company; (ii) partners for the time being and from time to time constituting the relevant firm and the survivors or survivor of them; and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns and includes its affiliates and successors in interest, in case of entities in the form of partnership firm; and (iii) any legal heirs, executors and administrators, in case of an individual) of the FIRST PART;

AND

(A) MR. PRATEEK KUMAR, an Indian inhabitant, residing at Row House-159, Cloud 9, Mohmadwadi, Pune 1, Maharashtra, hereinafter referred to as "Prateek Kumar" for self and as a authorised representative for (B) ENTITIES/PERSONS SET OUT IN SECONDLY IN SCHEDULE 1 (collectively "PK Group") (which expression shall, unless repugnant to the context or meaning thereof, include him,



[Signature]

his legal heirs, executors and administrators, their respective (i) successors and permitted assigns in case of entities in the form of company; (ii) partners for the time being and from time to time constituting the relevant firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns and includes its affiliates and successors in interest, in case of entities in the form of partnership firms; and (iii) any legal heirs, executors and administrators, in case of an individual) of the SECOND PART;

PACL, PACL Group, PK Group and Prateek Kumar are hereinafter jointly referred to as "Parties" and severally as defined above. PK Group and PACL Group are individually known as "Group". "Properties / Property" shall have the meaning and defined in Schedule 2.

WHEREAS:

- A. The Parties have entered into a Definitive Agreement for Settlement dated 2 October 2013 ("Settlement Agreement") wherein the parties have interalia put to rest their differences and disagreements and arrived at a full and final settlement in which the Properties and the Companies which form part of the said Settlement Agreement;
- B. As there have been certain developments and discussion between the parties in respect to the time lines mentioned in the said Settlement Agreement, the parties are desirous of recording such revised understanding only in respect to the time period mentioned therein and accordingly this Supplemental Agreement is executed which is supplemental to the said Settlement Agreement.
- C. Accordingly, the Parties desire to enter into this Agreement to record the time period as set out in this Agreement.

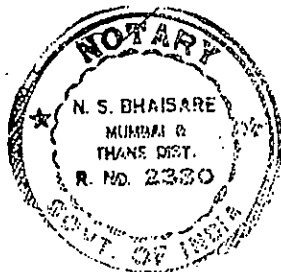
NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Modification:

In pursuance of the said Settlement Agreement the parties doth hereby agree to record the modification under the said Settlement Agreement as follows:

- 1.1. The Parties hereby agree, record and confirm that the clause 2.10.1 incorporated under the said Settlement Agreement shall be replaced and now read as under:

2.10.1 Prateek Kumar and all its Share holders and Directors hereby agree that PACL Group/ entities shall be entitled to 80% equity shares in Synergys Infrastructure & Projects Pvt. Ltd. and Prateek Kumar has agreed to cause to transfer and assign 80% of the shareholdings by entering into such document as PACL may deem fit and proper without any consideration whatsoever for all of such Company and partnership firms as set out Secondly in Schedule 5 in favour of PACL



Prateek Kumar

PACL

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Group or any of its entities within a period of 75 days from the execution hereof at the cost of PACL Group.

- 1.2. The Parties hereby agree, record and confirm that the clause 2.10.2 incorporated under the said Settlement Agreement shall be replaced and now read as under:

2.10.2 Synergysone Infrastructure & Projects Pvt. Ltd. shall transfer and assign the properties set out firstly in Schedule 5 in favour of PK Group or its entities at the cost of PACL within the period of 75 days from hereof.

- 1.3. The Parties hereby agree, record and confirm that the clause 2.10.3 incorporated under the said Settlement Agreement shall be replaced and now read as under:

2.10.3 The transfer of 80% shares of Synergysone Infrastructure & Projects Pvt. Ltd. in favour of PACL Group entities shall be effective immediately on the date when PK Group has transferred and assigned the properties of Synergysone Infrastructure & Projects Pvt. Ltd. set out in Schedule 5 in favour of PK Group or any of its entities or on the expiry of the 75th day from the date of execution hereof, whichever is earlier, provided that PACL Group has paid the actual cost for stamp duty and registration charges (on actual) if demanded by PK Group within the period of 65th days from execution hereof ("Synergysone Effective Date"). MC shall give effect to this transfer on the Synergysone Effective Date and the present Directors shall be deemed to have resigned from Directorship and the new Directors as suggested by PACL Group and PK Group shall become effective on Synergysone Effective Date.

- 1.4. The Parties hereby agree, record and confirm that the clause 2.13 incorporated under the said Settlement Agreement shall be replaced and now read as under:

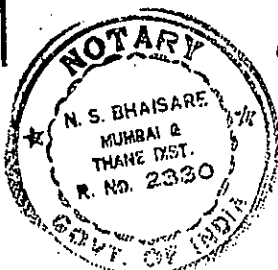
2.13 Special terms for certain Properties:

Both the Group hereby agree and confirm that the properties which were acquired by PACL Ltd. and subsequently transferred in the name of Prateek Kumar and/or PK Group shall be re-conveyed and re-transferred back to PACL Ltd. by Prateek Kumar and/or PK Group within a period of 45 days from the date of execution hereof, such properties are more particularly set out in Schedule 6

- 1.5. The Parties hereby agree, record and confirm that the clause 3 incorporated under the said Settlement Agreement shall be replaced and now read as under:

3: Joint Custody of the Property Documents:

The parties hereby agree and confirm that both the Groups shall put all the original documents in a joint secure vault / room or any other manner as they may mutually decide, within a period of 30 days from the date of execution hereof;



2. Miscellaneous

2.1 Assignment and Assumption:

None of the parties shall be at liberty to assign its rights under this Agreement unless specifically agreed by the other in writing.

2.2 Counterparts:

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

2.3 Time as Essence of this Agreement:

The Parties agree and acknowledge that time is the essence in the performance of the Obligors respective obligations in terms of the Transaction Documents. If any time period specified herein is extended, such extension of time shall also be of the essence.

2.4 Entire Agreement:

This Agreement read with the said Settlement Agreement constitute the entire agreement between the Parties with respect to the subject matter hereof.

2.5 Modification, etc.:

2.5.1 no modification, alteration or amendment of this Agreement or any of its terms or provisions shall be carried out by the Parties unless made in writing and duly executed by Prateek Kumar and PACI.

2.5.2 All the capitalised terms used in this Agreement shall have the same meaning as set out in the said Settlement Agreement.

2.5.3 this Agreement shall *ipso facto* modify the only terms of Settlement Agreement to the extent set out herein and all other terms and conditions shall not be changed or affected in any manner.

2.5.4 In the event of conflict between the terms of this Agreement and the provisions of the Settlement Agreement, the terms of this Agreement shall follow.

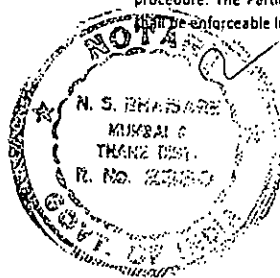
3 Arbitration

3.1 Arbitration:

In case of any dispute and difference between the Parties in respect to this Agreement, the Parties have mutually agreed and accepted to appoint a sole arbitrator to resolve the aforesaid dispute arisen between the Parties and such arbitration which shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 and shall be concluded within a period of 120 days from the date of appointment. The Award of the Arbitrator shall be final and binding and enforceable upon all the parties to this Agreement.

3.2 Venue and Procedure:

The place of both the above arbitration shall be Mumbai and the language of arbitration shall be English. The arbitrator's award shall be substantiated in writing. The arbitrator shall also decide on the costs of the arbitration procedure. The Parties shall submit to the arbitrator's award and the same shall be enforceable in any competent court of law.



[Handwritten signature] *[Handwritten initials]*

4 Governing Law and Jurisdiction

The Courts at Mumbai alone shall have the exclusive Jurisdiction in respect of all matters or disputes or differences arising out of this Agreement.

IN WITNESS WHEREOF the Parties to this Agreement, do hereby set and append their respective hands on the day and date first mentioned above at Mumbai.

SIGNED AND DELIVERED)
by the withinnamed PACL)
PACL Limited)
by the authorised signatory)
Mr. Gurmeet Singh (Director),)
Mr Subrato Bhattacharya (Director))
in the presence of)
1

Gurmeet Singh
V. R. ...

2
SIGNED AND DELIVERED)
by the withinnamed)
PACL Group Set Out In Schedule 1)
represented by Mr. Beant Singh)
and Chandar Mohan Bhalla)
as authorised signatory of)
the Entities Set out In Firstly of)
Schedule 1)
1

2
SIGNED AND DELIVERED)
by the withinnamed Prateek Kumar)
Mr. Prateek Kumar)
in the presence of)
1

Prateek Kumar

2
SIGNED AND DELIVERED)
by the withinnamed)
PK Group Set Out In Schedule 1)
represented by Mr. Prateek Kumar)
as authorised signatory and)
as power of attorney holder of)
the Entities Set out in Secondly of)
Schedule 1)
1

1 *Mullesh Roy of*
(150 Vignette Lane,
Singapore, Singapore)
2 *C. P. Dhondewar*
41. B EMBASSY APP
at the ...
Mumbai

Mullesh
...





Schedule 1Firstly

ENTITIES/PERSONS OF PAUL

[*]

Secondly

ENTITIES/PERSONS of PK GROUP

[*]





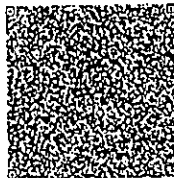
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL08111228164965M
Certificate Issued Date	: 07-Jan-2014 09:30 AM
Account Reference	: IMPACC (IV) d1721003/ DELHU/ DL-DLH
Unique Doc. Reference	: SUBIN-DL72100309921668501930M
Purchased by	: PACL LIMITED
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PACL LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: PACL LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



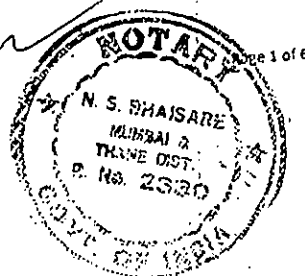
Please write or type below this line

COMPROMISE DEED

THIS COMPROMISE DEED is made and executed at New Delhi on this 7th day of January, 2014
between:

For PACL Limited
[Signature]
Authorized Signatory

[Signature]



Statutory Alert:

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PACL LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at 22, 3rd Floor, Amber Tower, Sansar Chandra Road, Jaipur, Rajasthan, through its Director, Mr. Gurmeet Singh, duly authorised vide Board Resolution dated 07.10.2013, hereinafter referred to as "PACL" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include successors and permitted assigns) of the FIRST PARTY;

AND

MR. PRATEEK KUMAR, an Indian inhabitant, residing at Row House-159, Cloud 9, Mohmadwadi, Pune 1, Maharashtra, hereinafter referred to as "Prateek Kumar" in his personal capacity as well as on behalf of M/s. Sun Shine Infracty P. Ltd. in his capacity as Authorised Representative, authorised vide Board Resolution dated 02.09.2013 (which expression shall, unless repugnant to the context or meaning thereof, include him, his legal heirs, executors, administrators and permitted assigns) of the SECOND PARTY;

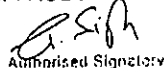
PACL and Prateek Kumar are hereinafter jointly referred to as "Parties" and severally as defined above.

WHEREAS:

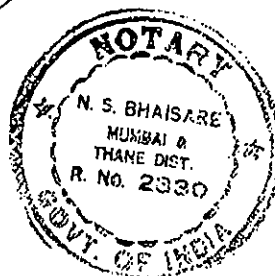
- A. PACL is engaged in the business of construction and development of real estate properties into commercial mall, group housing projects and aggregation and trading of land through its various agents/independent contractors across India to cater to the needs of its customers;
- B. Prateek Kumar is engaged in the business of aggregation and trading of real estate/properties and to provide services relating to (i) land parcels, by way of various deed /general power of attorney /agreement, executed with farmers, land owners, confirming parties and/or in any other manner as may be permissible by applicable laws; and (ii) procuring sanctions and approvals for various commercial, residential, retail and other development activities including converting the agricultural lands into non-agricultural (NA), as may be permissible under laws in different States;
- C. PACL has assigned Prateek Kumar the work of obtaining various permissions and sanctions (including from government and semi-government and local authorities) in respect to certain "Properties" (as

Page 2 of 6

For PACL LIMITED,


Authorised Signatory





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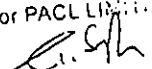
set out in Schedule hereunder written). However, due to communication gap, certain properties were transferred to one Company called Sunshine Infracity Pvt. Ltd.

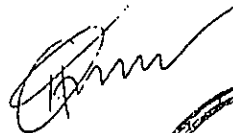
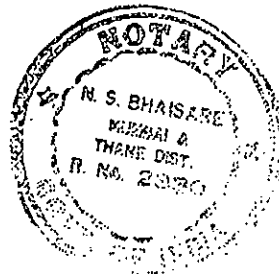
- D. As a result of the said communication arising out of the said transfer of certain properties in favour of Sunshine Infracity Pvt. Ltd., certain disputes and differences arose between the parties resulting into filing of complaint by PACL against the said Prateek Kumar at the Hinjewadi Police Station, Pune Circle, Pune on the basis of which FIR No.246 of 2013 came to be registered under section 420, 467, 468 and 471 Indian Penal Code.
- E. That later on the differences and confusions were clarified between the parties by offering required information and clarifications by Prateek Kumar due to the intervention of well wishers of both the parties and consequently the parties have resolved their differences and disputes amicably.

NOW THEREFORE THIS DEED OF COMPROMISE RECORD THE FOLLOWING SETTLEMENT BETWEEN THE PARTIES:

1. Prateek Kumar shall transfer and convey all the shareholdings of the said Company to PACL or its nominees and /or assigns as may be suggested or instructed by PACL;
2. PACL shall withdraw /not pursue the said Criminal Case being FIR no.246/13 registered with P.S. Hinjewadi Police Station , Pune Circle, Pune US 420, 467, 468 and 471 IPC against Prateek Kumar and shall file affidavits, applications and consents to enable Prateek Kumar to get the said Criminal case quashed/ withdrawn in the court of law and for this purpose PACL shall co-operate and assist Prateek Kumar in all possible manner to get the Criminal case quashed/withdrawn.
3. Prateek Kumar hereby agrees undertakes and confirms that he shall not make any complaint against PACL or its Directors, nominees, employees or any one associated with it or its sister concern in any manner whatsoever including that of a criminal complaint, counter criminal complaint or lay any allegations against PACL or its Directors or

Page 3 of 6

For PACL Limited

 Authorised Signatory

employees and also shall not make any counter claim or initiate any civil proceedings against PACL on this account.

4. Both parties shall execute necessary comfort documents to the satisfaction of the other party for withdrawal of the case/ complaint.
5. After the terms of compromise as mentioned above by both the parties are completed than neither party shall have any claim whatsoever against the other Party as alleged in the FIR report in No 246/13 nor there shall be any other dispute remaining between the parties.
6. The Second Party has signed this Compromise Deed out of its free violation and without coercion or undue influence from any quarter and has been executed on his own free will. Further, second party also declare that the second party has also signed this agreement in his capacity of authorised representative of Sunshine Infracity Pvt. Ltd. Authorised vide Board Resolution dated 02.09.2013 and Sunshine Infracity Pvt. Ltd. Shall remain bound by the terms of this agreement.
7. The Parties have agreed that they will not initiate any action against each other with respect to the disputes arising out of the Criminal Cases.
8. Both the Parties will be at liberty to file a petition U/S482 of the Code of Criminal Procedure for quashing of any complaints/FIR before the appropriate Court and both the parties shall have no objection for quashing of the respective FIR if any got registered by each of them against each of them.
9. That second party namely Prateek Kumar also declares and confirms that the land described in the schedule and transferred in favour of Sunshine Infracity Pvt. Ltd. belongs to PACL and accordingly, the second party has agreed on his behalf and on behalf of Sunshine to transfer the shareholding of Sunshine Infracity Pvt. Ltd. to PACL or its nominee as stated in clause 1 hereinabove.

This COMPROMISE DEED is executed on the day, month and year first above mentioned.

The COMPROMISE DEED thus executed is mutual, amicable and without any coercion or pressure or undue influence whatsoever and the parties have fully understood the covenants and terms and conditions mentioned therein.

For PACL Limited...

[Signature]
Authorised Signatory

[Signature]

Page 4 of 6



For PACL LIMITED
C. S. M.
Authorised Signatory

- 1 C.P. KHANDERU DE
41-13 Emballay Apt
- 2 NE/Zenover Road?
Mumbai

1. Mukesh Goyal
150 Wigal Trade Center
Schuylkill, Guyana

Page 5 of 6



Schedule
(Properties of the said Company)

S.No	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Maharashtra	Sus	Mulshi, Pune	60/1, 60/2, 61/5, 61/9, 61/11, 62/2, 66, 70/1, 70/2	34.570	Sale Deed
2	Maharashtra	Sus	Mulshi, Pune	51/1, 51/3, 53/2, 54/2, 55/2, 56/3, 58/2, 58/2/1, 58/2/2, 59, 72/2, 73/1, 73/2, 73/3, 77/5, 78/1+2	15.690	Sale Deed
3	Maharashtra	Sus	Mulshi, Pune	50/5, 51/2, 54/2, 55/3, 56/2, 58/1, 58/2/1, 58/3, 60/1, 61/3, 61/7, 61/2, 61/4, 61/6, 61/8, 61/10, 61/12, 62/2, 65/1, 71, 80/5	28.425	Sale Deed
4	Maharashtra	Sus	Mulshi, Pune	70/3	06.700	Sale Deed
					85.385	

For PAUL Limited

Authorised Signatory



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EXTRACT OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF M/S
SUNSHINE INFRACITY PRIVATE LIMITED HELD ON MONDAY, THE 02ND DAY OF
SEPTEMBER, 2013 AT 11.00 A.M AT PLOY NO. 93 SECTOR 32 INSTITUTIONAL AREA
GURGAON 122 001

AUTHORITY TO ENTER INTO COMPROMISE AGREEMENT

RESOLVED THAT Mr. Prateek Kumar, S/o. Mr. Praful Kumar, R/o Row House No.1, Goldfield Enclave Society South Main Road, Koregaon Park Pune - 411 001, be and is hereby authorised to act as an Authorised Representative of the Company and to enter into the Compromise Agreement on behalf of Company with M/s PACL Limited, having its registered office at 22, 3rd Floor, Amber Tower, Sansar Chandra Road, Jalpur, Rajasthan for the purpose of full and final settlement between themselves in the manner contemplated under the Agreement, the copy of which is tabled at the meeting and approved.

RESOLVED FURTHER THAT Mr. Prateek Kumar, S/o. Mr. Praful Kumar, R/o Row House No.1, Goldfield Enclave Society South Main Road, Koregaon Park Pune - 411 001 be and is hereby authorized to sign and execute all agreement, deed and documents pertaining to the abovesaid Compromise Agreement and to do and/or caused to be done all acts and deeds as may be deemed necessary and important for the purpose of giving effect to the abovesaid resolutions."

Certified to be True
For Sunshine Infracity Private Limited


Birender Kumar Swain
(Director)

TRUE COPY

Rajani Associates
Advocates & Solicitors

Corporate Office Plot No 93, Sector-32, Institutional Area, Gurgaon (Haryana), India 122001

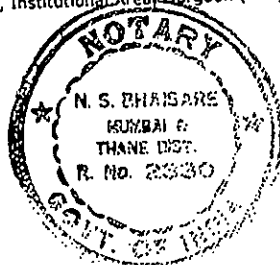
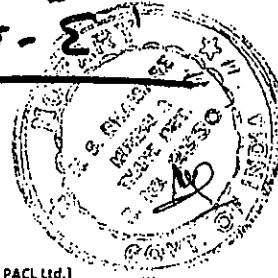


EXHIBIT - E

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EXHIBIT - E



Schedule 1

Partiv

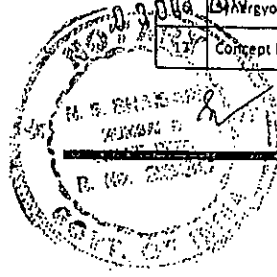
[PACL Group/Persons of PACL Ltd.]

S.No.	Named of the Entities	Entity Type	Whether in Joint Venture	If, Yes the Shareholding in Joint Venture
1	Swisstown Developers Private Limited	Private Limited Company	No	N.A.
2	Royal Orchid Infradevelopers Private Limited	Private Limited Company	No	N.A.
3	Beech Town Developers Private Limited	Private Limited Company	No	N.A.
4	E Com Trade World Private Limited	Private Limited Company	No	N.A.
5	Ganraj Properties Private Limited	Private Limited Company	No	N.A.
6	Woodsville Projects Private Limited	Private Limited Company	No	N.A.

Secondly

[PK Group/Persons of Prateek Kumar]

Sr. No.	Named of the Companies/ Partnership Firms / Individuals	Entity Type	Whether in Joint Venture	If, Yes the Shareholding in Joint Venture
1	Greenfield Estates	Partnership Firm	No	N.A.
2	Greenfield Estate Bangalore	Partnership Firm	No	N.A.
3	NSB Arya Green Estate	Partnership Firm	No	N.A.
4	Anyone Infrastructure & Projects Private Limited	Private Limited Company	No	N.A.
5	Anyone Infradevelopers Private Limited	Private Limited Company	No	N.A.
6	Varatal Promoters & Infradevelopers Private Limited	Private Limited Company	No	N.A.
7	Castle Infraestates Private Limited	Private Limited Company	No	N.A.
8	Inspire Infraestates Private Limited	Private Limited Company	No	N.A.
9	Stonewater Properties Private Limited	Private Limited Company	No	N.A.
10	Redwood Heights Estates Private Limited	Private Limited Company	No	N.A.
11	Umar Hills Infrastructure & Projects Private Limited	Private Limited Company	No	N.A.
12	Divide Date Infraestates Private Limited	Private Limited Company	No	N.A.
13	Kemptyfalls Resorts Private Limited	Private Limited Company	No	N.A.
14	Comfort Infralights Private Limited	Private Limited Company	No	N.A.
15	Green Fortune Promoters & Developers Private Limited	Private Limited Company	No	N.A.
16	Anyone Real Estate Private Limited	Private Limited Company	No	N.A.
17	Concept Infraestates Private Limited	Private Limited Company	No	N.A.



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18	Lakewood Infra Projects Private Limited	Private Limited Company	No	N.A.
19	Bestwood Infraheights Private Limited	Private Limited Company	No	N.A.
20	Wildoak Properties Private Limited	Private Limited Company	No	N.A.
21	Sunshine Infracity Private Limited	Private Limited Company	No	N.A.
22	Fortune Infracity Private Limited	Private Limited Company	No	N.A.
23	Agro Town Developers Private Limited	Private Limited Company	No	N.A.
24	Devshri Infracities Private Limited	Private Limited Company	No	N.A.
25	Exquisite Infrastructure Private Limited	Private Limited Company	No	N.A.
26	Stone Water Properties Private Limited	Private Limited Company	No	N.A.
27	Sunshine Infra Promoters Private Limited	Private Limited Company	No	N.A.
28	Megastructure Infracity Private Limited	Private Limited Company	No	N.A.
29	Splendor Infracity Private Limited	Private Limited Company	No	N.A.
30	Crest Media & Entertainment Private Limited	Private Limited Company	Yes	50%
31	Unicorn Global Hospitality Private Limited	Private Limited Company	Yes	50%
32	Aastha Promoters and Developers Private Limited	Private Limited Company	Yes	60%
33	Arontha Properties Private Limited	Private Limited Company	Yes	50%
34	Bhatta Fall & Resorts Private Limited	Private Limited Company	Yes	76%
35	Greenvalley Infracity Private Limited	Private Limited Company	Yes	50%
36	Shree Tree Pvt. Ltd.	Private Limited Company	No	NA



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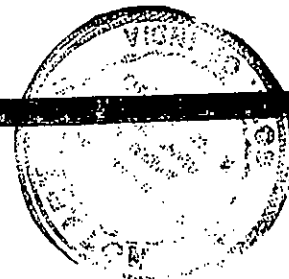
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Rajani Associates
Advocates & Solicitors



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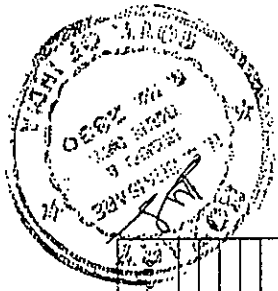


EXHIBIT - F

SCHEDULE 2
Firstly

Named of the Entity Holding Land Parcel	Land Parcel	CHECKED BY MR. JAGGI	Extent in Acres	Annexure No.
SwissTown Developers Private Limited	Doodhgaon	YES	18.650	1
Royal Orchid InfraDevelopers Private Limited	Diamond Harbour	YES	50.313	2
Beech Town Developers Private Limited	Surawadihan	YES	176.358	3
Palm Spring GreenCity Developers Private Limited (DELHI OFFICE)	Fords - Hotel	YES	8.525	4
E Com Trade World Private Limited	Yahinda 2	YES	25.500	5
E Com Trade World Private Limited	Bachabura	YES	40.087	6
Genral Properties Private Limited	Jangamora	YES	1.125	6-A
Woodsville Projects Private Limited	Aardhe Pathane	YES	832.656	7
Woodsville Projects Private Limited	Aogal	YES	44.825	8
Woodsville Projects Private Limited	Aogal			8-A

Secondly

Named of the Entity Holding Land Parcel	Land Parcel	Extent in Acres	Annexure No.
Greenfield Estates	Durgam	37.41	9
Greenfield Estates (PACL DELHI OFFICE)	Madison	47.90	10
Greenfield Estates (PACL DELHI OFFICE)	Sonapur	204.43	11
Greenfield Estates (PACL DELHI OFFICE)	Aogal	119.08	12
Greenfield Estates	Tigra	114.29	13
Greenfield Estate Bangalore	22 Acre Commercial	16.00	14
Greenfield Estate Bangalore	12 Acre	3.30	15
Greenfield Estate Bangalore (PACL DELHI OFFICE)	12 Acre	194.67	16
Greenfield Estate Bangalore	12 Acre	2.20	17
Greenfield Estate Bangalore	Shastri	29.07	18
NSB Arya Green Estate	Greater Noida	129.00	19
Synergione Infrastructure & Projects Private Limited	Greater Noida	24.00	20
Synergione Infrastructure & Projects Private Limited	Greater Noida	25.00	21
Synergione Infrastructure & Projects Private Limited	Greater Noida	1.50	22
Synergione Infrastructure & Projects Private Limited	Konzaon Park	0.58	23
Synergione Infrastructure & Projects Private Limited	Palghat	7.50	24
Synergione Infrastructure & Projects Private Limited	Adaral Kharghar	203.00	25
Synergione Infrastructure & Projects Private Limited	Chawal	170.81	26
Synergione Infrastructure & Projects Private Limited	Castle Valley	9.00	27
Synergione Infrastructure & Projects Private Limited	Sirawadi Garden	610 sq yds	28
Synergione Infrastructure & Projects Private Limited	Had Naga	350 sq yds	29
Synergione Infrastructure & Projects Private Limited	Shanhar Road JV	6300 sq ft	30
Synergione Infrastructure & Projects Private Limited	Shanhar	101	31

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No.	Named of the Entity Holding Land Parcel	Land Parcel	CHECKED BY MR. JAGGI	Extent in Acres	Annexure No
24	Synergize Infrastructure & Projects Private Limited	Banarhat	YES	10.850	32
25	Synergize Infrastructure & Projects Private Limited	Saidpur	YES	20.730	33
26	Synergize Infrastructure & Projects Private Limited	Haridwar	YES	7.175	34
27	Synergize Infrastructure & Projects Private Limited	Dehradun	YES	8.510	35
28	Synergize Infrastructure & Projects Private Limited	Singra, Rajmang	YES	20.470	36
29	Castle Infrastructures Private Limited	Gulmura, Deoband	YES	35.000	37
30	Castle Infrastructures Private Limited	Gulmura, Deoband	YES	10.000	38
31	Stonewater Properties Private Limited	Gulmura, Deoband	YES	10.00	39
32	Stonewater Properties Private Limited	Makrara, Haridwar	YES	0.93	40
33	Redwood Heights Estate Private Limited	Greater Noida	YES	10.63	41
34	Underhills Infrastructure & Projects Private Limited	Greater Noida	YES	12.50	42
35	Riverdale Infrastructures Private Limited	Greater Noida	YES	10.63	43
36	Kempyaji Resorts Private Limited	Kemari, Faiz	YES	7.16	44
37	Comfort Infralights Private Limited	Kanpur, Kanpur	YES	8.70	45
38	Green Fortune Promoters & Developers Private Limited	Varanasi, Varanasi	YES	67.92	46
39	Synergize Real Estate Private Limited	Whitefield	YES	70.87	47
40	Concept Infrastructures Private Limited	Saifabad	YES	6.26	48
41	Lakewood Infra Projects Private Limited	Thane, Thane	YES	4.14	49
42	Westwood Infralights Private Limited	Vithalpur	YES	178.73	50
43	Wildoak Infrastructure & Projects Private Limited	Soni, Near Kati	YES	590.75	51
44	Wildoak Infrastructure & Projects Private Limited	Sonpur	YES	144.88	52
45	Sunshine Infracy Private Limited	Sonpur	YES	2.33	53
46	Fortune Infracy Private Limited	Sonpur	YES	38.24	54
47	Agro Town Developers Private Limited	Umber, Jharkhand	YES	33.56	55
48	Esquise Infrastructure Private Limited	Haridwar, Haridwar	YES	37.60	56
49	Sunshine Infra Promoters Private Limited	NIT Roorkee, Roorkee	YES	45.51	57
50	Megastructure Infracon Private Limited	Woodville, Aizawl	YES	7.98	58
51	Sunde Energy Resources Private Limited	Bhawan	YES	100.18	59
52	Sandor Infracy Private Limited	Aizawl	YES	0.00	60
53	Crest Media & Entertainment Private Limited	Six	YES	48.84	60A
54	Unicom Global Hospitality Private Limited	Nagla, Bhawan	YES	10.00	
55	Aashita Promoters and Developers Private Limited	Jamshedpur	YES	99.24	60B
56	Bharat Properties Private Limited	Aashita, Singhpur	YES	4.95	60C
57	Bharat Properties Private Limited	Bharat, Bihar	YES	48.47	60D
58	Greenfield Infracy Private Limited	Kanpur, Kanpur	YES	4000.94	61
59	Prateek Kumar	Vadavali	YES	14.38	62
60	Prateek Kumar	Vadavali, Chinnoli, Thane	YES	88.57	63
61	Prateek Kumar	Pinj	YES	3242.47	64
62	Prateek Kumar	Kandla, Mahabaleshwar	YES	1431.32	65
63	Greenfield Estates	Vadavali	YES	89.57	66
64	Synergize Infrastructure & Projects Private Limited	Six & Noida (PAC)	YES	26.66	67
65	Synergize Infrastructure & Projects Private Limited	Six & Noida (PAC)	YES	65.88	68
66	Swissown Developers Private Limited	Indore, Indore	YES	10.06	69
69	NSB INFRASTRUCTURE & PROJECTS PVT. LTD.	SCOTLAND, NAGAR	YES	8.961	70



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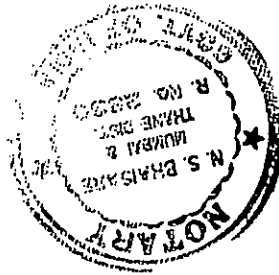
EXHIBIT 'F'

DETAILS OF LAND AT DODDABALLAPUR, KARNATAKA HELD BY M/S SWISS TOWN DEVELOPERS PVT LTD

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Annexure '1'

S.No.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Karnataka	Kadathanamale	Hesaraghatta Hobli	56/p-p4	0.875	Sale Deed
2	Karnataka	Kadathanamale	Hesaraghatta Hobli	60/p-p1	1.500	Sale Deed
3	Karnataka	Kadathanamale	Hesaraghatta Hobli	56/p-p3	0.800	Sale Deed
4	Karnataka	Kadathanamale	Hesaraghatta Hobli	177	2.025	Sale Deed
5	Karnataka	Kadathanamale	Hesaraghatta Hobli	56	1.300	Sale Deed
6	Karnataka	Kadathanamale	Hesaraghatta Hobli	27/6,27/3	2.900	Sale Deed
7	Karnataka	Kadathanamale	Hesaraghatta Hobli	41/p1-p1	1.075	Sale Deed
8	Karnataka	Kadathanamale	Hesaraghatta Hobli	55/p-p3	1.050	Sale Deed
9	Karnataka	Kadathanamale	Hesaraghatta Hobli	55/p-p5	0.550	Sale Deed
10	Karnataka	Kadathanamale	Hesaraghatta Hobli	54	1.525	Sale Deed
11	Karnataka	Kadathanamale	Hesaraghatta Hobli	182	1.300	Sale Deed
12	Karnataka	Kadathanamale	Hesaraghatta Hobli	60/p-p4	1.250	Sale Deed
13	Karnataka	Kadathanamale	Hesaraghatta Hobli	60/p-p2	0.750	ATS/GPA
14	Karnataka	Kadathanamale	Hesaraghatta Hobli	179	0.350	ATS/GPA
15	Karnataka	Kadathanamale	Hesaraghatta Hobli	60/p-p3	0.525	ATS/GPA
16	Karnataka	Kadathanamale	Hesaraghatta Hobli	60	0.875	ATS/GPA
Total Area					18.650	



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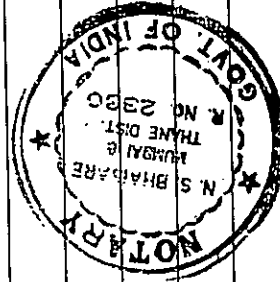
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DIAMOND HARBOUR

LX/11/2000

DETAILS OF LAND AT DIAMOND HARBOUR, KOLKATTA HELD BY M/S ROYAL ORCHID INFRADEVELOPERS PVT LTD						
Annexure '2'						
No.	State	Village	Taluka/ Tehsil	Survey No./Gut no.	Area in Acres	Document Type
1	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.780	SALEDEED
2	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.280	SALEDEED
3	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.648	SALEDEED
4	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.180	SALEDEED
5	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.210	SALEDEED
6	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.122	SALEDEED
7	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.260	SALEDEED
8	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.760	SALEDEED
9	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.045	SALEDEED
10	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.640	SALEDEED
11	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.380	SALEDEED
12	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.290	SALEDEED
13	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.950	SALEDEED
14	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.230	SALEDEED
15	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.160	SALEDEED

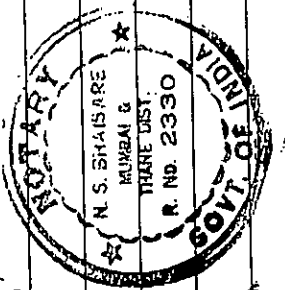
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R. NO. 2930
GOVT. OF INDIA



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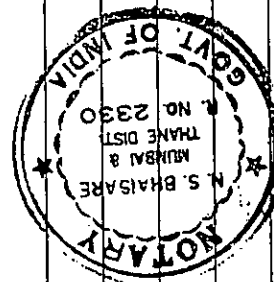
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17	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.490	SALEDEED
13	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.900	SALEDEED
18	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.148	SALEDEED
19	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	3.060	SALEDEED
20	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.140	SALEDEED
21	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.925	SALEDEED
22	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.135	SALEDEED
23	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.590	SALEDEED
24	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	1.100	SALEDEED
25	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	1.100	SALEDEED
26	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.520	SALEDEED
27	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.590	SALEDEED
28	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	1.100	SALEDEED
29	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.230	SALEDEED
30	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.180	SALEDEED
31	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.180	SALEDEED
32	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas	0.290	SALEDEED



10.

3	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.530	SALEDEED
4	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.183	SALEDEED
5	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.890	SALEDEED
6	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.118	SALEDEED
7	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.600	SALEDEED
8	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.875	SALEDEED
9	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		1.640	SALEDEED
0	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.123	SALEDEED
1	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.120	SALEDEED
2	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.195	SALEDEED
3	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.683	SALEDEED
4	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.490	SALEDEED
5	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.150	SALEDEED
6	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		1.820	SALEDEED
7	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.410	SALEDEED
8	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.161	SALEDEED
9	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.170	SALEDEED

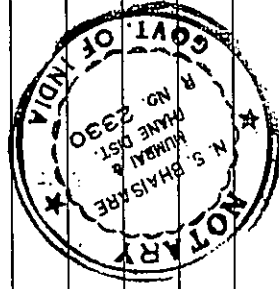


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50	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.104	SALEDEED
51	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.180	SALEDEED
52	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.490	SALEDEED
56	Kolkatta	Mohanpur Tal. Diamond - Hurbour	Mohanpur Taluka, District-24 Parganas		0.700	SALEDEED
86	Kolkatta	Mohanpur Tal. Diamond - Hurbour	Mohanpur Taluka, District-24 Parganas		1.173	SALEDEED
87	Kolkatta	Mohanpur Tal. Diamond - Hurbour	Mohanpur Taluka, District-24 Parganas		0.185	SALEDEED
88	Kolkatta	Mohanpur Tal. Diamond - Hurbour	Mohanpur Taluka, District-24 Parganas		0.700	SALEDEED
85	Kolkatta	Mohanpur Tal. Diamond - Hurbour	Mohanpur Taluka, District-24 Parganas		0.140	SALEDEED
58	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.140	SALEDEED
54	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.256	SALEDEED
56	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.340	SALEDEED
60	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.690	SALEDEED
61	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.590	SALEDEED
62	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.100	SALEDEED
63	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.220	SALEDEED
64	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.250	SALEDEED
65	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.560	SALEDEED
66	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas			SALEDEED



7	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.330	SALEDEED
8	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.460	SALEDEED
9	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.310	SALEDEED
0	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		1.160	SALEDEED
1	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.970	SALEDEED
2	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.380	SALEDEED
3	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.940	SALEDEED
4	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.160	SALEDEED
5	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.440	SALEDEED
6	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.720	SALEDEED
7	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.730	SALEDEED
8	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.250	SALEDEED
9	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.450	SALEDEED
0	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.300	SALEDEED
1	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.110	SALEDEED
2	Kolkatta	Ram Govindpur Diamonda Harbour	Ram Govindpur, District-24 Parganas		0.620	SALEDEED
3	Kolkatta	Chandnagar Diamond - Hurbour	Chandnagar Gram Panchayat, District-24 Parganas		0.250	SALEDEED



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WINDMILL DEVELOPERS PVT LTD

DETAILS OF LAND AT GONDGHAR, MAHARASTRA HELD BY M/S BEECH TOWN DEVELOPERS PVT LTD

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Annexure '3'

S. No.	State	Village	Taluka/ Tehsil	Survey No./Gut no.	Area in Acres	Document Type
1	Maharashtra	Village-Gondghar	Taluka-Mhasal, Dist-Raigarh	34/1/1	120.683	ATS
2	Maharashtra	Village-Gondghar	Taluka-Mhasal, Dist-Raigarh	39/4,39/2,101/8,105/7,100/10,101/2/7,39/3,105/5,34/38,101/4,101/3,105/6,34/28,34/3A,27/1A/1,34/2A,27/1D	33.225	ATS
3	Maharashtra	Village-Gondghar	Taluka-Mhasal, Dist-Raigarh	59/3,53/2,52/2,58/2,31/3,28/7,28/2,38/3,20/10,19/6,19/2,38/2,39/5	12.575	Sale Deed
4	Maharashtra	Village-Gondghar	Taluka-Mhasal, Dist-Raigarh	37/2K	6.375	Sale Deed
5	Maharashtra	Village-Gondghar	Taluka-Mhasal, Dist-Raigarh	37/2D	3.500	Sale Deed
Total					176.358	

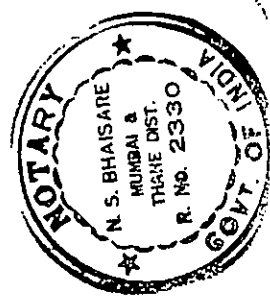


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DETAILS OF LAND AT KARLA, PUNE MAHARASTRA HELD BY M/S PALM SPRING GREENCITY DEVELOPERS PVT LTD						
Annexure '4'						
S.NO.	State	Village	Taluka/ Tehsil	Survey No./Gut no.	Area in Acres	Document Type
1	Maharashtra	Karla	Taluka Maval, Pune	29,30	8.525	Sale Deed
					8.525	



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YEHLANKA

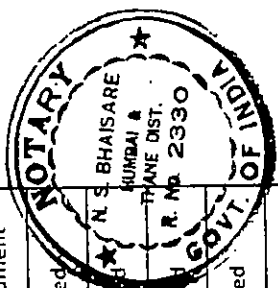
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DETAILS OF LAND AT YEHLANKA, KARNATAKA HELD BY M/S E COM TRADE WORLD PVT LTD

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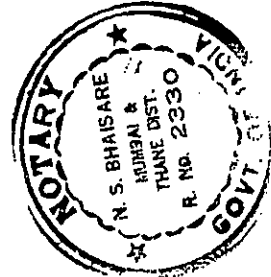
Annexure '5'

Sr. No	State	Village	Taluka/ Tehsil	Survey No.	Area (In Acres)	Type of Document
1	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	52	1.50000	Sale Deed
2	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	30	1.50000	Sale Deed
3	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	47	1.50000	Sale Deed
4	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	33	1.50000	Sale Deed
5	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	48	1.50000	Sale Deed
6	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	51	1.50000	Sale Deed
7	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	31	1.50000	Sale Deed
8	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	34	1.50000	Sale Deed
9	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	46	1.50000	Sale Deed
10	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	49	1.50000	Sale Deed
11	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	41	1.50000	Sale Deed
12	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	40	1.50000	Sale Deed
13	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	29	1.50000	Sale Deed



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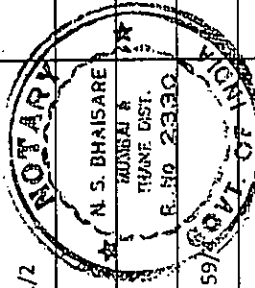
14	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	35	1.50000	Sale Deed
15	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	50	1.50000	Sale Deed
16	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	36	1.50000	Sale Deed
17	Karnataka	Yehlanka	Yehlanka Hobli, Bangalore North Taluk	45	1.50000	Sale Deed
	Total Area				25.50000	



BYCHAPURA

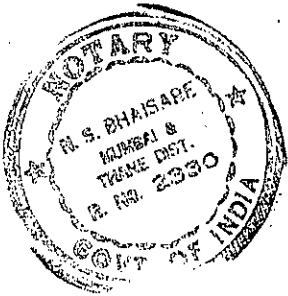
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DETAILS OF LAND AT BYCHAPURA, KARNATAKA HELD BY M/S PK						
Annexure '6' made sale deed and cancelled, again given ATS /GPA on the same date and same party						
Sr. No	State	Village	Taluka/ Tehsil	Survey No.	Area (In Acres)	Type of Document
1	Karnataka	Bychapura	Devanahalli	40/1, 45/1, 46/2, 59/7, 59/3, 59/10	1.60000	ATS/GPA
2	Karnataka	Bychapura	Devanahalli	59/2	1.07500	ATS/GPA
3	Karnataka	Bychapura	Devanahalli	56/1	1.00000	ATS/GPA
4	Karnataka	Bychapura	Devanahalli	41/1, 45/2B, 45/4, 45/2 B1, 45/3, 61/3, 59/3, 59/8	3.81250	ATS/GPA
5	Karnataka	Bychapura	Devanahalli	47/2, 47/3, 56/4, 57/4	2.70000	Sale Deed
6	Karnataka	Bychapura	Devanahalli	192, 51/2	4.40000	Sale Deed
7	Karnataka	Bychapura	Devanahalli	48/7	0.45000	Sale Deed
8	Karnataka	Bychapura	Devanahalli	47/4	2.72500	Sale Deed
9	Karnataka	Bychapura	Devanahalli	44, 59/1, 59/4	1.90000	ATS/GPA
10	Karnataka	Bychapura	Devanahalli	47/1, 50, 56/1	6.25000	Sale Deed
11	Karnataka	Bychapura	Devanahalli	46/1, 45/2A, 49	3.87500	Sale Deed
12	Karnataka	Bychapura	Devanahalli	43/1	0.30000	ATS
13	Karnataka	Bychapura	Devanahalli	59/3	0.55000	ATS



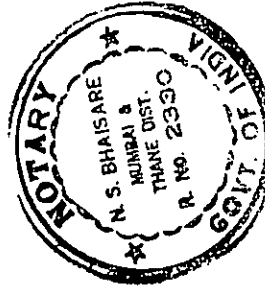
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14	Karnataka	Bychapura	Devanhalli	57/3, 56/3, 47/3, 47/2	2.67500	Sale Deed
15	Karnataka	Bychapura	Devanhalli	59/4	0.50000	ATS
16	Karnataka	Bychapura	Devanhalli	59/2 & 59/3	0.52500	ATS
17	Karnataka	Bychapura	Devanhalli	47/4	0.95000	ATS
18	Karnataka	Bychapura	Devanhalli	41/1	0.45000	ATS
19	Karnataka	Bychapura	Devanhalli	64	0.27500	ATS
20	Karnataka	Bychapura	Devanhalli	63/4	0.27500	ATS
21	Karnataka	Bychapura	Devanhalli	48/6	0.45000	ATS
22	Karnataka	Bychapura	Devanhalli	59/9	0.22500	ATS
23	Karnataka	Bychapura	Devanhalli	50	3.12500	Sale Deed
Total					40.08750	



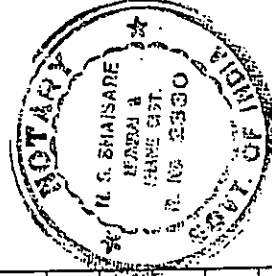
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NOTARIAL - 6A

DETAILS OF LAND AT HARADI, JANGAMGOTE, KARNATAKA HELD BY M/S E COM TRADE WORLD PVT LTD						
Annexure '6-A'						
S.No.	State	Village	Taluka/ Tehsil	Survey No./Gut no.	Area in Acres	Document Type
1	Karnataka	Haradi		14	1.125	ATS/GPA
Total					1.125	



ARDHE, PASHNE & MALE

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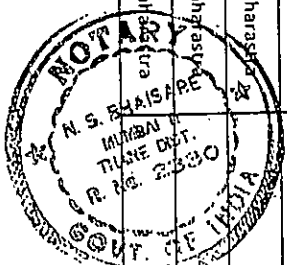


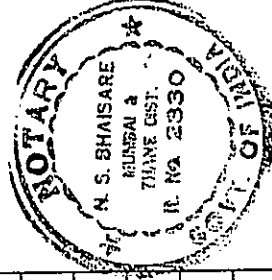
DETAILS OF LAND AT ARDHE, PASHNE & MALE, MAHARASHTRA HELD BY M/S GANRAJ PROPERTIES PVT LTD						
Annexure 'I'						
S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Maharashtra	Pashne	Karjat, Maharashtra	73/4, 69/3	5.825	Saleded
2	Maharashtra	Ardhe	Karjat, Maharashtra	22/28, 16/10A, 16/5, 27/7A, 20/8A, 16/10B	12.25	Saleded
3	Maharashtra	Ardhe	Karjat, Maharashtra	27/4, 27/5, 28/1, 39/1, 43/1, 43/2, 43/3, 43/4, 43/8, 43/9, 43/12, 43/2+5/6	29.6	ATS/GPA
4	Maharashtra	Ardhe	Karjat, Maharashtra	41/4, 48/3	15	ATS/GPA
5	Maharashtra	Ardhe	Karjat, Maharashtra	35/7, 41/6, 35/2	24.975	ATS/GPA
6	Maharashtra	Ardhe	Karjat, Maharashtra	41/2, 41/5	10.975	ATS/GPA
7	Maharashtra	Ardhe	Karjat, Maharashtra	22/2, 70/2, 42/4K, 43/7, 43/10, 59/18(2), 59/1K, 64/5A, 68/4A5, 68/4B, 68/5A, 68/5B	20.342	ATS/GPA
8	Maharashtra	Pashne	Karjat, Maharashtra	14/5, 21/11	2.925	ATS/GPA
9	Maharashtra	Ardhe	Karjat, Maharashtra	32/1B1	2.825	ATS/GPA
10	Maharashtra	Pashne	Karjat, Maharashtra	14/9	2.9	ATS/GPA
11	Maharashtra	Ardhe	Karjat, Maharashtra	16/11, 16/3	2.35	ATS/GPA
12	Maharashtra	Pashne	Karjat, Maharashtra	21/8	7.175	ATS/GPA
13	Maharashtra	Aase	Karjat, Maharashtra	11/1	2.1	ATS/GPA
14	Maharashtra	Ardhe	Karjat, Maharashtra	27/6	2.275	ATS
15	Maharashtra	Ardhe	Karjat, Maharashtra	22/2K	4.6	ATS/GPA

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S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
16	Maharashtra	Pashne	Karjat, Maharashtra	28, 22/1B2	2.475	ATS/GPA
17	Maharashtra	Ardhe	Karjat, Maharashtra	51/4, 73/16, 53/3A, 27/2A, 32/1A(2)	20.587	ATS/GPA
18	Maharashtra	Male	Karjat, Maharashtra	16/68, 39/3	7.775	ATS/GPA
19	Maharashtra	Ardhe	Karjat, Maharashtra	16/4, 16/14	4.1	ATS/GPA
20	Maharashtra	Male	Karjat, Maharashtra	51/2A	0.775	ATS/GPA
21	Maharashtra	Ardhe	Karjat, Maharashtra	38/2, 39/2, 40	1.14	ATS/GPA
22	Maharashtra	Male	Karjat, Maharashtra	34/5, 47/1A2	47.25	ATS/GPA
23	Maharashtra	Male	Karjat, Maharashtra	31/3, 45/1A1	33.462	ATS/GPA
24	Maharashtra	Male	Karjat, Maharashtra	45/1A2	33.15	ATS/GPA
25	Maharashtra	Male	Karjat, Maharashtra	41/3, 101/3, 30/7, 17/4, 39/2, 39/1B, 39/3A, 15/2	47.432	ATS/GPA
26	Maharashtra	Pashne	Karjat, Maharashtra	27/4, 42/8A	4.46	ATS/GPA
27	Maharashtra	Ardhe	Karjat, Maharashtra	20/7, 24/2	2.675	ATS/GPA
28	Maharashtra	Male	Karjat, Maharashtra	16/2A	3.0375	ATS/GPA
29	Maharashtra	Ardhe	Karjat, Maharashtra	32/3	3.172	ATS/GPA
30	Maharashtra	Ardhe	Karjat, Maharashtra	28/30	4.475	ATS/GPA
31	Maharashtra	Pashne	Karjat, Maharashtra	46, 47/1, 47/3,	26.01	ATS/GPA
32	Maharashtra	Pashne	Karjat, Maharashtra	73/5	2.125	ATS/GPA

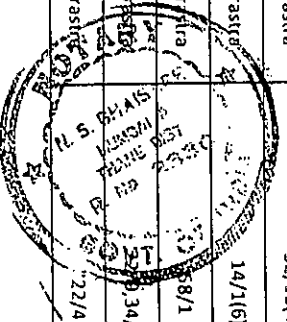




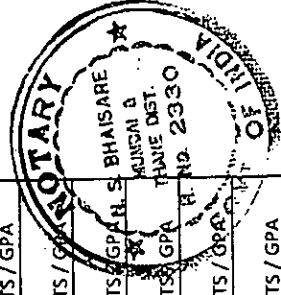
S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
33	Maharashtra	Ardhe	Karjat, Maharashtra	35/5b	3.375	ATS/GPA
34	Maharashtra	Pashne	Karjat, Maharashtra	49/4A(5)	1.975	ATS/GPA
35	Maharashtra	Pashne	Karjat, Maharashtra	67/4	0.625	ATS/GPA
36	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	"10/4	1.4	ATS/GPA
37	Maharashtra	Pashne	Karjat, Maharashtra	"23/2	0.525	ATS/GPA
38	Maharashtra	Male	Karjat, Maharashtra	"3/10	0.55	ATS/GPA
39	Maharashtra	Male	Karjat, Maharashtra	"4/581	8.575	ATS/GPA
40	Maharashtra	Ardhe	Karjat, Maharashtra	"32/182	7.075	ATS/GPA
41	Maharashtra	Pashne	Karjat, Maharashtra	"14/88	0.425	ATS/GPA
42	Maharashtra	Pashne	Karjat, Maharashtra	"42/12A	1.55	ATS/GPA
43	Maharashtra	Pashne	Karjat, Maharashtra	39/2A(1)	2.03	ATS/GPA
44	Maharashtra	Ardhe	Karjat, Maharashtra	20/68,20/7,27/7	5.65	Sale Deed
45	Maharashtra	Ardhe	Karjat, Maharashtra	61/2A,28/3A	2.275	ATS / GPA
46	Maharashtra	Pashne	Karjat, Maharashtra	"14/3	0.6375	ATS / GPA
47	Maharashtra	Ardhe	Karjat, Maharashtra	"25/8,32/1A,184/2A,24/4K,77/15A,23,24/3A, 24/38,28/2,118/18,56/1K	16.555	ATS / GPA
48	Maharashtra	Pashne	Karjat, Maharashtra	"78/2A(3)	2.75	ATS / GPA
49	Maharashtra	Pashne	Karjat, Maharashtra	39/2A(2)	1.75	ATS / GPA

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S. NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
50	Maharashtra	Ardhe	Karjat, Maharashtra	32/6,31	4.95	ATS / GPA
51	Maharashtra	Ardhe	Karjat, Maharashtra	32/4,32/2B	6.4475	ATS / GPA
52	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	14/1D/(4)	1.75	ATS / GPA
53	Maharashtra	Pashne	Karjat, Maharashtra	14/4A, 21/1A(2)	1.8	ATS / GPA
54	Maharashtra	Pashne	Karjat, Maharashtra	27/1A	2.275	ATS / GPA
55	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	14/1(5)	1.75	ATS / GPA
56	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	14/1K(3)	1.75	ATS / GPA
57	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	14/1(14)	2.125	ATS / GPA
58	Maharashtra	Pashne	Karjat, Maharashtra	52/11A(2)	1.375	ATS / GPA
59	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	14/1(12)	1.75	ATS / GPA
60	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	14/1(15)	2.125	ATS / GPA
61	Maharashtra	Pashne	Karjat, Maharashtra	73/1(1)	1.75	ATS / GPA
62	Maharashtra	Pashne	Karjat, Maharashtra	52/11(4)	1.375	ATS / GPA
63	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	14/1(6)	1.75	ATS / GPA
64	Maharashtra	Pashne	Karjat, Maharashtra	52/8/1	2.875	ATS / GPA
65	Maharashtra	Male	Karjat, Maharashtra	52/9,34/1	9.45	ATS / GPA
66	Maharashtra	Male	Karjat, Maharashtra	52/2/4	1.65	ATS / GPA

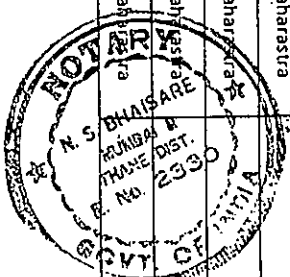


S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
67	Maharashtra	Ardhe	Karjat, Maharashtra	32/5	2.9	ATS / GPA
68	Maharashtra	Pashne	Karjat, Maharashtra	74/5, 76/1, 76/58, 79	4.98	ATS / GPA
69	Maharashtra	Pashne	Karjat, Maharashtra	52/11(1)	1.25	ATS / GPA
70	Maharashtra	Pashne	Karjat, Maharashtra	69/4A(1)	1.75	ATS / GPA
71	Maharashtra	Male	Karjat, Maharashtra	4/78(1)	8.575	ATS / GPA
72	Maharashtra	Ardhe	Karjat, Maharashtra	5/5A	3.3625	ATS / GPA
73	Maharashtra	Ardhe	Karjat, Maharashtra	59/1A	4.375	ATS / GPA
74	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	14/1A(1)	1.75	ATS / GPA
75	Maharashtra	Pashne	Karjat, Maharashtra	39/2A(10)	0.6	ATS / GPA
76	Maharashtra	Pashne	Karjat, Maharashtra	66/1	16	ATS / GPA
77	Maharashtra	Pashne	Karjat, Maharashtra	74/18	2.05	ATS / GPA
78	Maharashtra	Pashne	Karjat, Maharashtra	60/2	3.725	ATS / GPA
79	Maharashtra	Pashne	Karjat, Maharashtra	60/10	3.9675	ATS / GPA
80	Maharashtra	Pashne	Karjat, Maharashtra	69/5	4.25	ATS / GPA
81	Maharashtra	Pashne	Karjat, Maharashtra	49/4(6)	1.75	ATS / GPA
82	Maharashtra	Pashne	Karjat, Maharashtra	60/6	3.9925	ATS / GPA
83	Maharashtra	Pashne	Karjat, Maharashtra	73/1(1)	2.075	ATS / GPA

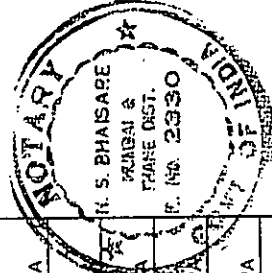


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S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
84	Maharashtra	Pashne	Karjat, Maharashtra	60/11	3.9725	ATS / GPA
85	Maharashtra	Pashne	Karjat, Maharashtra	39/2A	2.0275	ATS / GPA
86	Maharashtra	Pashne	Karjat, Maharashtra	42/11	2.45	ATS / GPA
87	Maharashtra	Pashne	Karjat, Maharashtra	63/1A(3)	4.4325	ATS / GPA
88	Maharashtra	Pashne	Karjat, Maharashtra	63/1A(2)	3.875	ATS / GPA
89	Maharashtra	Pashne	Karjat, Maharashtra	73/1A(2)	1.75	ATS / GPA
90	Maharashtra	Pashne	Karjat, Maharashtra	49/4A(3)	1.9775	ATS / GPA
91	Maharashtra	Pashne	Karjat, Maharashtra	39/2A(4)	1.75	ATS / GPA
92	Maharashtra	Pashne	Karjat, Maharashtra	43/5	1.125	ATS / GPA
93	Maharashtra	Pashne	Karjat, Maharashtra	74/1A	2.025	ATS / GPA
94	Maharashtra	Pashne	Karjat, Maharashtra	60/2	4.005	ATS / GPA
95	Maharashtra	Pashne	Karjat, Maharashtra	60/7	3.97	ATS / GPA
96	Maharashtra	Pashne	Karjat, Maharashtra	78/11+12	0.85	ATS / GPA
97	Maharashtra	Pashne	Karjat, Maharashtra	39/2A(8)	2.025	ATS / GPA
98	Maharashtra	Arche	Karjat, Maharashtra	24/4A	7.225	ATS / GPA
99	Maharashtra	Pashne	Karjat, Maharashtra	60/9	3.975	ATS / GPA
100	Maharashtra	Arche	Karjat, Maharashtra	48/1	9.25	ATS / GPA

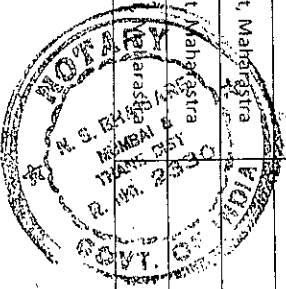


S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
101	Maharashtra	Pashne	Karjat, Maharashtra	52/11A(3)	1.5	ATS / GPA
102	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	14/1(13)	2	ATS / GPA
103	Maharashtra	Pashne	Karjat, Maharashtra	60/5	4.005	ATS / GPA
104	Maharashtra	Male	Karjat, Maharashtra	48/5A	4.1	ATS / GPA
105	Maharashtra	Pashne	Karjat, Maharashtra	36/1,36/5,37/1+2+5,39/1A,50,36/9	10.7125	ATS / GPA
106	Maharashtra	Pashne	Karjat, Maharashtra	54/1A	3.03	ATS / GPA
107	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	14/1(7)	2	ATS / GPA
108	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	14/1(11)	2	ATS / GPA
109	Maharashtra	Pashne	Karjat, Maharashtra	78/2A(1)	3.2275	ATS / GPA
110	Maharashtra	Pashne	Karjat, Maharashtra	39/2(5)A	2.0275	ATS / GPA
111	Maharashtra	Pashne	Karjat, Maharashtra	35/1A(3)	1.25	ATS / GPA
112	Maharashtra	Ardhe	Karjat, Maharashtra	32/1B(3),32/2A	6.4475	ATS / GPA
113	Maharashtra	Pashne	Karjat, Maharashtra	39/2A(3)	2.03	ATS / GPA
114	Maharashtra	Pashne	Karjat, Maharashtra	60/4	3.9925	ATS / GPA
115	Maharashtra	Pashne	Karjat, Maharashtra	35/1A(4)	3.05	ATS / GPA
116	Maharashtra	Pashne	Karjat, Maharashtra	43/2	27.15	ATS / GPA
117	Maharashtra	Pashne	Karjat, Maharashtra	78/2A(5)	3.195	ATS / GPA



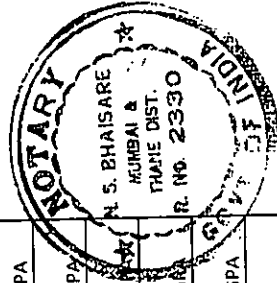
122 ~~124~~

S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
118	Maharashtra	Pashne	Karjat, Maharashtra	49/4A(4)	1.9775	ATS / GPA
119	Maharashtra	Pashne	Karjat, Maharashtra	35/1A(2), 39/1A (3)	7.5125	ATS / GPA
120	Maharashtra	Pashne	Karjat, Maharashtra	56,69/2,69/4A(2)	2.0625	ATS / GPA
121	Maharashtra	Male	Karjat, Maharashtra	51/5	3.925	ATS / GPA
122	Maharashtra	Pashne	Karjat, Maharashtra	81/2A(6)	2.75	ATS / GPA
123	Maharashtra	Pashne	Karjat, Maharashtra	78/2a(2)	3.195	ATS / GPA
124	Maharashtra	Pashne	Karjat, Maharashtra	81/1(1)	2.1	ATS / GPA
125	Maharashtra	Pashne	Karjat, Maharashtra	78/2A(5)	3.195	ATS / GPA
126	Maharashtra	Pashne	Karjat, Maharashtra	78/2A(4)	3.195	ATS / GPA
127	Maharashtra	Ardhe	Karjat, Maharashtra	29.30	0.8025	ATS / GPA
128	Maharashtra	Pashne	Karjat, Maharashtra	60/8	3.975	ATS / GPA
129	Maharashtra	Pashane	Karjat, Maharashtra	54/1A	3.03	ATS / GPA
130	Maharashtra	Pashane	Karjat, Maharashtra	39/1A	3.45	ATS / GPA
131	Maharashtra	Ardhe	Karjat, Maharashtra	139/10,140/5,27/3,27/1A,19/1	10.825	ATS / GPA
132	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	14/1(9)	2	ATS / GPA
133	Maharashtra	Pashane	Karjat, Maharashtra	81/1/4	2.1	ATS / GPA
134	Maharashtra	Pashane	Karjat, Maharashtra	81/2A/1	2.53	ATS / GPA



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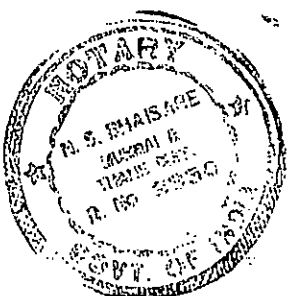


S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
135	Maharashtra	Ardhe	Karjat, Maharashtra	121/5C	0.975	ATS / GPA
136	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	14/1(10)	2	ATS / GPA
137	Maharashtra	Khadyacha Pada	Karjat, Maharashtra	14/1/8	2	ATS / GPA
138	Maharashtra	Pashane	Karjat, Maharashtra	39/2A/9	2.025	ATS / GPA
139	Maharashtra	Pashane	Karjat, Maharashtra	49/4/1	1.9875	ATS / GPA
140	Maharashtra	Pashane	Karjat, Maharashtra	49/4A/2	1.9775	ATS / GPA
141	Maharashtra	Pashane	Karjat, Maharashtra	42/9	0.8625	ATS / GPA
142	Maharashtra	Ardhe	Karjat, Maharashtra	*24/5	5.5	ATS / GPA
143	Maharashtra	Ardhe	Karjat, Maharashtra	16/13.11/7E	0.925	ATS / GPA
144	Maharashtra	Male	Karjat, Maharashtra	22/3,30/8,35/2	13.2	ATS / GPA
145	Maharashtra	Male	Karjat, Maharashtra	28/2,34/4	5.1675	ATS / GPA
146	Maharashtra	Male	Karjat, Maharashtra	35/3A	1.575	ATS / GPA
147	Maharashtra	Male	Karjat, Maharashtra	35/3A	1.575	ATS / GPA
148	Maharashtra	Pashane	Karjat, Maharashtra	20/5	0.3	ATS / GPA
149	Maharashtra	Male	Karjat, Maharashtra	35/3A	3.225	ATS / GPA
150	Maharashtra	Ardhe	Karjat, Maharashtra	121/4, 128/12A(1)	1.7625	ATS / GPA
151	Maharashtra	Ardhe	Karjat, Maharashtra	128/12A(2)	1.0125	ATS / GPA

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S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
152	Maharashtra	Pashane	Karjat, Maharashtra	81/2A/5	2.53	ATS / GPA
153	Maharashtra	Khadyachha Pada	Karjat, Maharashtra	14/3	4.2	ATS
154	Maharashtra	Ardhe	Karjat, Maharashtra	54/2	0.4875	Sale Deed
155	Maharashtra	Ardhe	Karjat, Maharashtra	16/17B,16/9	1.275	ATS / GPA
156	Maharashtra	Ardhe	Karjat, Maharashtra	"25/3	5.675	ATS / GPA
157	Maharashtra	Pashane	Karjat, Maharashtra	54/1A	3.03325	ATS / GPA
158	Maharashtra	Ardhe	Karjat, Maharashtra	24/4K(2)	0.475	ATS / GPA
159	Maharashtra	Ardhe	Karjat, Maharashtra	55/2,61/1,61/3	1.625	Sale Deed
160	Maharashtra	Ardhe	Karjat, Maharashtra	51/3,56/2,56/3,56/4,56/7	5.1675	Sale Deed
161	Maharashtra	Ardhe	Karjat, Maharashtra	123/1	2.85	ATS/GPA

832.656



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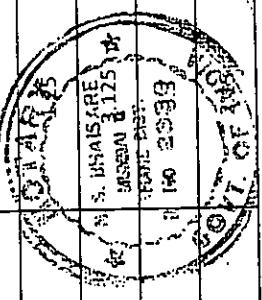
ANEKAL

DETAILS OF LAND AT ANEKAL, KARNATAKA HELD BY M/S WOODSVILLE PROJECTS PVT LTD

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Annexure '8'

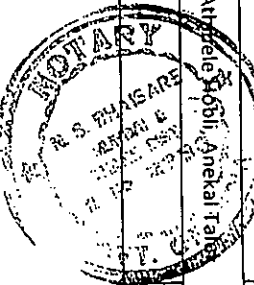
S.No.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	36/2	1.55	Sale Deed
2	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	30/2,30/2,36/3	2.2	Sale Deed
3	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	36/1	1.55	Sale Deed
4	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	30/1	1.85	Sale Deed
5	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	30/1,30/2	1.625	Sale Deed
6	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	,27/2	1.125	Sale Deed
7	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	37/1	1.5	Sale Deed
8	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	28/2,28/3,29/2	3.4	Sale Deed
9	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	37/1	0.65	Sale Deed
10	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	41/1		Sale Deed
11	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	28/1,29/1		Sale Deed
12	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	28/2,28/3		Sale Deed
13	Karnataka	Tatnahalli	Athibele Hobli, Anekal Taluk	62		Sale Deed



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14	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	27/1, 27/2	1.5	Sale Deed
15	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	20/15	1.75	Sale Deed
16	Karnataka	Mayasandra	Athibele Hobli, Anekal Taluk	289	5.575	Sale Deed
17	Karnataka	Mayasandra	Athibele Hobli, Anekal Taluk	291/1	1.275	Sale Deed
18	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	49/3, 49/7	1.325	Sale Deed
19	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	38/2	0.8	Sale Deed
20	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	15/3,	0.75	Sale Deed
21	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	37/1	1	Sale Deed
22	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	32/1	3.175	Sale Deed
23	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	290	1	Sale Deed
24	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	20/14	1.4	Sale Deed
25	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	16/2,	1.275	Sale Deed
26	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	20/10,	2.05	Sale Deed
27	Karnataka	M. Medahalli	Athibele Hobli, Anekal Taluk	18/2,	1.325	Sale Deed
Total Area					44.825	



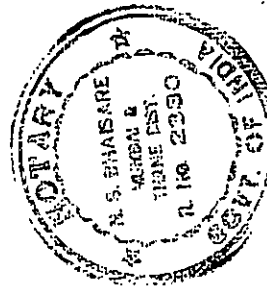
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DETAILS OF LAND AT ANEKAL, KARNATAKA HELD BY M/S WOODSVILLE PROJECTS PVT LTD

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Annexure '8 A'

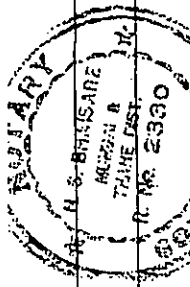
S.No.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	15/3	0.75	ANK-1-00983-2012-13
2	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	16/2	1.275	ANK-1-00978-2012-13
3	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	18/2	1.325	ANK-1-00985-2012-13
4	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	20/10	2.05	ANK-1-00979-2012-13
5	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	20/14	2.4	ANK-1-00977-2012-13
6	Karnataka	M.Medahalli	Athibele Hobli, Anekal Taluk	20/15	1.75	ANK-1-00984-2012-13
Total Area					9.55	



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DURSHET

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DETAILS OF LAND AT DURSHET, MAHARASTRA HELD BY M/S GREENFIELD ESTATES

Annexure 'g'

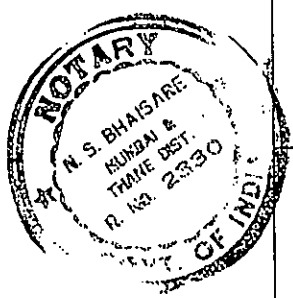
S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Independent Type
1	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	36/1A/3	3.36056	SALEDEED
2	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	36/1A/2	3.36056	SALEDEED
3	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	36/1A/4, 37/5, 37/14, 37/82, 78/44	5.4362	ATS
4	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	37/8, 37/25, 37/61	1.06253	SALEDEED
5	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	36/1A/8	3.36056	ATS
6	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	36/1A7, 37/83	4.47251	SALEDEED
7	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	36/1A/6, 37/10	4.17599	SALEDEED
8	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	37/58, 37/67	1.43318	SALEDEED
9	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	36/1A/9	3.36056	SALEDEED
10	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	36/1A/5, 37/59	3.48411	SALEDEED
11	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	37/9, 37/43, 37/60, 37/71, 78/42	2.66868	SALEDEED
12	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	37/44, 37/45, 37/70	1.4826	SALEDEED
13	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	37/23	1.08724	SALEDEED
14	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	36/1A/10	3.36056	SALEDEED

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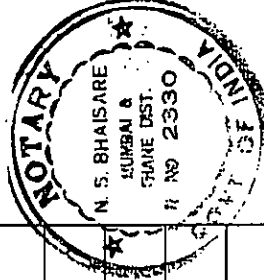
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15	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	37/11, 37/54, 37/66, 78/43	2.12506	SALEDEED
16	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	36/1A/1	3.36056	SALEDEED
17	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	37/12, 37/24, 37/62	2.17448	SALEDEED
18	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	30	24.2365564	ATS
19	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	24	31.88311532	ATS
20	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	37/7, 37/53, 78/41	1.58144	SALEDEED
21	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	24		ATS
22	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	37/44, 37/45, 37/70		SALEDEED
23	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	37/8, 37/25, 37/61		SALEDEED
24	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	37/7, 37/53, 78/41		SALEDEED
25	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	"27/5	4.17599	ATS
26	Maharashtra	Durshet	Taluka-Khalapur, Dist: Raigad	19/0,20/2,21/0	1.01311	ATS
Total					112.6561517	



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S. N. BHAIKAR



DETAILS OF LAND AT MANGAON, MAHARASTRA HELD BY M/S GREENFIELD ESTATES						
Annexure '10'						
Sr. No.	State	Name of Village	Taluka/ Tehsil	Survey No.	Area in Acres	Type of Document
1	Maharashtra	Mangaon	Karjat, Maharashtra	25/5	3.7065	Sale Deed
2	Maharashtra	Mangaon	Karjat, Maharashtra	42/1	2.05093	Sale Deed
3	Maharashtra	Mangaon	Karjat, Maharashtra	42/4A	2.12506	Sale Deed
4	Maharashtra	Mangaon	Karjat, Maharashtra	42/6	4.74432	Sale Deed
5	Maharashtra	Mangaon	Karjat, Maharashtra	42/9	2.54513	Sale Deed
6	Maharashtra	Mangaon	Karjat, Maharashtra	39/1A	0.365708	Sale Deed
7	Maharashtra	Mangaon	Karjat, Maharashtra	42/2	3.4594	Sale Deed
8	Maharashtra	Mangaon	Karjat, Maharashtra	43/1	2.81694	Sale Deed
9	Maharashtra	Mangaon	Karjat, Maharashtra	43/3	1.40847	Sale Deed
10	Maharashtra	Mangaon	Karjat, Maharashtra	43/11C	0.04942	Sale Deed
11	Maharashtra	Mangaon	Karjat, Maharashtra	43/15	0.91427	Sale Deed
12	Maharashtra	Mangaon	Karjat, Maharashtra	43/17	0.88956	Sale Deed
13	Maharashtra	Mangaon	Karjat, Maharashtra	43/23	1.13666	Sale Deed

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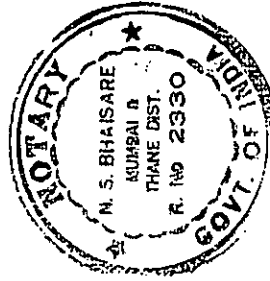
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14	Maharashtra	Mangaon	Karjat, Maharashtra	43/19	0.64246	Sale Deed
15	Maharashtra	Mangaon	Karjat, Maharashtra	43/24	0.56833	Sale Deed
16	Maharashtra	Mangaon	Karjat, Maharashtra	43/26	0.29652	Sale Deed
17	Maharashtra	Mangaon	Karjat, Maharashtra	51/17	0.27181	Sale Deed
18	Maharashtra	Mangaon	Karjat, Maharashtra	51/19	0.66717	Sale Deed
19	Maharashtra	Mangaon	Karjat, Maharashtra	51/30	0.7413	Sale Deed
20	Maharashtra	Mangaon	Karjat, Maharashtra	51/22	0.4942	Sale Deed
21	Maharashtra	Mangaon	Karjat, Maharashtra	51/32	1.880431	Sale Deed
22	Maharashtra	Mangaon	Karjat, Maharashtra	54/1A	0.736358	Sale Deed
23	Maharashtra	Mangaon	Karjat, Maharashtra	55/3	1.586382	Sale Deed
24	Maharashtra	Mangaon	Karjat, Maharashtra	56/1	1.282449	Sale Deed
25	Maharashtra	Mangaon	Karjat, Maharashtra	57/1	0.936509	Sale Deed
26	Maharashtra	Mangaon	Karjat, Maharashtra	57/2	0.032123	Sale Deed
27	Maharashtra	Mangaon	Karjat, Maharashtra	57/3	0.580685	Sale Deed
28	Maharashtra	Mangaon	Karjat, Maharashtra	83/1A	1.865605	Sale Deed
29	Maharashtra	Mangaon	Karjat, Maharashtra	51/31	3.60766	Sale Deed

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30	Maharashtra	Mangaon	Karjat, Maharashtra	82/1A	1.057588	Sale Deed
31	Maharashtra	Mangaon	Karjat, Maharashtra	82/1B	1.141602	Sale Deed
32	Maharashtra	Mangaon	Karjat, Maharashtra	82/4	0.555975	Sale Deed
33	Maharashtra	Mangaon	Karjat, Maharashtra	82/7	0.46949	Sale Deed
34	Maharashtra	Mangaon	Karjat, Maharashtra	82/3A	1.33434	Sale Deed
35	Maharashtra	Mangaon	Karjat, Maharashtra	95/5A	0.27181	Sale Deed
36	Maharashtra	Mangaon	Karjat, Maharashtra	43/4A	0.61775	Sale Deed
37	Maharashtra	Mangaon	Karjat, Maharashtra	56/2	0.04942	Sale Deed

47.900335



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Gondav

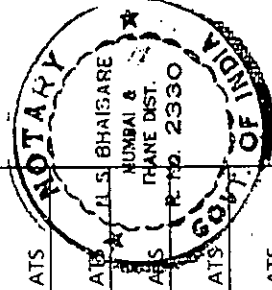
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DETAILS OF LAND AT GONDAV, MAHARASTRA HELD BY M/S GREENFIELD ESTATES

Annexure '11'

S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	135	5.60917	ATS
2	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	144	1.30963	ATS
3	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	72/3, 308	1.70499	ATS
4	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	58/1	10.55117	ATS
5	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	157/2	5.01613	ATS
6	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	12, 16	2.84165	ATS
7	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	21, 97, 100, 134	23.67218	ATS
8	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	61	9.884	ATS
9	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	240	1.75441	ATS
10	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	147	1.21079	ATS
11	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	22, 69, 126, 133, 300, 404	34.19864	ATS
12	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	94, 232, 258, 297, 324, 326	16.85222	ATS
13	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	242	1.95209	ATS

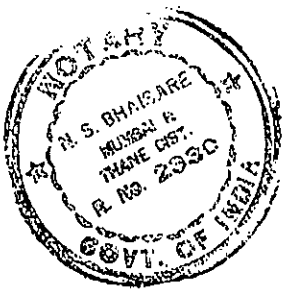


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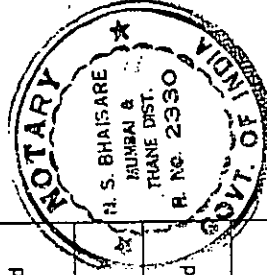
14	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	140	0.81543	ATS
15	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	216	11.53957	ATS
16	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	172, 187, 219	6.69641	ATS
17	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	118, 224	6.84467	ATS
18	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	86, 125, 148, 188, 223	6.64699	SALEDEED
19	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	11, 40, 50, 82, 119, 138, 143, 189, 201, 217, 257,	29.13309	ATS
20	Maharashtra	Gondav	Taluka-Sudhagad, Dist-Raigad	211, 214	26.1926	ATS

204.42583



ANTRAT

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DETAILS OF LAND AT ANTRAT, MAHARASTRA HELD BY M/S GREENFIELD ESTATES						
Annexure '12'						
Sr. No	State	Village	Taluka/ Tehsil	Survey No.	Area (In Acres)	Type of Document
1	Maharashtra	Antrat	Taluka-Karjat, Dist-Raigad	30/4A-1	7.4624	ATS
2	Maharashtra	Antrat	Taluka-Karjat, Dist-Raigad	99/2	7.9072	ATS
3	Maharashtra	Antrat	Taluka-Karjat, Dist-Raigad	38/16,38/1-D, 76/58,68/11,48/15,92/9,92/6, 92/11,54/2, 20/11,92/4,30/7, 87/1,95/7,40/6B, 16/19 & 92/14	33.9021	Sale Deed
4	Maharashtra	Antrat T. Varedi	Taluka-Karjat, Dist-Raigad	48/22	1.8285	ATS
5	Maharashtra	Antrat T. Varedi	Taluka-Karjat, Dist-Raigad	16/11,16/15,17/2C,17/3,18/3,18/24 B,30/4A/2,38/2EE,40/6C,46/1B,46/1 0A/5,48/8,81/2A & 30/3	30.1586	Sale Deed
6	Maharashtra	Antrat T. Varedi	Taluka-Karjat, Dist-Raigad	16/14,18/17,21/2,23/9,23/13,42/1C 46/6,48/16,62/1,68/1,68/4,70/6,70 /8,70/10,70/12,81/4 & 95/38	30.7022	Sale Deed
7	Maharashtra	Antrat T. Varedi	Taluka-Karjat, Dist-Raigad	68/9A & 81/1D	4.1019	ATS
8	Maharashtra	Antrat T. Varedi	Taluka-Karjat, Dist-Raigad	28/15 & 48/188	3.0220	ATS
Total					119.0849	

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TIGHAR

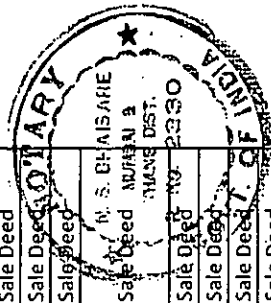
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DETAILS OF LAND AT TIGHAR, MAHARASTRA HELD BY M/S GREENFIELD ESTATES

Annexure '13'

Sr. No	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Type of Documents
1	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	34/8	2.325	Sale Deed
2	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	16/13, 16/15 (15+17) 16/23 & 62/3	16.425	Sale Deed
3	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	32/5, 34/6D & 34/6B	5.975	Sale Deed
4	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	32/7C, 7D, 7E & 31/2	7.25	Sale Deed
5	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	16/14, 16/12, 16/9 & 16/21	3.5	Sale Deed
6	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	18/10, 20/4, 20/2, 21/9 & 21/8	1.63	Sale Deed
7	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	16/1, 16/3 & 16/22	4.5	Sale Deed
8	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	47/9	1.85	Sale Deed
9	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	16/2, 16/6, 22/1A, 25/1A-1 & 25/1A-2, 25/1A-3, 25/18-1, 44/14, 51/2, 52/38	9.212	Sale Deed
10	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	41/2, 46/1, 47/1, 50/1A-1850/1B	9.25	Sale Deed
12	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	34/15	3.7	Sale Deed
13	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	16/16A & 16/16B	4.425	Sale Deed
14	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	44/11, 54/2A, 16/188&16/10	4.52193	Sale Deed
15	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	44/6, 44/7 & 44/3	4.6	Sale Deed
16	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	8/1, 8/2, 8/3, 12/3, 12/6, 12/5, 16/3A-1, 16/3A-1, 16/3A-2, 16/38 & 16/7	4.8	Sale Deed
17	Maharashtra	Nangurle	Taluka-Karjat, Dist-Raigad	14/9, 20/1, 52/5 & 38/2	1.355	Sale Deed
18	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	55/16 & 55/18	1.85325	Sale Deed
19	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	34/13, 34/9, 34/5, 32/10 & 57/2	3.725	Sale Deed
20	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	34/11	0.9	Sale Deed
21	Maharashtra	Nangurle	Taluka-Karjat, Dist-Raigad	2/11 & 2/17	2	Sale Deed
22	Maharashtra	Nangurle	Taluka-Karjat, Dist-Raigad	13/1, 14/6 & 14/12	5.36	Sale Deed
23	Maharashtra	Nangurle	Taluka-Karjat, Dist-Raigad	22/4, 28 & 29	0.67	Sale Deed
24	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	13/3, 44/2 & 47/2	5.225	Sale Deed
25	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	55/1	0.9	Sale Deed
26	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	54/1	0.17297	Sale Deed
27	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	59/4	0.19768	ATS



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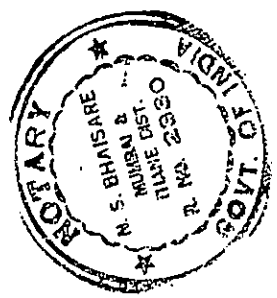
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28	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	16/8, 11, 17/A, 17/8	6.04	Sale Deed
29	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	32/1	1.50731	Sale Deed
30	Maharashtra	Tighar	Taluka-Karjat, Dist-Raigad	16/19	0.42007	ATS

114.29

22 Acre COMMERCIAL 138

DETAILS OF LAND AT 22 Acre Commercial, KARNATAKA HELD BY M/S PACL LTD						
Annexure '14'						
Sr. No	State	Village	Taluka/ Tehsil	Survey No.	Area (In Acres)	Type of Document
1	K B Basavaraju -	Shettigere, Jala Hobli	Taluka-Yehlanaka, Bengaluru Urban Dist	80/P1-p1	2	ATS /GPA
2	K J Purushotham	Shettigere, Jala Hobli	Taluka-Yehlanaka, Bengaluru Urban Dist	124	2	ATS /GPA
3	S A Manjunath	Shettigere, Jala Hobli	Taluka-Yehlanaka, Bengaluru Urban Dist	122	2	ATS /GPA
4	S A Manjunath	Shettigere, Jala Hobli	Taluka-Yehlanaka, Bengaluru Urban Dist	80/P6	2	ATS /GPA
5	S A Manjunath & N Kumar	Shettigere, Jala Hobli	Taluka-Yehlanaka, Bengaluru Urban Dist	80/P4	2	ATS /GPA
6	B.B. UDAY SHANKER	Shettigere, Jala Hobli	Taluka-Yehlanaka, Bengaluru Urban Dist	80/B13-P2	2	ATS /GPA
7	S A Manjunath	Shettigere, Jala Hobli	Taluka-Yehlanaka, Bengaluru Urban Dist	80/P3	2	ATS /GPA
8	Laithamma	Shettigere, Jala Hobli	Taluka-Yehlanaka, Bengaluru Urban Dist	123	2	ATS /GPA
Total					16	

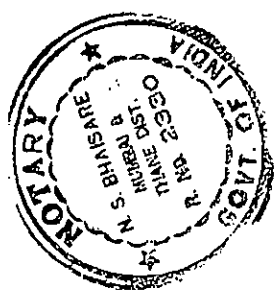


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JP Nagar

DETAILS OF LAND AT JP Nagar, KARNATAKA HELD BY M/S GREENFIELD ESTATES BANGALORE						
Annexure '15'						
Sr. No	State	Village	Taluka/ Tehsil	Survey No.	Area (In Acres)	Type of Document
1	Karnataka	Kothanuru	Uttarahalli Hobli, Bangalore South Taluk	5/2	3.3	Sale Deed
					3.3	



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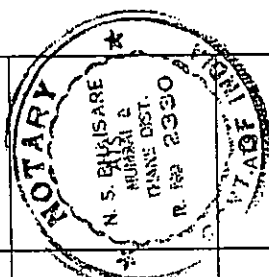
NH7

DETAILS OF LAND AT NH7, KARNATAKA HELD BY M/S GREENFIELD ESTATES BANGALORE

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Annexure '16'

Sr. No	State	Village	Taluka/ Tehsil	Survey No.	Area(In Acres)	Type of Document
1	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	101/1, 101/2 & 102	1.3000	Sale Deed
2	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	133/4, 204, 233/4 & 212/2, 233/3	5.3500	Sale Deed
3	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	198/5, 201/2, 195/1, 195/3, 201/4, 201/6, 202/2, 205, 206/5, 206/2, 213, 219, 214, 221/2, 71/5, 42/2, 61/1, 70, 226/1, 42/1, 35, 63/1, 195/7, 199/1, 230, 66/1, 195/2, 195/6, 184, 236/2, 189, 234/1 & 216/1	0.0000	
4	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	219 & 54/2	2.4500	
5	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	133/2, 133/3, 165, 224/2, 240, 242 & 76/3	5.6750	ATS
6	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	189	0.6000	ATS
7	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	198/5	0.0750	ATS
8	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	201/2	0.2000	ATS
9	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	205 & 206/5	2.0500	ATS



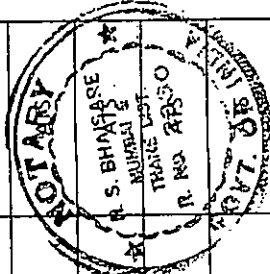
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10	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	206/2	0.5500	ATS
11	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	221/2	0.3250	ATS
12	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	221/2	0.3500	ATS
13	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	236/2	0.2000	ATS
14	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	101	0.7625	ATS
15	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	202/2	0.4250	ATS
16	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	199/1	0.2750	ATS
17	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	42/2, 61/1, 70 & 226/1	2.5500	ATS
18	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	195/1, 195/3, 201/4 & 201/6	1.2500	ATS
19	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	195/2, 195/11 & 195/6	0.7250	ATS
20	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	222/2	0.9250	ATS
21	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	189, 226/2, 228 & 236/6	2.2500	ATS
22	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	208/2, 208/1, 58/5 & 58/6	3.0875	ATS
23	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	210, 211 & 212/1	5.7750	ATS

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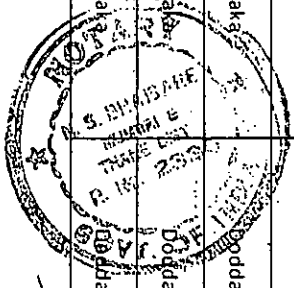
24	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	166/3	0.5250	GPA
25	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	167/1	2.4750	ATS
26	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	195/9	0.3500	ATS
27	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	195/8	0.3000	ATS
28	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	191, 203/5, 203/6, 217/2, 233/1, 175/1, 181, 202/1 & 233/5	5.8020	ATS
29	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	206/2	0.3700	
30	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	196/8, 215 & 231/1	3.6500	
31	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	236/5	0.4000	
32	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	241	1.1500	
33	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	207, 206/2 & 221/2	2.2125	ATS
34	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	234/1	0.2625	GPA
35	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	216/1	0.5250	GPA
36	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	216/1	0.5250	GPA
37	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	213, 219 & 214	2.9500	GPA



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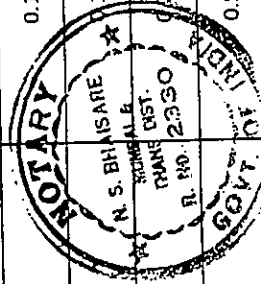
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38	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	234/1	0.5500	GPA
39	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	230	0.2500	GPA
40	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	184 & 230	0.8250	GPA
41	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	230	0.2000	GPA
42	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanhalli Taluk, Bangalore	196/1	0.25	GPA
43	Karnataka	Doddasanne	Kasaba Hobli, Devanhalli Taluk, Bangalore	28	4.0000	ATS
44	Karnataka	Doddasanne	Kasaba Hobli, Devanhalli Taluk, Bangalore	28/76, 28/114	6.0000	ATS
45	Karnataka	Doddasanne	Kasaba Hobli, Devanhalli Taluk, Bangalore	45/35, 45/36, 45/37, 120/2, 68/2, 28/28/9 & 28/115	26.0000	ATS
46	Karnataka	Doddasanne	Kasaba Hobli, Devanhalli Taluk, Bangalore	15/1 & 28/111	4.2250	ATS
47	Karnataka	Doddasanne	Kasaba Hobli, Devanhalli Taluk, Bangalore	28/24	2.3000	ATS
48	Karnataka	Doddasanne	Kasaba Hobli, Devanhalli Taluk, Bangalore	23	3.0000	ATS
49	Karnataka	Doddasanne	Kasaba Hobli, Devanhalli Taluk, Bangalore	10/4	0.4200	ATS
50	Karnataka	Doddasanne	Kasaba Hobli, Devanhalli Taluk, Bangalore	24/3	3.0000	ATS
51	Karnataka	Doddasanne	Kasaba Hobli, Devanhalli Taluk, Bangalore	10/1	0.3000	ATS



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52	Karnataka	Doddasanne	Kasaba Hobli, Devanhalli Taluk, Bangalore	28/107	4.0000	GPA
53	Karnataka	Doddasanne	Kasaba Hobli, Devanhalli Taluk, Bangalore	28/114	4.0000	GPA
54	Karnataka	Doddasanne	Kasaba Hobli, Devanhalli Taluk, Bangalore	28/10	4.0000	GPA
55	Karnataka	Doddasanne	Kasaba Hobli, Devanhalli Taluk, Bangalore	45/4	4.0000	GPA
56	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	72/9, 72/10, 72/11, 75, 72/13, 73/1, 73/3, 140	7.2500	ATS
57	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	45	1.0000	ATS
58	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	45/6, 45	6.0000	ATS
59	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	45/7, 45/11	8.0000	ATS
60	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	63/1	0.1625	ATS
61	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	63/1	1875	ATS
62	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	71/5	2750	ATS
63	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	42/1, 35	0.5500	ATS
64	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	45/9	4.0000	ATS
65	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Bangalore	44/6	1.0000	ATS



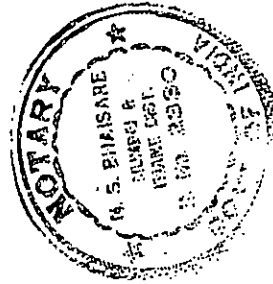
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66	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Banglore	45/2	1.5000	ATS
67	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Banglore	45/5	4.0000	ATS
68	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Banglore	58/2	0.3000	ATS
69	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Banglore	59/1	1.7000	ATS
70	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Banglore	75	2.0000	ATS
71	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Banglore	239/3,230	2.5750	ATS
72	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Banglore	45/9	4.0000	GPA
73	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Banglore	32/17	4.0000	GPA
74	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Banglore	45/4	4.0000	GPA
75	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Banglore	32/16	4.0000	GPA
76	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Banglore	45/7	4.0000	GPA
77	Karnataka	Anneshwara	Kasaba Hobli, Devanhalli Taluk, Banglore	32	5.0000	GPA
78	Karnataka	Prashanahalli	Kasaba Hobli, Devanhalli Taluk, Banglore	26	0.6250	SALE DEED
79	Karnataka	Prashanahalli	Kasaba Hobli, Devanhalli Taluk, Banglore	22/4P1	0.6000	ATS

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80	Karnataka	Prashanahalli	Kasaba Hobli, Devanahalli Taluk, Bangalore	22/7	1.2500	SALE DEED
81	Karnataka	Prashanahalli	Kasaba Hobli, Devanahalli Taluk, Bangalore	22/7, 23, 24/1	1.3250	SALE DEED
82	Karnataka	Chikkasanne	Kasaba Hobli, Devanahalli Taluk, Bangalore	9	1.0000	ATS

196.2670



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SHETTIGERE

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DETAILS OF LAND AT SHETTIGERE, KARNATAKA HELD BY M/S PACL LTD

Annexure '17'

Sr. No.	State	Village	Taluka/ Tehsil	Survey No.	Area (In Acres)	Type of Document
1	Karnataka	Shettigere	Yehlanka Hobli, Bangalore North Taluk	79 P	2.20000	ATS
Total					2.20000	



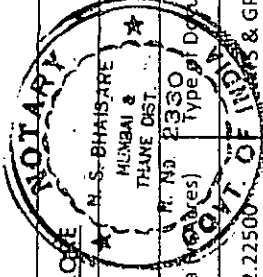
YCHLANKA

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DETAILS OF LAND AT YEHLANKA, KARNATAKA HELD BY M/S GREENFIELD ESTATES BANGLORE

Annexure '18'

Sr. No	State	Village	Taluka/ Tehsil	Survey No.	Area (Acres)	Type of Document
1	Karnataka	Honnenahalli	Yehlanka Hobli, Banglore North Taluk	33/2, 35, 34	2.22500	ATS & GPA
2	Karnataka	Singanayakanahalli Amanikere	Yehlanka Hobli, Banglore North Taluk	28, 29/1	0.72500	ATS & GPA
3	Karnataka	Singanayakanahalli Amanikere	Yehlanka Hobli, Banglore North Taluk	41/1, 13/1A	0.62500	ATS & GPA
4	Karnataka	Singanayakanahalli Amanikere	Yehlanka Hobli, Banglore North Taluk	41/1,	0.57500	ATS & GPA
5	Karnataka	Singanayakanahalli Amanikere	Yehlanka Hobli, Banglore North Taluk	34/3	0.40000	ATS & GPA
6	Karnataka	Singanayakanahalli Amanikere	Yehlanka Hobli, Banglore North Taluk	8/2	0.16250	ATS & GPA
7	Karnataka	Singanayakanahalli Amanikere	Yehlanka Hobli, Banglore North Taluk	13/6	0.52500	ATS & GPA
8	Karnataka	Nagadasanahalli	Yehlanka Hobli, Banglore North Taluk	35/2	0.37500	ATS & GPA
9	Karnataka	Singanayakanahalli Amanikere	Yehlanka Hobli, Banglore North Taluk	34/1	0.82500	ATS & GPA
10	Karnataka	Singanayakanahalli Amanikere	Yehlanka Hobli, Banglore North Taluk	31/6	0.52500	ATS & GPA
11	Karnataka	Honnenahalli	Yehlanka Hobli, Banglore North Taluk	33/1, 32/1	0.65000	ATS & GPA
12	Karnataka	Singanayakanahalli Amanikere	Yehlanka Hobli, Banglore North Taluk	28/1	2.52500	GPA
13	Karnataka	Singanayakanahalli Amanikere	Yehlanka Hobli, Banglore North Taluk	19/2	4.17500	GPA



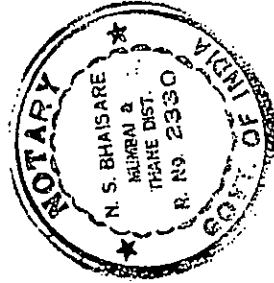
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14	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	19/3, 19/4, 19/5, 19/6	3.50000	GPA
15	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	29/3, 29/4	2.30000	GPA
16	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	19/3	2.75000	GPA
17	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	28/5, 28/6, 28/7	2.95000	GPA
18	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	20	2.30000	ATS & GPA
19	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	26/3	0.45000	ATS & GPA
20	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	8/2	0.05300	ATS & GPA
21	Karnataka	Singanayakanahalli Amanikere	Yehianka Hobli, Bangalore North Taluk	26/3	0.45000	ATS & GPA
Total					29.06550	



GREENFIELD NOIDA

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DETAILS OF LAND AT GREATER NOIDA, UTTAR PRADESH HELD BY M/S NSB ARYA GREEN ESTATES						
All the agreement expired - Annexure '19'						
Sr. No	State	Village	Taluka/ Tehsil	Survey No.	Area (In Acres)	Type of Document
1	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		30.00	Collabration Agreement
2	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		14.11	Collabration Agreement
3	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		3.16	Collabration Agreement
4	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.60	Collabration Agreement
5	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		7.82	Collabration Agreement
6	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		1.58	Collabration Agreement
7	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		1.58	Collabration Agreement
8	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.79	Collabration Agreement
9	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		1.58	Collabration Agreement
10	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.79	Collabration Agreement
11	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.79	Collabration Agreement
12	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		5.39	Collabration Agreement
13	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		4.22	Collabration Agreement
14	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		6.35	Collabration Agreement
15	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		11.25	Collabration Agreement
16	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		3.04	Collabration Agreement
17	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		1.17	Collabration Agreement
18	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		1.12	Collabration Agreement
19	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		4.4	Collabration Agreement
20	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.918	Collabration Agreement
21	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.918	Collabration Agreement
22	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		1.58	Collabration Agreement
23	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		1.62	Collabration Agreement
24	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		2.08	Collabration Agreement
25	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		2.86	Collabration Agreement
26	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		2.38	Collabration Agreement
27	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.79	Collabration Agreement
28	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.79	Collabration Agreement
29	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.79	Collabration Agreement
30	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		1.19	Collabration Agreement
31	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.38	Collabration Agreement
32	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.79	Collabration Agreement
33	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		1.58	Collabration Agreement
34	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		1.04	Collabration Agreement

All the agreement expired - Annexure '19'

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35	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.82	Collaboration Agreement
36	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.79	Collaboration Agreement
37	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.833	Collaboration Agreement
38	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.79	Collaboration Agreement
39	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.79	Collaboration Agreement
40	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.79	NO Collaboration Agreement
41	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.9996	NO Collaboration Agreement
42	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		1.386	Collaboration Agreement
43	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		1.19	Collaboration Agreement
44	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.79	Collaboration Agreement
45	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		1.19	Collaboration Agreement
46	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		1.22	Collaboration Agreement
47	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.79	Collaboration Agreement
48	Uttar Pradesh	Jaganpur	Greater Noida, Uttar Pradesh		0.79	Collaboration Agreement

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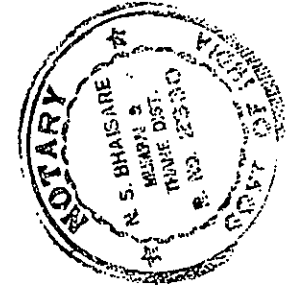


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DETAILS OF LAND AT BANDIPUR, KARNATAKA HELD BY M/S SYNERGYONE (NSB) INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '20'						
Sr.No.	State	Village	Taluka/ Tehsil	Survey Nos.	Area in Acres	Document type
1	Karnataka	Jakkahalli	Taluka- Gundelpet, Dist- Chamrajnagar	"1/1, 59/1	3.25	Sale Deed
2	Karnataka	Jakkahalli	Taluka- Gundelpet, Dist- Chamrajnagar	110	6	Sale Deed
3	Karnataka	Jakkahalli	Taluka- Gundelpet, Dist- Chamrajnagar	57/2,55,56,58/2,59/2	13.13	Sale Deed
4	Karnataka	Hangala	Taluka- Gundelpet, Dist- Chamrajnagar	15/2	1.9	GPA
Total Area					24.28	



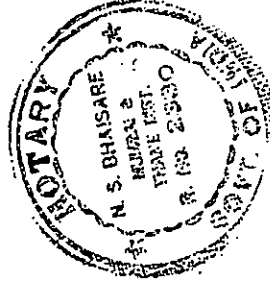
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KFILLK

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DETAILS OF LAND AT KAIDB, KARNATAKA HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '21'						
Sr.No.	State	Village	Taluka/ Tehsil	Survey Nos.	Area in Acres	Document type
1	Karnataka	Near BIAL, Bangalore	Bangalore	Nil	25	Allotment Letter No KIADB-HO/BHP-ALLOT-19670/4499/2012-13 Dated 04.07.2012
Total Area					25	



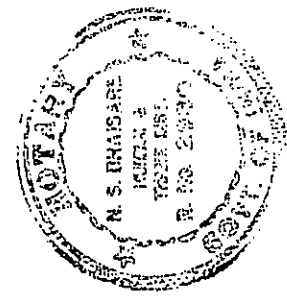
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DETAILS OF LAND AT IVC ROAD, KARNATAKA HELD BY M/S SYNERGYONE (NSB)INFRASTRUCTURE & PROJECTS PVT LTD					
Annexure '22'					
Sr.No.	State	Village	Taluka/ Tehsil	Survey Nos.	Document type
1	Karnataka	Uganawadi	Kasaba Hobli, Devenhalli Taluk	31/5	Sale Deed
Total Area				1.5	



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KOREGAON PARK

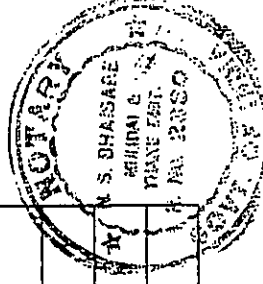
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DETAILS OF FLATS AT KOREGAON PARK, PUNE HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD

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Annexure '23'

S. No.	State	Village	Taluka/ Tehsil	Survey No./ Flat No.	Area in Acres	Document Type
1	Maharashtra	Ghorpadi	Pune, Maharashtra	1	0.02791	Sale Deed
2	Maharashtra	Ghorpadi	Pune, Maharashtra	2	0.02837	Sale Deed
3	Maharashtra	Ghorpadi	Pune, Maharashtra	3	0.02837	Sale Deed
4	Maharashtra	Ghorpadi	Pune, Maharashtra	4	0.02754	Sale Deed
5	Maharashtra	Ghorpadi	Pune, Maharashtra	5	0.02789	Sale Deed
6	Maharashtra	Ghorpadi	Pune, Maharashtra	6	0.02791	Sale Deed
7	Maharashtra	Ghorpadi	Pune, Maharashtra	7	0.02791	Sale Deed
8	Maharashtra	Ghorpadi	Pune, Maharashtra	8	0.2786	Sale Deed
9	Maharashtra	Ghorpadi	Pune, Maharashtra	9	0.02791	Sale Deed
10	Maharashtra	Ghorpadi	Pune, Maharashtra	10	0.02295	Sale Deed
11	Maharashtra	Ghorpadi	Pune, Maharashtra	11	0.02754	Sale Deed
12	Maharashtra	Ghorpadi	Pune, Maharashtra	12	0.02295	Sale Deed
Total					0.57585	



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PALGHAR

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DETAILS OF LAND AT PALGHAR, MUMBAI HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PRIVATE LIMITED						
Annexure '24'						
Sr. No	State	Village	Taluka/ Tehsil	Sy.no.	Area (In Acre)	Doc. No. & Date of Deed
1	Maharashtra	Mahim	Taluka-Palghar	781,780,777,775	3.957	Fig. 3 of Sale Deed
2	Maharashtra	Mahim	Taluka-Palghar	775	0.823	Sale Deed
3	Maharashtra	Mahim	Taluka-Palghar	775	1.012	Sale Deed
4	Maharashtra	Mahim	Taluka-Palghar	(L-1)777	0.089	Confirmation Deed
5	Maharashtra	Mahim	Taluka-Palghar	(K-18)776	0.089	Confirmation Deed
6	Maharashtra	Mahim	Taluka-Palghar	(K-19)776	0.122	Confirmation Deed
7	Maharashtra	Mahim	Taluka-Palghar	(K-14)776	0.089	Confirmation Deed
8	Maharashtra	Mahim	Taluka-Palghar	(L-4)776	0.089	Confirmation Deed
9	Maharashtra	Mahim	Taluka-Palghar	(L-2)777	0.089	Confirmation Deed
10	Maharashtra	Mahim	Taluka-Palghar	(K-8)776	0.089	Confirmation Deed
11	Maharashtra	Mahim	Taluka-Palghar	(K-10)776	0.089	Confirmation Deed
12	Maharashtra	Mahim	Taluka-Palghar	(A-3)782	0.141	Confirmation Deed

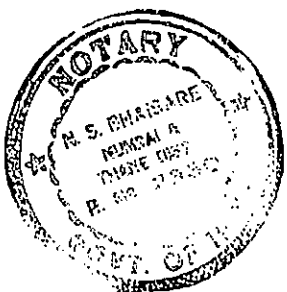
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13	Maharashtra	Mahim	Taluka-Palghar	(A-4)782	0.141	Confirmation Deed
14	Maharashtra	Mahim	Taluka-Palghar	(F-9) 782	0.124	Confirmation Deed
15	Maharashtra	Mahim	Taluka-Palghar	(K-12)776	0.089	Confirmation Deed
16	Maharashtra	Mahim	Taluka-Palghar	(F-11)781	0.124	Confirmation Deed
17	Maharashtra	Mahim	Taluka-Palghar	(L-9)777	0.089	Confirmation Deed
18	Maharashtra	Mahim	Taluka-Palghar	(L-7)777	0.089	Confirmation Deed
19	Maharashtra	Mahim	Taluka-Palghar	(K-17)776	0.089	Confirmation Deed
20	Maharashtra	Mahim	Taluka-Palghar	(K-16)776	0.089	Confirmation Deed
Total					7.510	



ADIVALI

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DETAILS OF LAND AT ADIVALI, MAHARASTRA HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD

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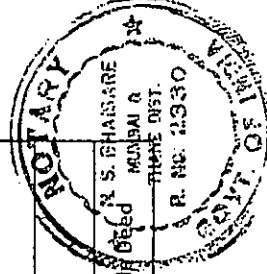
Annexure '25'

Nitin Mahadeo Waghmare

Sr. No	State	Village	Taluka/ Tehsil	Sy.no.	Area (In Acre)	Type of Deed
1	Maharashtra	Adivali	Taluka-Panvel	102	0.98	ATS/GPA
2	Maharashtra	Adivali	Taluka-Panvel	5/2,5/7/1,	30.51	ATS/GPA
3	Maharashtra	Adivali	Taluka-Panvel	95	2.055	ATS/GPA
4	Maharashtra	PIMPRI	THANE	"123	4.3375	ATS/GPA
5	Maharashtra	Adivali	Taluka-Panvel	103	1.32	ATS/GPA
Total					39.1975	

NSB Infrastructure & Projects Pvt Ltd

6	Maharashtra	Adivali	Taluka-Panvel	5/4/-2,42/a/18-a,42/a/10-1,42/a- 3,33/1/1,5-9,5/7-1,5/3- A,5/2,5/1,90/8/1,89/A-0,	161.15	Sale Deed
Splendor Infracity Pvt Ltd						
7	Maharashtra	Adivali	Taluka-Panvel	105	2.195	Sale Deed
					202.54	



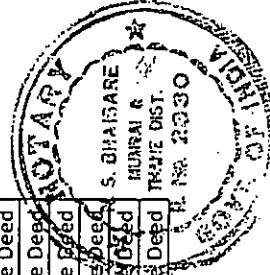
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CHENNAI

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DETAILS OF LAND AT CHENNAI, CHENNAI HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD.						
S.No.	State	Village	Taluka/ Tehsil	SY.NO	Total Area (In Acres)	Docs Type
1	Chennai	Kondamagalam	Taluka-Chingleput	10/1, 103/7A	0.25	Sale Deed
2	Chennai	Kondamagalam	Taluka-Chingleput	103/3	0.39	Sale Deed
3	Chennai	Kondamagalam	Taluka-Chingleput	101/2, 102, 103/7B	0.22	Sale Deed
4	Chennai	Kondamagalam	Taluka-Chingleput	188/4G	0.36	Sale Deed
6	Chennai	Kondamagalam	Taluka-Chingleput	186/3A4, 186/3A5	0.1	Sale Deed
7	Chennai	Kondamagalam	Taluka-Chingleput	178/1C, 178/1E, 178/1F	0.75	Sale Deed
8	Chennai	Kondamagalam	Taluka-Chingleput	178/1G	0.84	Sale Deed
9	Chennai	Kondamagalam	Taluka-Chingleput	83/1B, 82/2, 83/2, 84/1	1.14	Sale Deed
10	Chennai	Kondamagalam	Taluka-Chingleput	84/2, 83/1C	1.17	Sale Deed
11	Chennai	Kondamagalam	Taluka-Chingleput	41/2, 41/1, 41/5A	0.88	Sale Deed
12	Chennai	Kondamagalam	Taluka-Chingleput	85/2, 85/1, 36/8B, 36/9, 36/10	1.02	Sale Deed
13	Chennai	Kondamagalam	Taluka-Chingleput	42/2B2	0.43	Sale Deed
14	Chennai	Kondamagalam	Taluka-Chingleput	63/1A	0.23	Sale Deed
15	Chennai	Kondamagalam	Taluka-Chingleput	63/1B	0.12	Sale Deed
16	Chennai	Kondamagalam	Taluka-Chingleput	63/3, 62/5, 62/2	0.29	Sale Deed
17	Chennai	Kondamagalam	Taluka-Chingleput	63/6A	0.11	Sale Deed
18	Chennai	Kondamagalam	Taluka-Chingleput	61/2B	0.05	Sale Deed
19	Chennai	Kondamagalam	Taluka-Chingleput	63/4, 63/5, 63/6B, 63/7, 63/8, 64	2.14	Sale Deed
20	Chennai	Kondamagalam	Taluka-Chingleput	36/6, 36/7, 36/11, 83/1A, 82/1, 82/3	1.6	Sale Deed
21	Chennai	Kondamagalam	Taluka-Chingleput	36/1, 36/2, 36/3, 36/4, 37, 38/2, 80/6, 81/1, 81/2	1.92	Sale Deed
22	Chennai	Kondamagalam	Taluka-Chingleput	70/1	0.89	Sale Deed
23	Chennai	Kondamagalam	Taluka-Chingleput	60/4, 60/5, 60/7, 62/1, 62/3, 62/4, 60/1, 60/2, 60/3, 61/1	1.87	Sale Deed
24	Chennai	Kondamagalam	Taluka-Chingleput	83/10	0.15	Sale Deed
25	Chennai	Kondamagalam	Taluka-Chingleput	39/1, 39/2	0.81	Sale Deed
26	Chennai	Kondamagalam	Taluka-Chingleput	189/18A1B	0.815	Sale Deed



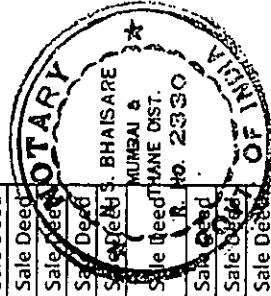
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27	Chennai	Kondamagalam	Taluka-Chingleput	46/1, 46/2A, 47/3B, 47/4, 47/5, 181/1, 181/2, 182/3B2, 182/4C, 181/3, 54/3B, 54/6A, 54/6B, 29/2B, 55/4B, 182/4A, 182/6, 47/3A, 54/3A, 46/2B, 182/4D, 182/4D, 182/5, 54/5B, 29/2A, 182/4B, 47/3C	4.77	Sale Deed
28	Chennai	Kondamagalam	Taluka-Chingleput	185/3, 185/4, 186/1A	1.02	Sale Deed
29	Chennai	Kondamagalam	Taluka-Chingleput	184/2A2, 184/2B1, 184/2C1	0.76	Sale Deed
30	Chennai	Kondamagalam	Taluka-Chingleput	183	0.94	Sale Deed
31	Chennai	Kondamagalam	Taluka-Chingleput	189/21A, 189/23G, 189/23H2	0.85	Sale Deed
32	Chennai	Kondamagalam	Taluka-Chingleput	184/202	0.56	Sale Deed
33	Chennai	Kondamagalam	Taluka-Chingleput	178/1D, 186/3A2	1.09	Sale Deed
34	Chennai	Kondamagalam	Taluka-Chingleput	180/1	0.31	Sale Deed
35	Chennai	Kondamagalam	Taluka-Chingleput	184/1	1.15	Sale Deed
36	Chennai	Kondamagalam	Taluka-Chingleput	189/12, 189/14	0.86	Sale Deed
37	Chennai	Kondamagalam	Taluka-Chingleput	24/7, 189/23C, 189/18A3, 189/19A, 28/2B, 187/2A, 187/3A, 26/1A, 26/1C2, 30/2, 30/3, 30/4	3.145	Sale Deed
38	Chennai	Kondamagalam	Taluka-Chingleput	184/3B	0.25	Sale Deed
39	Chennai	Kondamagalam	Taluka-Chingleput	184/3A1, 184/3A, 184/3A3	0.33	Sale Deed
40	Chennai	Kondamagalam	Taluka-Chingleput	184/2D1	0.46	Sale Deed
41	Chennai	Kondamagalam	Taluka-Chingleput	185/6, 182/1, 182/2, 182/3A, 182/3B1	2.36	Sale Deed
42	Chennai	Kondamagalam	Taluka-Chingleput	189/19B, 189/23A, 185/2, 187/1A, 187/1B, 187/1C, 187/1D1	2.84	Sale Deed
43	Chennai	Kondamagalam	Taluka-Chingleput	184/3C	0.08	Sale Deed
44	Chennai	Kondamagalam	Taluka-Chingleput	185/1A1, 185/1A2, 185/1A3	1.17	Sale Deed
45	Chennai	Kondamagalam	Taluka-Chingleput	187/1D2, 187/2B1, 187/2B2, 187/3B1, 187/3B2	0.93	Sale Deed
46	Chennai	Kondamagalam	Taluka-Chingleput	184/2A1, 184/2B2, 184/2C3	1.12	Sale Deed
47	Chennai	Kondamagalam	Taluka-Chingleput	184/3E	0.09	Sale Deed
48	Chennai	Kondamagalam	Taluka-Chingleput	189/18A2, 189/18B	0.7	Sale Deed
49	Chennai	Kondamagalam	Taluka-Chingleput	51/2, 52/3	1.17	Sale Deed
50	Chennai	Kondamagalam	Taluka-Chingleput	184/30, 185/5, 186/1B	1.16	Sale Deed
51	Chennai	Kondamagalam	Taluka-Chingleput	186/1A, 185/4	0.71	Sale Deed
52	Chennai	Kondamagalam	Taluka-Chingleput	16/7, 16/8B	1.36	Sale Deed
53	Chennai	Kondamagalam	Taluka-Chingleput	14/1, 18/3A, 18/5, 18/6, 18/7, 18/8, 19/2A, 14/2, 18/3B, 18/4, 19/2B, 19/3	1.68	Sale Deed

54	Chennai	Kondamagalam	Taluka-Chingleput	17/5, 17/9, 17/6(A), 26/2C, 26/2B, 26/2A, 24/2, 26/1	2.645	Sale Deed
55	Chennai	Kondamagalam	Taluka-Chingleput	55/5, 55/6, 57/1A, 57/2, 57/4B, 57/5, 55/7, 56/2, 57/1B, 86/8	2.28	Sale Deed
56	Chennai	Kondamagalam	Taluka-Chingleput	177/2, 180/2, 186/3D, 59/1A, 177/4, 180/3, 186/3C, 59/2, 59/3, 58/3, 59/1B, 180/4, 186/3B, 177/3, 186/3A1, 177/6, 177/3, 186/3A1, 177/6	2.35	Sale Deed
57	Chennai	Kondamagalam	Taluka-Chingleput	27/21	0.44	Sale Deed
58	Chennai	Kondamagalam	Taluka-Chingleput	87/3, 87/5, 87/8, 87/4, 86/3, 87/1, 87/2	2.1	Sale Deed
59	Chennai	Kondamagalam	Taluka-Chingleput	20/4, 21/2A, 21/1A4, 21/2C1, 20/3, 21/2B, 20/1A, 21/1A3	1.385	Sale Deed
60	Chennai	Kondamagalam	Taluka-Chingleput	16/9, 16/10	0.75	Sale Deed
61	Chennai	Kondamagalam	Taluka-Chingleput	89/1A	0.2	Sale Deed
62	Chennai	Kondamagalam	Taluka-Chingleput	43/8, 44/5	1.18	Sale Deed
63	Chennai	Kondamagalam	Taluka-Chingleput	16/4, 16/5, 16/6A, 16/1, 16/2A	1.11	Sale Deed
64	Chennai	Kondamagalam	Taluka-Chingleput	16/8A	0.7	Sale Deed
65	Chennai	Kondamagalam	Taluka-Chingleput	10/8A, 15/3B, 15/8A, 17/3, 17/4B, 15/6	1.49	Sale Deed
66	Chennai	Kondamagalam	Taluka-Chingleput	84/3, 84/7, 91/1, 90/1A, 84/5, 86/4, 86/7, 91/3B2, 92/4C2	1.99	Sale Deed
67	Chennai	Kondamagalam	Taluka-Chingleput	95/2	0.36	Sale Deed
68	Chennai	Kondamagalam	Taluka-Chingleput	228/21, 228/6	1.96	Sale Deed
69	Chennai	Kondamagalam	Taluka-Chingleput	106, 107/3B, 108	1.72	Sale Deed
70	Chennai	Kondamagalam	Taluka-Chingleput	16/6B, 15/4, 15/5, 15/3A, 9/2, 9/3, 15/7A, 16/2B, 16/3B	2.3	Sale Deed
71	Chennai	Kondamagalam	Taluka-Chingleput	48/1, 48/2, 48/3, 48/4A	1.41	Sale Deed
72	Chennai	Kondamagalam	Taluka-Chingleput	50/1, 50/2, 51/1B, 51/3	1.88	Sale Deed
73	Chennai	Kondamagalam	Taluka-Chingleput	98/4B4	0.26	Sale Deed
74	Chennai	Kondamagalam	Taluka-Chingleput	228/20	1.44	Sale Deed
75	Chennai	Kondamagalam	Taluka-Chingleput	29/1, 29/5B, 29/6, 29/8, 29/9, 30/11, 30/12	1.84	Sale Deed
76	Chennai	Kondamagalam	Taluka-Chingleput	41/3, 41/4A, 41/5B, 41/6, 42/1C, 42/2A, 42/2B1, 57/3A2, 57/3B, 57/4A	1.59	Sale Deed
77	Chennai	Kondamagalam	Taluka-Chingleput	42/1A, 58/2	0.48	Sale Deed
78	Chennai	Kondamagalam	Taluka-Chingleput	35/2, 35/3, 35/4, 35/5, 43/9, 49/6	2.76	Sale Deed
79	Chennai	Kondamagalam	Taluka-Chingleput	47/1, 47/2, 54/1, 54/2, 55/2, 55/3, 54/4	1.81	Sale Deed
80	Chennai	Kondamagalam	Taluka-Chingleput	3/2, 3/3, 4/1, 4/2, 4/3, 4/4	1	Sale Deed
81	Chennai	Kondamagalam	Taluka-Chingleput	10/7, 230/6A, 230/8A, 4/7, 5/2	1.63	Sale Deed
82	Chennai	Kondamagalam	Taluka-Chingleput	96/1, 96/2, 96/3	0.68	Sale Deed
83	Chennai	Kondamagalam	Taluka-Chingleput	12/2, 12/3, 12/4, 15/1, 15/2, 15/8B, 15/8C, 19/2C	1.81	Sale Deed

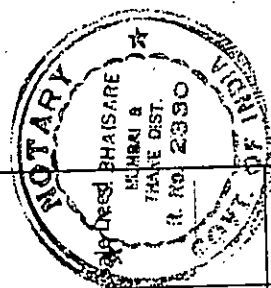


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84	Chennai	Kondamagalam	Taluka-Chingleput	2/1, 3/1, 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/10, 11/4, 230/68, 230/88	2.49	Sale Deed
85	Chennai	Kondamagalam	Taluka-Chingleput	90/18, 90/2, 91/2, 91/3A, 92/4A1	0.91	Sale Deed
86	Chennai	Kondamagalam	Taluka-Chingleput	229/4B, 229/4C, 229/4D	0.55	Sale Deed
87	Chennai	Kondamagalam	Taluka-Chingleput	35/1	0.4	Sale Deed
88	Chennai	Kondamagalam	Taluka-Chingleput	87/9	2.17	Sale Deed
89	Chennai	Kondamagalam	Taluka-Chingleput	114/2A, 117/2, 114/1	0.8475	Sale Deed
90	Chennai	Kondamagalam	Taluka-Chingleput	443/2A, 443/2B	1.36	Sale Deed
91	Chennai	Hanumanthapuram	Taluka-Chingleput	443/2C	0.7	Sale Deed
92	Chennai	Hanumanthapuram	Taluka-Chingleput	434/3A3	1	Sale Deed
93	Chennai	Kondamagalam	Taluka-Chingleput	11/1, 11/2	0.41	Sale Deed
94	Chennai	Kondamagalam	Taluka-Chingleput	51/1A, 52/1, 52/2, 52/4	1.38	Sale Deed
95	Chennai	Kondamagalam	Taluka-Chingleput	1, 4/4, 4/5, 4/6, 5/1, 230/1	1.26	Sale Deed
96	Chennai	Hanumanthapuram	Taluka-Chingleput	434/1(I), 434/2E, 434/3B, 435/1A1, 435/1A3(1A3A)	2.96	Sale Deed
97	Chennai	Kondamagalam	Taluka-Chingleput	12/1, 15/7B	0.26	Sale Deed
98	Chennai	Kondamagalam	Taluka-Chingleput	227/1A1, 227/17	1.38	Sale Deed
99	Chennai	Hanumanthapuram	Taluka-Chingleput	434/5A, 434/5D, 434/5G	1.1	Sale Deed
100	Chennai	Karuneelam	Taluka-Chingleput	256/1, 256/3A, 256/4	0.85	Sale Deed
101	Chennai	Kondamagalam	Taluka-Chingleput	6/2	0.2	Sale Deed
102	Chennai	Karuneelam	Taluka-Chingleput	225/1B	1.08	Sale Deed
103	Chennai	Kondamagalam	Taluka-Chingleput	225/2	0.64	Sale Deed
104	Chennai	Kondamagalam	Taluka-Chingleput	234/1	0.14	Sale Deed
105	Chennai	Kondamagalam	Taluka-Chingleput	84/9	0.21	Sale Deed
106	Chennai	Hanumanthapuram	Taluka-Chingleput	86/6	1.66	Sale Deed
				90/1B2		
				89/211		
				89/2B2		
				99/2B		
				434/1B		
				434/1C		
				434/1D		
				434/1E		

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107	Chennai	Kondamagalam	Taluka-Chingleput	434/1F 189/17A 189/238	0.72	Sale Deed
108	Chennai	Kondamagalam	Taluka-Chingleput	189/208	0.65	Sale Deed
108	Chennai	Kondamagalam	Taluka-Chingleput	189/4A	1.4	Sale Deed
				189/5		
				189/7		
				189/8		
				189/10		
110	Chennai	Kondamagalam	Taluka-Chingleput	189/11	0.68	Sale Deed
				189/13		
				78		
				79/1		
111	Chennai	Kondamagalam	Taluka-Chingleput	77/5	0.28	Sale Deed
112	Chennai	Kondamagalam	Taluka-Chingleput	38/1	1.36	Sale Deed
113	Chennai	Kondamagalam	Taluka-Chingleput	77/3	0.63	Sale Deed
114	Chennai	Kondamagalam	Taluka-Chingleput	77/4	2.58	
				77/6		
				79/2		
				79/3		
				79/4		
				79/5		
				79/6		
				80/1		
				80/2		
				80/3		
115	Chennai	Kondamagalam	Taluka-Chingleput	80/4	1.06	Sale Deed
				80/5		
				88/3		
				89/1A 89/1B		

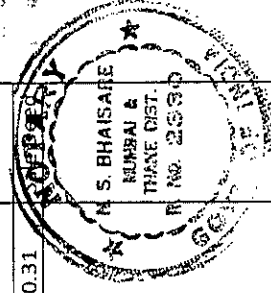


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116	Chennai	Hanumanthapuram	Taluka-Chingleput	435/18 435/4 435/5 435/2 435/6 12/3 13/1 13/2 15/78 229/4A 434/1A 434/2A1 434/2A2 434/2A3 434/3A1 (A) 434/3A1B 189/18A1A 16/6A 16/3A 435/9 407/6 407/7A 435/9 435/11A 436/2 435/9 436/2 436/1 (D) 407/4B 407/5A 184/1B4 184/1B7 183/1A	1.89	Sale Deed
117	Chennai	Hanumanthapuram	Taluka-Chingleput		1.21	Sale Deed
118	Chennai	Kondamagalam	Taluka-Chingleput		1.26	Sale Deed
119	Chennai	Hanumanthapuram	Taluka-Chingleput		3.28	Sale Deed
120	Chennai	Kondamagalam	Taluka-Chingleput		0.05	Sale Deed
121	Chennai	Kondamagalam	Taluka-Chingleput		0.16	Sale Deed
122	Chennai	Hanumanthapuram	Taluka-Chingleput		0.5	Sale Deed
123	Chennai	Hanumanthapuram	Taluka-Chingleput		1.17	Sale Deed
124	Chennai	Hanumanthapuram	Taluka-Chingleput		0.745	Sale Deed
125	Chennai	Hanumanthapuram	Taluka-Chingleput		0.745	Sale Deed
126	Chennai	Hanumanthapuram	Taluka-Chingleput		0.52	Sale Deed
127	Chennai	Karuneeelam	Taluka-Chingleput		1.03	Sale Deed

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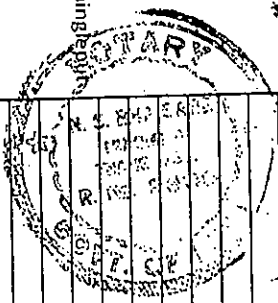
128	Chennai	Hanumanthapuram	Taluka-Chingleput	435/9 435/11A 436/1 (E) 436/2	3.96	Sale Deed
129	Chennai		Taluka-Chingleput			
130	Chennai	Karuneelam	Taluka-Chingleput	261/2 262/1 262/3	1.57	Sale Deed
131	Chennai	Karuneelam	Taluka-Chingleput	261/1 262/2	0.89	Sale Deed
132	Chennai	Karuneelam	Taluka-Chingleput	225/2 410/1A 410/1B 410/8 10/9.	0.32	Sale Deed
133	Chennai	Hanumanthapuram	Taluka-Chingleput		0.42	Sale Deed
134	Chennai	Kondamagalam	Taluka-Chingleput	229/5 230/5 230/9	1.76	Sale Deed
135	Chennai	Kondamagalam	Taluka-Chingleput	229/1A 31/4 31/6A 32/5A 33/2 33/3 33/4 33/5 34/1 34/2 34/3A 34/5 34/6 34/7B 34/8	0.31	Sale Deed
136	Chennai	Kondamagalam	Taluka-Chingleput		6.45	Sale Deed



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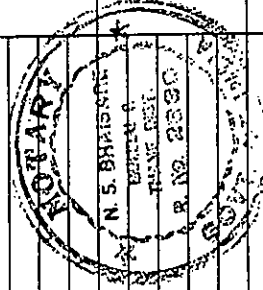
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				34/9		
				43/11		
				86/2		
				87/6		
				87/7		
				88/28		
				32/6		
				32/7		
				32/8		
				32/9		
				34/38		
				34/4		
				34/7A		
				21/1A2		
				21/1A3		
				21/2C2		
				21/3A		
				229/18		
				103/5		
				32/4		
				"29/7		
				"24/1		
				"24/5		
				"30/1		
				"30/10		
				"30/5A		
				30/5B		
				"30/7		
				"24/3		
				"24/4		
				30/8A,		
137	Chennai	Kondamagalam	Taluka-Chingleput		1.57	Sale Deed
138	Chennai	Kondamagalam	Taluka-Chingleput		1.79	Sale Deed
139	Chennai	Kondamagalam	Taluka-Chingleput		0.42	Sale Deed
140	Chennai	Kondamagalam	Taluka-Chingleput		0.21	Sale Deed
141	Chennai	Kondamagalam	Taluka-Chingleput		3.33	Sale Deed



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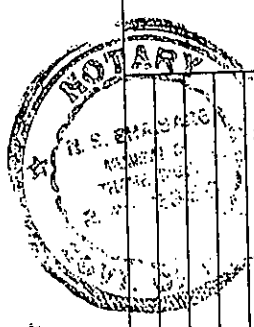
142	Chennai	Kondamagalam	Taluka-Chingleput	30/8B 30/9 33/1 24/6A 24/6B 21/1A1 70/2A	0.41	Sale Deed
143	Chennai	Kondamagalam	Taluka-Chingleput	70/2B 70/2C 66 67 68/3 118/13 76/2 77/1A 77/1B 77/2 69 68/1 68/2 85/4 85/5 85/6 85/6 74 71/2 71/3	0.84	Sale Deed
144	Chennai	Kondamagalam	Taluka-Chingleput		2.41	Sale Deed
145	Chennai	Kondamagalam	Taluka-Chingleput		0.88	Sale Deed
146	Chennai	Kondamagalam	Taluka-Chingleput		0.5053	Sale Deed
147	Chennai	Kondamagalam	Taluka-Chingleput		0.1046	Sale Deed



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148	Chennai	Kondamagalam	Taluka-Chingleput	71/2	0.055	Sale Deed
				71/3		
				71/3		
				74		
				74	0.0805	Sale Deed
149	Chennai	Kondamagalam	Taluka-Chingleput	71/2		
				71/3	0.0664	Sale Deed
				71/3		
150	Chennai	Kondamagalam	Taluka-Chingleput	74	0.11	Sale Deed
151	Chennai	Kondamagalam	Taluka-Chingleput	71/2	0.055	Sale Deed
				71		
				71/3		
152	Chennai	Kondamagalam	Taluka-Chingleput	178/1H	0.0125	Sale Deed
153	Chennai	Kondamagalam	Taluka-Chingleput	71/1	0.39	Sale Deed
154	Chennai	Kondamagalam	Taluka-Chingleput	172	0.2132	Sale Deed
155	Chennai	Kondamagalam	Taluka-Chingleput	"31/5		
				31/6B		
				32/3		
				32/8	1.84	Sale Deed
				"22/2		
				"22/3		
				"87/112		
				88/2A		
156	Chennai	Kondamagalam	Taluka-Chingleput	32/5B		



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CASTLE VALLEY 169

DETAILS OF LAND AT CASTLE VALLEY, GREATER NOIDA HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '27'						
S.No.	State	Village	Taluka/ Tehsil	Survey No	Area in Acre	Type of Document
1	Uttar Pradesh	Jaganpura	Greater Noida	37	4 ACRE	SALE DEED
2	Uttar Pradesh	Jaganpura	Greater Noida	29	1.618 ACRE	SALE DEED
3	Uttar Pradesh	Jaganpura	Greater Noida	2	3.3333 ACRE	SALE DEED
Total					8.9513	

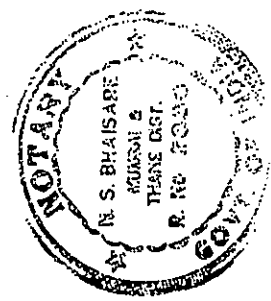


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SARASWATI GARDEN, DELHI

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DETAILS OF LAND AT SARASWATI GARDEN, DELHI HELD BY M/S SYNERGYONE (NSB) INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '28'						
S.No.	State	Village	Taluka / Tehsil	Flat No.	Area in Sq yard	Document Type
1	Delhi	Basai Darapur	Saraswati Garden, Delhi	C28,C29	300	Sale Deed
2	Delhi	Basai Darapur	Saraswati Garden, Delhi	C29,C30	300	Sale Deed
Total					600	



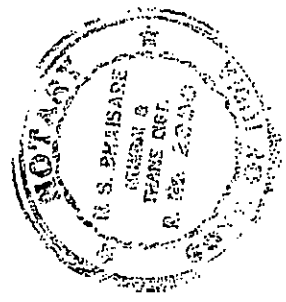
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DETAILS OF LAND AT HARI NAGAR, DELHI HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD					
Annexure '29'					
S.NO.	State	Village	Taluka/ Tehsil	Sy.no./Gut no.	Area in Acres/Sq ft
1	Anil Kumar Murria	Tihar, Janak Park	Hari Nagar, Delhi	JP 45	0.0454
Total					0.0454

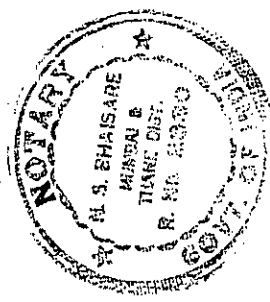
Document Type
Sale Deed



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SHANKAR PVT LTD

DETAILS OF LAND AT SHANKAR ROAD, DELHI HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '30'						
Sr.No.	State	Village	Taluka/ Tehsil	Survey Nos.	Area in Acres	Document type
1	Delhi	Shankar Road	Delhi			MOU with Arora Promoters Private Limited

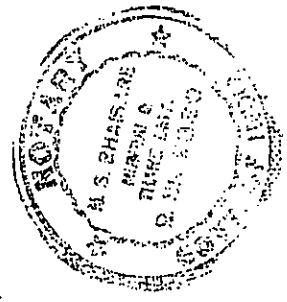


SION

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DETAILS OF LAND AT SION, MAHARASTRA HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '31'						
Sr.No.	State	Village	Taluka/ Tehsil	Survey Nos.	Area in Acres	Document type
1	Maharashtra	Sion	Matunga Estates	Plot No 277 to 297	25,380 Sq Mtrs	Allotment Letter from The New Sion Co-Operative Housing Society Ltd

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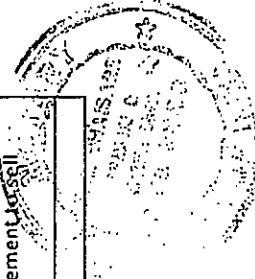


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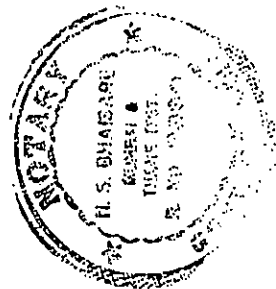
DETAILS OF LAND AT BANERGATTA, KARNATAKA HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '32'						
Sr.No.	State	Village	Taluka/ Tehsil	Survey Nos.	Area in Acres	Document type
1	Karnataka	Hulimavu	Begur Hobli, Bangalore South Taluk	46/1 [old 46]	1.25	Sale Deed
				48/2 [old 48]	1	
				51/1A & 51/1B [old 50&51]	1.875	
				50/2	1.25	
2	Karnataka	Hulimavu	Begur Hobli, Bangalore South Taluk	45/1 [old 45]	0.375	Sale Deed
				51/1C [old 51]	0.15	
3	Karnataka	Hulimavu	Begur Hobli, Bangalore South Taluk	50/3D [old 50]	0.1	Sale Deed
				50/3G [old 50]	0.125	
4	Karnataka	Hulimavu	Begur Hobli, Bangalore South Taluk	50/3A [old 50/3]	3.3	Sale Deed
5	Karnataka	Hulimavu	Begur Hobli, Bangalore South Taluk	46/1	0.75	Sale Deed
6	Karnataka	Hulimavu	Begur Hobli, Bangalore South Taluk	45	0.25	Agreement to sell
7	Karnataka	Hulimavu	Begur Hobli, Bangalore South Taluk	45	0.375	Agreement to sell
Total					10.8	



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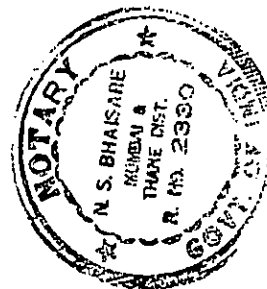
DETAILS OF LAND AT SARJAPUR, KARNATAKA HELD BY M/S SYNERGYONE						
Annexure '33'						
Sr.No.	State	Village	Taluka/ Tehsil	Survey Nos.	Area in Acres	Document type
1	Karnataka	Chikkanahalli	Banglore Taluk	71	1.00	ATS / GPA
2	Karnataka	Chikkanahalli	Banglore Taluk	71	1.00	ATS / GPA
3	Karnataka	Chikkanahalli	Banglore Taluk	113	3.95	Sale Deed
4	Karnataka	Kuthaganahalli	Banglore Taluk	134/2	0.50	Sale Deed
5	Karnataka	Kuthaganahalli	Banglore Taluk	4	1.50	Sale Deed
6	Karnataka	Kuthaganahalli	Banglore Taluk	133/2	0.41	Sale Deed
7	Karnataka	Chikkanahalli	Banglore Taluk	115	2.00	Sale Deed
8	Karnataka	Chikkanahalli	Banglore Taluk	117	2.00	Sale Deed
9	Karnataka	Kuthaganahalli	Banglore Taluk	107/3	0.75	Sale Deed
10	Karnataka	Kuthaganahalli	Banglore Taluk	107/4	0.58	Sale Deed
11	Karnataka	Kuthaganahalli	Banglore Taluk	101	0.30	Sale Deed
12	Karnataka	Kuthaganahalli	Banglore Taluk	109/1	1.30	Sale Deed
13	Karnataka	Kuthaganahalli	Banglore Taluk	134/2	0.63	Sale Deed
14	Karnataka	Kuthaganahalli	Banglore Taluk	136/6	0.15	Sale Deed
15	Karnataka	Kuthaganahalli	Banglore Taluk	134/1	0.75	Sale Deed
16	Karnataka	Kuthaganahalli	Banglore Taluk	158	1.93	Sale Deed
17	Karnataka	Kuthaganahalli	Banglore Taluk	138/5	0.75	Sale Deed
18	Karnataka	Kuthaganahalli	Banglore Taluk	136/6	0.05	Sale Deed
19	Karnataka	Kuthaganahalli	Banglore Taluk	136/8	0.10	Sale Deed
20	Karnataka	Kuthaganahalli	Banglore Taluk	136/3	0.50	Sale Deed
21	Karnataka	Kuthaganahalli	Banglore Taluk	137/2	0.58	Sale Deed
TOTAL AREA					20.73	



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DETAILS OF LAND AT HARADI JANGAMGOTE, KARNATAKA HELD BY M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '34'						
S.No.	State	Village	Taluka / Tehsil	Survey No./Gut no.	Area in Acres	Document Type
1	Karnataka	Kumbiniganahalli	Sidhlagatta Taluk	85/2	4	Sale Deed
2	Karnataka	Haradi	Sidhlagatta Taluk	43(Old s.no.25/1)	3.175	Sale Deed/GPA
Total					7.175	

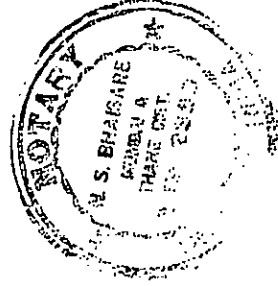


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DETAILS OF LAND AT EZHUPUNNA, COCHIN HELD BY M/S SYNERGYONE (NSB) INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '35'						
Sr. No	State	Village	Taluka/ Tehsil	Sy. No.	Area in Acres	Document Type
1	Kerala	Ezhupunna	Cochin	203/1, 203/2A	3.50	Sale Deed
2	Kerala	Ezhupunna	Cochin	203/1	5.01	Sale Deed
Total					8.51	



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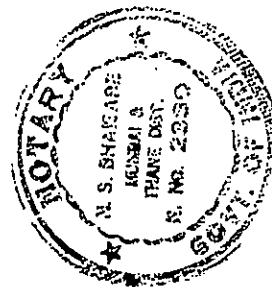
DETAILS OF LAND AT SUKDAR, RATNAGIRI MAHARASTRA HELD BY M/S DHARATAL PROMOTERS & INFRADEVELOPERS PVT LTD						
Annexure '36'						
Sr. No	State	Village	Taluka/ Tehsil	Sy.no.	Area (In Acre)	Type of Deed
1	Maharashtra	Sukdar	Ratnagiri	470,508,514	5.325	ATS & GPA
2	Maharashtra	Sukdar	Ratnagiri	497,530,555	3.225	ATS
3	Maharashtra	Sukdar	Ratnagiri	499	1.725	ATS
4	Maharashtra	Sukdar	Ratnagiri	512	1.4	ATS
5	Maharashtra	Sukdar	Ratnagiri	475	2.475	ATS
6	Maharashtra	Sukdar	Ratnagiri	587	1.35	ATS
7	Maharashtra	Sukdar	Ratnagiri	453,573	1.85	ATS
8	Maharashtra	Sukdar	Ratnagiri	524,547	1.9	ATS
9	Maharashtra	Sukdar	Ratnagiri	467,525	1.215	ATS
Total					20.465	

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DETAILS OF LAND AT GHULUMAJARA, DERABASSI PUNJAB HELD BY M/S Castle Infraestates Private Limited									
Annexure '37'									
S.No.	State	Village	Taluka / Tehsil	Survey No.	Area Detail			Document Type	
					Bigha	Biswa	Biswansi		
1	Punjab	Gholumajara	Derabassi	58/132,80,181,821,82 2,823,824,51/108,104 7/879,1048/880,1054 /883,1056/886,884,88 5.	40	2	10	Sale Deed	
2	Punjab	Gholumajara	Derabassi	1104/732,731,8/10,73 9/1,740/2,746,747,74 8,749,750,750,751/1, 751/2	34	12	0	Sale Deed	
3	Punjab	Gholumajara	Derabassi	78/176,186,190,191,1 92,193,197	65	6	12	Sale Deed	
Total Area in Acres					139	20	22		
					35				



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DETAILS OF LAND AT GHULUMAJRA, DERABASSI PUNJAB HELD BY M/S INSPIRE INFRAESTATES PVT LTD							
Annexure '38'							
S.No.	State	Village	Taluka / Tehsil	Survey No.	Area Detail		
					Bigha	Biswa	Biswansi
1	Punjab	Gholumajara	Derabassi	58/132,182,183,51/10 8,206,207,203,210,26 /65,211,80/178,798,1 83/217,801,82/180,80 0,801,81/179,802,803 5/9	39	17	10
	Total				39	17	10
				Total Area in Acres	10.00		

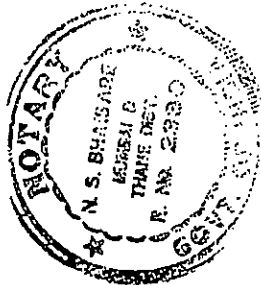


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DETAILS OF LAND AT GHULUMAJARA, DERABASSI PUNJAB HELD BY M/S STONE WATER PROPERTIES PVT LTD								
Annexure '39'								
S.NO.	State	Village	Taluka / Tehsil	Survey No.	Area Detail		Document Type	
					Bigha	Biswa		
1	Punjab	Gholumajara	Derabassi	58/132,177,178,179,78/176,184,186,187,188,189,194,195,	40	0	0	Sale Deed
	Total				40	0	0	
Total Area in Acres					10			

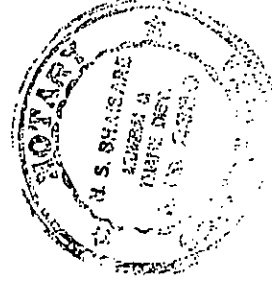


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DETAILS OF LAND AT NAGAVARA, KARNATAKA HELD BY M/S STONE WATER PROPERTIES PVT LTD						
Annexure '40'						
S.No.	State	Village	Taluka/ Tehsil	Survey No./Gut no.	Area in Acres	Document Type
1	Karnataka	Nagavara	Kasaba Hobli	88/6	0.925	Sale Deed
Total					0.925	



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DETAILS OF LAND AT JAGANPURA, GREATER NOIDA HELD BY M/S REDWOOD BUILDTech PVT LTD					
Annexure '41'					
S.No.	State	Village	Taluka / Tehsil	Survey No	Type of Document
1	Uttar Pradesh	Jaganpura	Greater Noida	25/20	Sale Deed
Total in Acres				10.627	

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DETAILS OF LAND AT JAGANPURA, GREATER NOIDA HELD BY M/S UNDERHILLS INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '42'						
S.No.	State	Village	Taluka/ Tehsil	Survey No	Area in Acre	Type of Document
1	Uttar Pradesh	Jaganpura	Greater Noida	14	12.5 Acre	Sale Deed
Total in Acres					12 Acre	

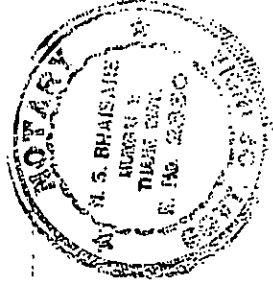


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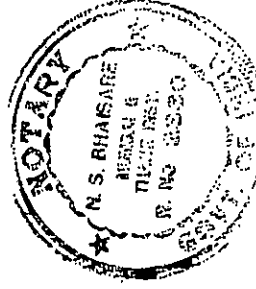
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DETAILS OF LAND AT JAGANPURA, GREATER NOIDA HELD BY M/S RIVERDALE INFRAESTATES PVT LTD						
Annexure '43'						
S.No.	State	Village	Taluka / Tehsil	Survey No	AREA IN ACRE	TYPE OF DOCUMENT
1	Uttar Pradesh	Jaganpura	Greater Noida	24/25/20	10.627 ACRE	SALE DEED
Total					10.627	



<u>DETAILS OF LAND AT KEMPTYFALL, UTTARAKHAND HELD BY M/S. NSB INFRA</u>						
Annexure '44'						
Sr.No.	State	Village	Taluka/ Tehsil	Survey Nos.	Area in Acres	Document type
1	Uttarakhand	Mussoorie	Mussoorie		7.16	MOU with Kemptyfalls Resort Pvt Ltd



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DETAILS OF LAND AT KANAKPURA, KARNATAKA HELD BY M/S COMFORT INFRAHEIGHTS PVT LTD

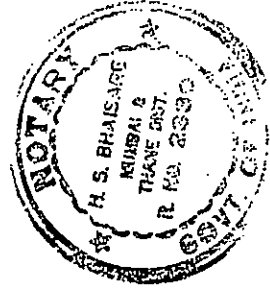
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Annexure '45'

S.No.	State	Village	Taluka/ Tehsil	Survey No./Gut no.	Area in Acres	Document Type
1	Karnataka	Uttarahalli		15/3,15/3A	8.7	ATS/GPA



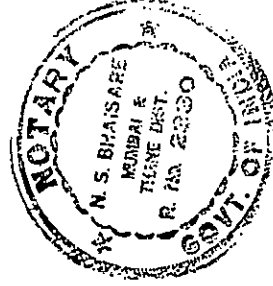
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52	Ramakrishna	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	133	0.750	308
53	Venkataswamy	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	111/B	0.375	305
54	Arasamma	NSB Real Estates Pvt.Ltd	Doddabanaahalli	35	0.225	352
55	S Balappa	NSB Real Estates Pvt.Ltd	Doddabanaahalli	35	0.250	350
56	Gavatri	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	133	0.150	346
57	C Manjunatha	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	134/1	0.075	347
58	Narayanaswamy	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	146	0.350	344
59	Chandrashekharaiah	NSB Real Estates Pvt.Ltd	Doddabanaahalli	35	0.250	345
60	Ramakrishna	NSB Real Estates Pvt.Ltd	Doddabanaahalli	35	0.225	349
61	C.M Manjunatha	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	143/A, 145/A, 144/D	0.550	351
62	Gopal Krishna s/o Muniramaiah	NSB Real Estates Pvt.Ltd	Doddabanaahalli	93/1	0.438	471
63	Sujanappa s/o Veeraswamy	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	143/C, 146	0.200	459
64	Gowramma w/o Patel Siddalingiah	NSB Real Estates Pvt.Ltd	Doddabanaahalli	32	0.675	470
65	Siddamma w/o Venkatagiriappa	NSB Real Estates Pvt.Ltd	Doddabanaahalli	93/1	0.438	472
66	Vasanthamma w/o Chandrashekar Reddy	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	153/1	0.650	464
67	M. Papalaiah s/o Muniraju	NSB Real Estates Pvt.Ltd	Doddabanaahalli	50	0.463	463
68	Gowramma D/o Nanjamma	NSB Real Estates Pvt.Ltd	Doddabanaahalli	56/3A	1.000	426
69	Lakshamma D/o Chikkabalaiah	NSB Real Estates Pvt.Ltd	Chikkabanaahalli	2/1	2.800	462
70	M.S. Dhanalakshmi w/o R. Shankar	NSB Real Estates Pvt.Ltd	Doddabanaahalli	P1, 103/2, 103/1, 104/P2	5.650	431
71	R. Shankar s/o Ramachandrappa	NSB Real Estates Pvt.Ltd	Doddabanaahalli	102/A, 103/2, 104/P3	4.200	428
72	R. Raju s/o Ramachandrappa	NSB Real Estates Pvt.Ltd	Doddabanaahalli	104/P1-P1, 92	1.500	427
73	L. Donboso s/o Louis	NSB Real Estates Pvt.Ltd	Doddabanaahalli	92	0.850	429
74	Munivenkatappa s/o Buddappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	160	0.750	23
75	Rajamma w/o Ramachandrappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	108	0.325	21
76	D.C. Anjanappa s/o Chikkarimalah	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	138/1	0.188	15
77	Thimmaiah s/o Muniyappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	144D	0.125	16
78	A. Venkataswamy s/o D. T. Appanna	NSB Real Estates Pvt.Ltd	Doddabanaahalli	49	1.500	19
79	Chandrashekar s/o Siddalingappa	NSB Real Estates Pvt.Ltd	Doddabanaahalli	56/5	0.300	20
80	Lakshmaiah Reddy s/o Venkatappa	NSB Real Estates Pvt.Ltd	Dommasandra	35	1.125	17
81	N. Shammamma w/o Nalappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	44, 108	1.053	366
82	Marappa s/o Muniyappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	24/2, 134/3, 141/2, 142/2	0.040	367
83	Marappa s/o Muniyappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	134/3, 141/2, 142/2, 33	3.275	NOTARY
84	N. Lakshminarayana s/o Nasarappa	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	134/1	0.075	430
85	Ramakrishna	NSB Real Estates Pvt.Ltd	Dommasandra	36	0.250	321
86	Sarojamma	NSB Real Estates Pvt.Ltd	Kumbena Agrahar	73	0.225	319
87	Susheelamma	NSB Real Estates Pvt.Ltd	Doddabanaahalli	73	0.425	323
88	P.Ganesh	NSB Real Estates Pvt.Ltd	Doddabanaahalli	73	0.403	324
Total Land :-				70.871		

DETAILS OF LAND AT THANENAVI, MAHARASTRA HELD BY KAILASH MOTWANI						
Annexure '49'						
S.NO.	State	Village	Taluka/ Tehsil	Survey No/CTS No.	Area in Acres/Sq ft	Document Type
1	Maharashtra	Thanenhav	Taluka Khalapur	"24/2	3.885	ATS/GPA
2	Maharashtra	Thanenhav	Taluka Khalapur	19/38/2	0.25	ATS/GPA
Total					4.135	

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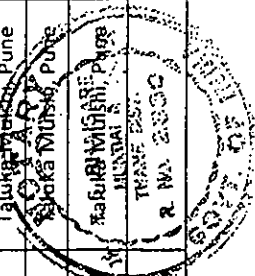
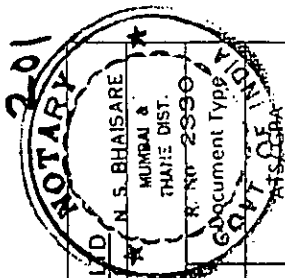


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DETAILS OF LAND AT VITTHALWADI, MAHARASTRA HELD BY M/S (PREMIER) BESTWOEDINFRAHEIGHTS PVT LTD.

Annexure '50'

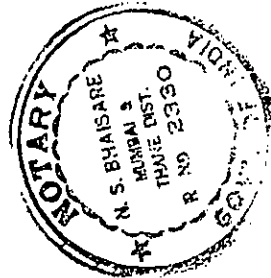
S.NO.	State	Village	Taluka / Tehsil	Survey No.	Area in Acres	Document Type
1	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	303, 305, 306, 308, 309, 310, 312, 314, 316, 319, 325, 326, 327, 328, 354, 358, 363, 371, 375, 376, 378, 384, 385, 394, 404, 409, 412, 458,	27.45825	ATS/ GPA
2	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	212,215,217,233,235,286,288,295,217, 311,316,317,321,322,341,347,349,36	26.285	ATS/ GPA
3	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	282,299,300,307,317,320,321,361,	30.9212	ATS/ GPA
4	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	208,231,227,233,360,411,226,234,281, 302,222,340,605,606,614,	12.0175	ATS/ GPA
5	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	260,262,264,270,285,287,289,291,292, 293,298,333,478,	5	ATS/ GPA
6	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	232,237,318,346,383,398,405,	16.6025	ATS/ GPA
7	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	393	17.7875	ATS/ GPA
8	Maharashtra	Vithalwadi	Taluka Mulshi, Pune		2.625	ATS
9	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	232,298,405,476,478,479,496,	6.91	ATS/ GPA
10	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	205,310,317,286,288,295,297,301,313, 315,347,349,374,396,405,	12.44475	ATS/ GPA
11	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	346	1.475	Sale Deed/GPA
12	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	263	4.05	Sale Deed/GPA
13	Maharashtra	Vithalwadi	Taluka Mulshi, Pune	261,267,271,272,372,377,408,411,413	15.14825	ATS/ GPA
Total					178.725	



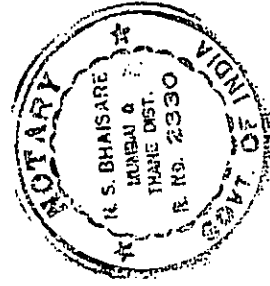
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DETAILS OF LAND AT SAVLE, MAHARASTRA HELD BY M/S WILDOAK INFRASTRUCTURE & PROJECTS PVT LTD					
Annexure '51'					
S.No.	State	Village	Taluka/ Tehsil	Survey No./Gut no.	Document Type
1	Maharashtra	Savle	Taluka Maval	"14/1	ATS

590.75



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DETAILS OF LAND AT KHARSUNDI, MAHARASTRA HELD BY M/S WILDOAK INFRASTRUCTURE & PROJECTS PVT LTD (NSB AGRO PRODUCTS PVT LTD)						
Annexure '52'						
S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Maharashtra	Kharsundi	Taluka Khalapur	1/4, 1/5, 4/3, 5/13, 6/5, 6/17, 7/3, 7/6, 8/2, 8/58, 9/2, 9/5A, 9/58, 9/5K, 9/8, 16/1A, 19/3, 27, 28/2, 33/13A, 54/3, 54/6	23.0475	Sale Deed/GPA
2	Maharashtra	Kharsundi	Taluka Khalapur	87/5, 87/7, 87/8, 87/9A/2, 87/98	12.3875	Sale Deed/GPA
3	Maharashtra	Kharsundi	Taluka Khalapur	1/2A, 2/5, 2/6, 2/7, 3/5, 3/8, 4/1, 4/4, 4/13, 5/18, 6/1, 6/2, 6/3, 6/7, 6/12B, 6/13, 6/15, 7/1A(1), 7/18, 7/2, 17/9	11.6975	Sale Deed/GPA
4	Maharashtra	Kharsundi	Taluka Khalapur	11/2, 21/2, 31/1	16.45	Sale Deed/GPA
5	Maharashtra	Kharsundi	Taluka Khalapur	8/5A, 9/4	4.1675	Sale Deed/GPA
6	Maharashtra	Kharsundi	Taluka Khalapur	3/7, 8/3, 9/9A, 9/98, 16/18, 17/8, 9/10, 33/3, 33/15, 45/4	18.09	Sale Deed/GPA
7	Maharashtra	Kharsundi	Taluka Khalapur	3/7	0.22	Sale Deed/GPA
8	Maharashtra	Kharsundi	Taluka Khalapur	8/1, 9/1, 15/1, 16/3	1.775	Sale Deed/GPA
9	Maharashtra	Kharsundi	Taluka Khalapur	87/5, 87/7, 87/8, 87/9A/2, 87/98	12.3875	Sale Deed/GPA
10	Maharashtra	Kharsundi	Taluka Khalapur	13/3, 14/1, 15/2	3	Sale Deed/GPA
11	Maharashtra	Kharsundi	Taluka Khalapur	11/3, 17/3	5.3	Sale Deed/GPA
12	Maharashtra	Kharsundi	Taluka Khalapur	6/6, 7/4	0.81	Sale Deed/GPA
13	Maharashtra	Kharsundi	Taluka Khalapur	11/5, 12/1, 12/3, 14/5, 14/6, 25/4, 26/2, 26/5, 33/5A, 33/58, 24/3	12.01	Sale Deed/GPA
14	Maharashtra	Kharsundi	Taluka Khalapur	33/9, 40/5, 44/5, 51/5, 52/3, 56/3A, 65/2K, 60/1A, 65/2A	19.645	Sale Deed/GPA
15	Maharashtra	Kharsundi	Taluka Khalapur	30/2, 33/10, 37	2.25	Sale Deed/GPA
16	Maharashtra	Kharsundi	Taluka Khalapur	26/4	1.65	Sale Deed
Total					144.883	

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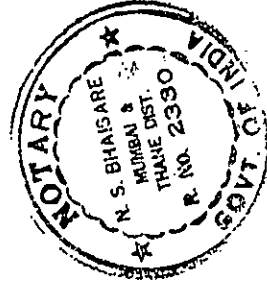
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DETAILS OF LAND AT SUS, MULSHI PUNE; MAHARASTRA HELD BY M/S SUNSHINE INFRACITY PVT LTD

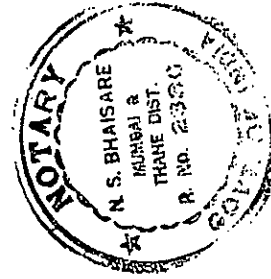
Annexure '53'						
S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Maharashtra	Sus	Mulshi, Pune	72/1, 75/6	0.8	Sale Deed
2	Maharashtra	Sus	Mulshi, Pune	75/2, 76/2, 79/2, 79/4, 80/3, 80/4, 80/4,	0.9	Sale Deed
3	Maharashtra	Sus	Mulshi, Pune	80/12	0.175	Sale Deed
4	Maharashtra	Sus	Mulshi, Pune	77/3	34.5700	Sale Deed
5	Maharashtra	Sus	Mulshi, Pune	60/1, 60/2, 61/5, 61/9, 61/11, 62/2, 66, 70/1, 70/2	15.6900	Sale Deed
6	Maharashtra	Sus	Mulshi, Pune	51/1, 51/3, 53/2, 54/2, 55/2, 56/3, 58/2, 58/2/1, 58/2/2, 59, 72/2, 73/1, 73/2, 73/3, 77/5, 78/1+2	28.4250	Sale Deed
7	Maharashtra	Sus	Mulshi, Pune	50/5, 51/2, 54/2, 55/3, 56/2, 58/1, 58/2/1, 58/3, 60/1, 61/3, 61/7, 61/2, 61/4, 61/6, 61/8, 61/10, 61/12, 62/2, 65/1, 71, 80/5	6.7000	Sale Deed
8	Maharashtra	Sus	Mulshi, Pune	70/3	0.45	Sale Deed
					87.71	



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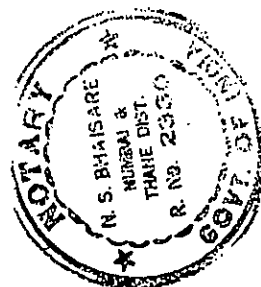
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DETAILS OF LAND AT SUS, MULSHI PUNE, MAHARASTRA HELD BY M/S FORTUNE INFRACITY PVT LTD						
Annexure '54'						
S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Maharashtra	Sus	Mulshi, Pune	166	5.50	Sale Deed
2	Maharashtra	Sus	Mulshi, Pune	169	3.00	Sale Deed
3	Maharashtra	Sus	Mulshi, Pune	170	3.60	Sale Deed
4	Maharashtra	Sus	Mulshi, Pune	176	1.50	Sale Deed
6	Maharashtra	Sus	Mulshi, Pune	163/2	22.98	Sale Deed
7	Maharashtra	Sus	Mulshi, Pune	215/4	0.59	Sale Deed
5	Maharashtra	Sus	Mulshi, Pune	105/2	1.08	Sale Deed
TOTAL AREA					38.24	



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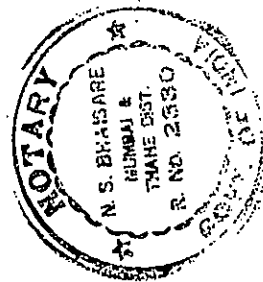


DETAILS OF LAND AT UMBRE, NAMBASTRA HELD BY M/S AGRO TOWN DEVELOPERS PVT. LTD.						
Annexure 'SS'						
S. No.	State	Village	Taluka / Tehsil	Survey No./Gat no	Area in Acres	Document Type
1	Maharashtra	Umbre	Taluka Khairpur	16/10	1.825	ATS / GPA
2	Subhash Goward Nare	Umbre	Taluka Khairpur	63/2	0.955	ATS / GPA
3	Gangaram Babu Chitambar	Umbre	Taluka Khairpur	16/18	1.75	ATS / GPA
5	Mrs. Manu Prasad	Umbre	Taluka Khairpur	16/1A	1.8	ATS / GPA
6	Gangaji Laxman Varghade	Umbre	Taluka Khairpur	57/1A1	2.5	ATS / GPA
7	Devabhai Balu Shelar	Umbre	Taluka Khairpur	17/38	1.325	ATS / GPA
8	Vijay P. D. Salunkhe	Umbre	Taluka Khairpur	17/1, 17/3A	1.325	ATS / GPA
9	Baba Tukya Karkari	Umbre	Taluka Khairpur	79/2/A/1	1.6	ATS / GPA
10	Gangya Ganpat Karkari	Umbre	Taluka Khairpur	94/38	1.55	ATS / GPA
11	Janu Babu Karkari	Umbre	Taluka Khairpur	12, 12/38, 12/38A, 3/11	3.75	ATS / GPA
12	Sayyad Yousuf Sayyad Yusuf	Umbre	Taluka Khairpur	55/10, 55/7	0.9	ATS / GPA
13	Satu Nazam Ebi	Umbre	Taluka Khairpur	16/18, 16/11	1.70	ATS / GPA
14	Ravi Laxman Karkari	Umbre	Taluka Khairpur	79/2A4	1.5	ATS / GPA
15	Ela Durgaji Karkari	Umbre	Taluka Khairpur	79/2A1	0.575	ATS / GPA
16	Laxman Durgaji Karkari	Umbre	Taluka Khairpur	79/182	1.775	ATS / GPA
17	Laxman Ambaji Karkari	Umbre	Taluka Khairpur	16/3A	1.8	ATS / GPA
18	Wakya Lakshya Karkari	Umbre	Taluka Khairpur	94/1A	1.8	ATS / GPA
19	Kalya Sitya Karkari	Umbre	Taluka Khairpur	94/20	1.5125	ATS / GPA
20	Anil Dhanu Ebi	Umbre	Taluka Khairpur	16/1X	1.825	ATS / GPA
21	Krushna Kashya Karkari	Umbre	Taluka Khairpur	94/10	1.675	ATS / GPA
Total					33.5425	

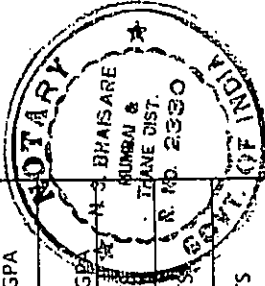
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DETAILS OF LAND AT HARADI, JANGAMGOTE, KARNATAKA HELD BY M/S EXQUISITE INFRASTRUCTURE PVT LTD						
Annexure '56'						
S.NO.	State	Village	Taluka/ Tehsil	Survey No./Gut no.	Area in Acres	Document Type
1	M. Prakash & others	Haradi	Sidhiagatta Taluk	3 (26/5, 26/6)	33.6	REG -ATS/GPA
2	Ashwathappa	Haradi	Sidhiagatta Taluk	3/p1 (old 26/6)	2	REG -ATS/GPA
3	Byyamma	Haradi	Sidhiagatta Taluk	3/p23	2.00	REG -ATS/GPA
Total					37.6	



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DETAILS OF LAND AT RAILWAY TRACK, KARNATAKA HELD BY M/S SUNSHINE INFRA PROMOTERS PVT LTD						
Annexure '57'						
S.No.	State	Village	Taluka/ Tehsil	Survey No/CTS No.	Area in Acres/Sq.ft	Document Type
1	Karnataka	Akkupete	Kasaba Hobli, Devanahalli Taluk, Bangalore	123	4.05	ATS/GPA
2	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	"26/3	1.05	ATS/GPA
3	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	"7/2	1.6	ATS
4	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	"4/1	2.65	ATS
5	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	"7/3	1.375	ATS
6	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	"7/3	0.125	ATS
7	Karnataka	Doddasanne	Kasaba Hobli, Devanahalli Taluk, Bangalore	"7/3	1	ATS
8	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	"7/3	2.55	ATS
9	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	"7/4	1	ATS
10	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	8	16.9	ATS
11	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	16,17/1	6.275	Sale Deed
12	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	22	2.2	Sale Deed
13	Karnataka	Sanna Amanikere	Kasaba Hobli, Devanahalli Taluk, Bangalore	25	5	ATS
Total					45.775	

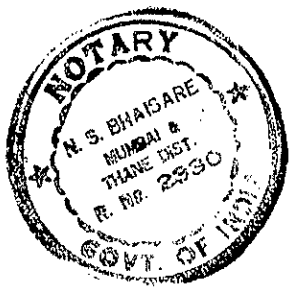
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Additional documents

Notary Document

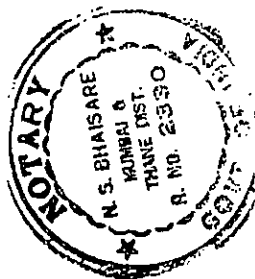
1	K. Mu niraju	Sunshine Infra Promoters Pvt Ltd	"10/1	0.5	Upparahalli	Notary 461	12/7/2011
2	S. Ma nija	Sunshine Infra Promoters Pvt Ltd	"10/1	1	Upparahalli	Notary 440	12/7/2011
Total				1.5			12/8/2011



DETAILS OF LAND AT WOODSVILLE, ANEKAL, KARNATAKA HELD BY M/S MEGASTRUCTURE INFRACON PVT LTD

Annexure '58'

Sl.No	State	Village	Taluka/ Tehsil	Sy.No.	Acre	Document
1	C.Nagabhushan	M.Medahalli	Athibele Hobli, Anekal Taluk	14/4	0.95	SALE DEED
2	C.Nagabhushan	M.Medahalli	Athibele Hobli, Anekal Taluk	15/4	1.75	SALE DEED
3	C.Nagabhushan	M.Medahalli	Athibele Hobli, Anekal Taluk	20/13	0.6	SALE DEED
4	C.Nagabhushan	M.Medahalli	Athibele Hobli, Anekal Taluk	17/2	0.15	SALE DEED
5	D.Hanumantha Reddy	M.Medahalli	Athibele Hobli, Anekal Taluk	20/12	2.675	SALE DEED
6	N.Srinivasa Reddy	M.Medahalli	Athibele Hobli, Anekal Taluk	20/17	1.35	SALE DEED
7	C.Nagabhushan	Rachamanahalli	Athibele Hobli, Anekal Taluk	41/3	0.5	SALE DEED
Total					7.975	



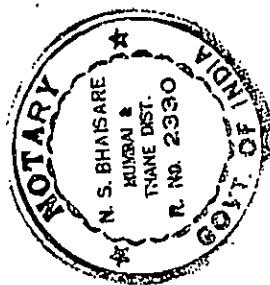
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DETAILS OF LAND AT BIKANER, RAJASTHAN HELD BY M/S STRIDE ENERGY RESOURCES PVT LTD

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Annexure '59'

S.No.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Type of Document
1	Rajasthan	Kolayath, Bikaner, Rajasthan	Bikaner, Rajasthan	53, 49/1	31.25	Sale Deed
2	Rajasthan	Kolayath, Bikaner, Rajasthan	Bikaner, Rajasthan	55	37.5	Sale Deed
3	Rajasthan	Kolayath, Bikaner, Rajasthan	Bikaner, Rajasthan	71/49	15.625	Sale Deed
4	Rajasthan	Kishanayat Budhan, Bikaner, Rajasthan	Bikaner, Rajasthan	51	15.8	Sale Deed
Total					100.175	



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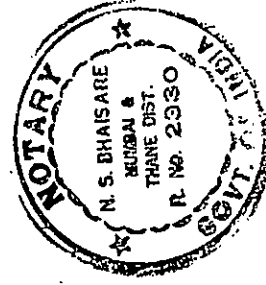
DETAILS OF LAND AT ADIVALI, MAHARASTRA HELD BY M/S SPLENDOR INFRACITY PVT LTD

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Annexure '60'

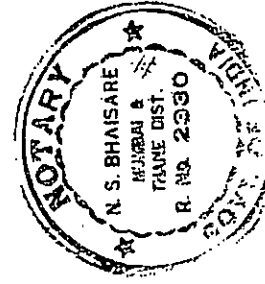
Sr. No	State	Village	Taluka/ Tehsil	Sy.no.	Area (In Acre)	Type of Deed
1	Maharashtra	Adivali	Taluka-Panvel	105	2.195	Sale Deed

2.20



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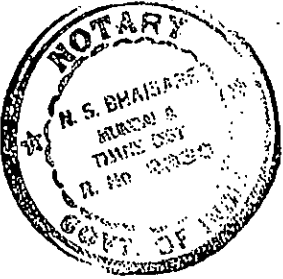
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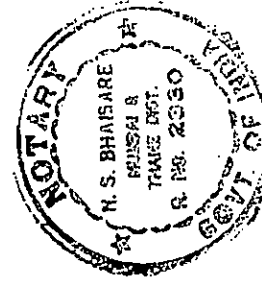
Annexure '50 A'						
Name of Village	Name of Purchaser	Name of Seller	Survey No.	Area Purchased (In Are)	Type of Document	Reg.No.
Sus	Crest Entertainment & Media Pvt. Ltd.	Vasant Shankar Shedge, Rajaram Yashwant Dagade, Muktabai Yashwant Dagade & Others	108/13	6.20	Sale Deed	5987/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Pearls Structures Pvt. Ltd.	108/14	1.10	Sale Deed	1927/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Vasant Shankar Shedge, Rajaram Yashwant Dagade, Muktabai Yashwant Dagade & Others	108/14	4.35	Sale Deed	5987/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	108/8	0.34	Sale Deed	1926/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	108/12	0.14	Sale Deed	1926/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	109/1	0.09	Sale Deed	1926/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Pearls Structures Pvt. Ltd.	109/2	0.61	Sale Deed	1927/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Pearls Structures Pvt. Ltd.	110/3	0.13	Sale Deed	1927/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Pearls Structures Pvt. Ltd.	110/4	0.33	Sale Deed	1927/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Pearls Structures Pvt. Ltd.	110/5	0.48	Sale Deed	1927/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Pearls Structures Pvt. Ltd.	110/7	0.30	Sale Deed	1927/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	111/5	0.16	Sale Deed	1926/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Pearls Structures Pvt. Ltd.	111/6	0.08	Sale Deed	1927/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	160/11	0.88	Sale Deed	1926/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	160/15	4.30	Sale Deed	1926/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	160/16A	3.99	Sale Deed	1926/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	160/17A	2.25	Sale Deed	1926/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Ram Dinkar Ambade, Mahendra Murlidhar Chichawade, Ajay Vijay Nimhan	160/17B	3.13	Agreement to Sale	1097/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Ram Dinkar Ambade, Mahendra Murlidhar Chichawade, Ajay Vijay Nimhan	160/17B	125'	GPA	1098/2011

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Sus	Crest Entertainment & Media Pvt. Ltd.	Ram Dinkar Ambede, Mahendra Murlidhar Chichawade, Ajay Vijay Nimhan	160/178	3.00	Agreement to Sale	4437/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Ram Dinkar Ambede, Mahendra Murlidhar Chichawade, Ajay Vijay Nimhan	160/178	120'	GPA	4438/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Ram Dinkar Ambede, Mahendra Murlidhar Chichawade, Ajay Vijay Nimhan	160/178	125'	Taba Pavti	Notary
Sus	Crest Entertainment & Media Pvt. Ltd.	Ram Dinkar Ambede, Mahendra Murlidhar Chichawade, Ajay Vijay Nimhan	160/178	120'	Taba Pavti	Notary
Sus	Crest Entertainment & Media Pvt. Ltd.	Pearls Structures Pvt. Ltd.	160/6	1.55	Sale Deed	1927/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	160/6R	0.25	Sale Deed	1927/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	171/1	1.61	Sale Deed	4411/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	171/1	2.41	Sale Deed	4411/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	171/1	2.50	Sale Deed	4411/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	171/2	0.31	Sale Deed	4411/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	171/3	0.35	Sale Deed	4411/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	171/5	1.94	Sale Deed	4411/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Lalitkumar Kesarnai Jain	172/1	5.91	Sale Deed	2522/2011
Sus	Crest Entertainment & Media Pvt. Ltd.	Shivmahima Township Pvt. Ltd.	171/3	0.18	Sale Deed	4411/2011



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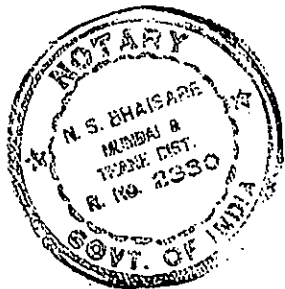


Sr.	Seller Name	Purchaser Name	Document No. & Date	Survey no.	KHASARA NO.	Area (In Acre)	Type of Deed
1	Shekh Mohd. Yaseen	Sun Plant Agro Ltd	5958 07/05/2008	95	696	1.68	Sale Deed
2	Shri Ganga Ram	Sun Plant Agro Ltd	15217 05/12/2008	294	864	1.14	Sale Deed
3	Smt. Runa Devi	Sun Plant Agro Ltd	6723 28/05/2009		732841	1.905	Sale Deed
4	Shri Harindra Nath Gupta	Sun Plant Agro Ltd	8985 01/07/2008	230	763764765	1.515	Sale Deed
5	Shri Prabhakar Thakur	Sun Plant Agro Ltd	1604 27/02/2009	217	908909	0.5	Sale Deed
6	Smt. Runa Devi	Sun Plant Agro Ltd	6721 28/05/2009	489	861	0.66	Sale Deed
7	Shri Janardan Thakur	Sun Plant Agro Ltd	5960 02/05/2008	645	728	1.1005	Sale Deed
8	Shri Prati Lal	Sun Plant Agro Ltd	4564 08/04/2009	301	832	1.11	Sale Deed
9	Shri Rahu Lal Saha	Sun Plant Agro Ltd	1044 20/02/2009		845	0.9905	Sale Deed
10	Shri Nathu Lal Saha	Sun Plant Agro Ltd	1157 21/02/2009		845	0.975	Sale Deed
11	Hazi Jafrola Islam	Sun Plant Agro Ltd	5568 21/02/2009		855	0.99	Sale Deed
12	Smt. Kamil Devi	Sun Plant Agro Ltd	1602 27/02/2009	217	858835	1.41	Sale Deed
13	Shri Raj Kumar Thakur	Sun Plant Agro Ltd	1600 27/02/2009		857859/860	2.97	Sale Deed
14	Smt. Runa Devi	Sun Plant Agro Ltd	6720 28/05/2009		881	0.2	Sale Deed
15	Rustam Khan	Sun Plant Agro Ltd	11965 31/08/2009	376	868	1.38	Sale Deed
16	Rustam Khan	Sun Plant Agro Ltd	11966 31/08/2009	376	872	0.92	Sale Deed
17	Smt. Shanti Devi	Sun Plant Agro Ltd	1569 27/02/2009	486	885	1.0207	Sale Deed
18	Rustam Khan	Sun Plant Agro Ltd	12946 18/09/2009		3017384	0.77	Sale Deed
19	Rustam Khan	Sun Plant Agro Ltd	7649 13/06/2009	943	298299300/304/376377379/380	4.42	Sale Deed
20	Shri Sampat Lal	AVDHESH KUMAR	2037 22/02/2007		911912913	6.16	Sale Deed
21	Shri Lal Uroo	AVDHESH KUMAR	1989 21/02/2007		911912913	0.3	Sale Deed
22	Mhd. Yonus	Sun Plant Business Ltd	2632 19/02/2008	54	120121	0.476	Sale Deed
23	Shri Jagdish Vishwas	Sun Plant Business Ltd	2630 19/02/2008	188	699700	1.56	Sale Deed
24	Mhd. Yonus	Sun Plant Business Ltd	2634 19/02/2008	110	113114	0.538	Sale Deed

Muz, Bihar

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35	Smt. Nagender Chander Pal	Sun Plant Business Ltd	8990 1608/2007	237	865/863 /926	1.28	Sale Deed
36	Smt. Ranju Saha	Sun Plant Business Ltd	3712 1303/2008	213/248/214	870/973 /868/869	4.65	Sale Deed
37	Smt. Kamli Devi	Sun Plant Business Ltd	4687 2903/2008	245/215/217	828/858 /835/572/272	5.98	Sale Deed
38	Smt. Ranju Saha	Sun Plant Business Ltd	3804 1603/2008	16/16/17/200	127/123/128 /128	0.97	Sale Deed
39	Smt. Kanchan Devi	Sun Plant Business Ltd	4764 3103/2008	217	727	0.42	Sale Deed
30	Rustam Khan	Pegasus Infra Developers	15604 15/10/2011	904	713, 714, 709, 724	3.13	GPA
31	Pratima Devi	Green Valley Infra Developers	228 10/04/2012	658	817	3.81	GPA
32	Sukhdev Kumar Ashwini Kumar Thakur	Prabhakar Kumar Green Valley Infra Developers	632 09/12/2011 15899 31/03/2012		730	0.69	GPA
33	Rustam Khan	Sun Plant Agro Ltd			567, 571/929	5.34	Sale Deed
34	Rustam Khan	Sun Plant Agro Ltd			104, 105, 106, 107 106 & 107	1.5	Sale Deed
35	Rustam Khan	Sun Plant Agro Ltd			832	2.22	Sale Deed
36	Rustam Khan	Sun Plant Agro Ltd			571/929	4.19	Sale Deed
37	Rustam Khan	Sun Plant Agro Ltd			855, 840, 831	2.3	Sale Deed
381						71.6537	



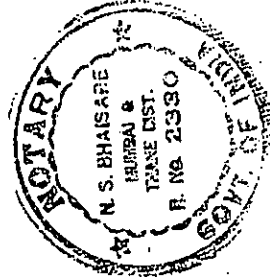
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Annexure '60 B'

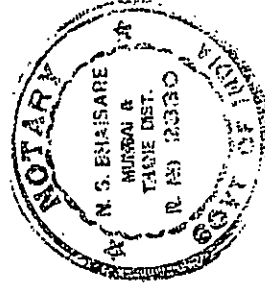
Sr. No.	Seller Name	Purchaser Name	Syn. No.	Area (in Acre)	Village	Document No.	Date	Type of Deed
1	Satwashila devi Shivaram Sawant Bhosale	Arondha Properties	210/16(2), 210/16(3), 17/1, 18/1, 19/1, 157	53.99	Arondha	994	21-06-2006	Sale Deed
2	Shrimati Laxmibai Jeejavi Pokhare	Arondha Properties	205/11(1), 204/12(1), 202/13(1), 247/155, 248/156(1)	45.25	Arondha	1290	22-08-2006	Sale Deed

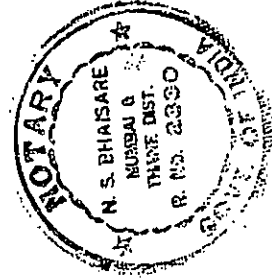
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Annexure '60 C'								
S. No.	Buyer's Name	Purchaser Name	Sy. no.	Area (in Acre)	Village	Documt. No.	Date	Type of Deed
1	DS Buildcon India Pvt Ltd	Drook Pharma Pvt Ltd	3186	10 Bigha	Kyarkuli bhatta	1678	18-10-2011	Sale Deed
2	Sri Sattre Singh	Drook Pharma Pvt Ltd	3186	6 Bigha	Kyarkuli bhatta	5963	26-06-2007	Sale Deed
3	Sri Sattre Singh	Drook Pharma Pvt Ltd	3186	10 Bigha, 0.77 Hec	Kyarkuli bhatta	6539	24-07-2007	Sale Deed





Annexure '60 D'						
Seller Name	Purchaser Name	Document No. & Date	Survey no.	KHASARA NO.	Area (in Acre)	Type of Deed
Shekh Mohd. Yaseen	Sun Plant Agro Ltd	5958 02/05/2008	95	696	1.68	Sale Deed
Shri Ganga Ram	Sun Plant Agro Ltd	15217 05/12/2008	294	864	1.14	Sale Deed
Smt. Runa Dowl Shri Harindra Nath Gupta	Sun Plant Agro Ltd	6723 28/06/2009 8365 01/07/2008		732841 763764765	1.905 1.515	Sale Deed
Shri Prabhakar Thakur	Sun Plant Agro Ltd	1604 27/02/2009 6721	217	908909	0.5	Sale Deed
Smt. Runa Dowl Shri Jnanardan Thakur	Sun Plant Agro Ltd	5960 02/05/2008 4384	489	861 728	0.66 1.1005	Sale Deed
Shri Prem Lal Badhaun	Sun Plant Agro Ltd	08/04/2009 1044	301	832	1.11	Sale Deed
Shri Nathu Lal Saha	Sun Plant Agro Ltd	20/02/2009 1157		845	0.9905	Sale Deed
Shri Nathu Lal Saha	Sun Plant Agro Ltd	21/02/2009 5308		845	0.975	Sale Deed
Hazi Jafarulla Islam	Sun Plant Agro Ltd	21/02/2009 1662		855	0.99	Sale Deed
Smt. Kamli Dowl	Sun Plant Agro Ltd	27/02/2009 1600	217	858835	1.41	Sale Deed
Shri Raj Kumar Thakur	Sun Plant Agro Ltd	27/02/2009 6720		857859860	2.97	Sale Deed
Smt. Runa Dowl	Sun Plant Agro Ltd	28/05/2009 11965		881	0.2	Sale Deed
Rustam Khan	Sun Plant Agro Ltd	31/08/2009 11966	376	868	1.38	Sale Deed
Rustam Khan	Sun Plant Agro Ltd	31/08/2009 1569	376	872	0.92	Sale Deed
Smt. Shanti Dowl	Sun Plant Agro Ltd	27/02/2009 12946	486	885	1.0207	Sale Deed
Rustam Khan	Sun Plant Agro Ltd	18/09/2009 7649		3017384	0.77	Sale Deed
Rustam Khan	Sun Plant Agro Ltd	13/06/2009 2037	943	288299300704 376377379280	4.42	Sale Deed
Shri Sampat Lal	AVDHESH KUMAR	22/02/2007 1989		911812913	6.16	Sale Deed
Shri Lal Urao	AVDHESH KUMAR	21/02/2007 2632		911812913	0.3	Sale Deed
Mhd. Yonus	Sun Plant Business Ltd	19/02/2008 2830	54	120421	0.478	Sale Deed
Shri Jagdish Vishwas	Sun Plant Business Ltd	19/02/2008	188	899700	1.56	Sale Deed

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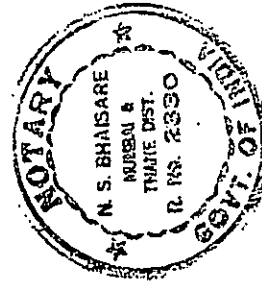
1	Mhd. Yonus	Sun Plant Business Ltd	2634	110	11/3/14	0.536	Sale Deed
2	Smt. Nagender Chander Pali	Sun Plant Business Ltd	19/02/2008 8890	237	865863 /928	3.28	Sale Deed
3	Smt. Ranju Saha	Sun Plant Business Ltd	15/08/2007 3712	213/246/214	870873 /866869	4.65	Sale Deed
4	Smt. Kamli Devi	Sun Plant Business Ltd	13/03/2008 4667	245/215/217	828858 /835/572/727	5.98	Sale Deed
5	Smt. Ranju Saha	Sun Plant Business Ltd	15/03/2008 3804	18/16/17/200	122/124/129 /128	0.97	Sale Deed
6	Smt. Kancharan Devi	Sun Plant Business Ltd	31/03/2008 4764	217	727	0.42	Sale Deed
7	Rustam Khan	Pegasus Infra Developers	15/10/2011 15604	904	713, 714, 709, 724	3.13	GPA
8	Pratima Devi	Green Valley Infra Developers	10/04/2012 228	658	817	3.81	GPA
9	Sukhdoy Kumar Ashwini Kumar Thakur	Prabhakar Kumar Green Valley Infra Developers	09/12/2011 612 15899	730	567, 571/929	0.69 5.34	GPA Sale Deed
10	Rustam Khan	Sun Plant Agro Ltd			104,105,106,107 106 & 107	1.5	Sale Deed
11	Rustam Khan	Sun Plant Agro Ltd			832	2.22	Sale Deed
12	Rustam Khan	Sun Plant Agro Ltd			571/929	4.19	Sale Deed
13	Rustam Khan	Sun Plant Agro Ltd			855, 840, 831	2.3	Sale Deed
Tot						71.6537	



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Back

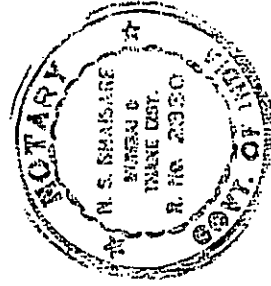
DETAILS OF LAND AT KAMANAHALLI, KARNATAKA HELD BY PRATEEK KUMAR						
Annexure '61'						
S.No.	State	Village	Taluka/ Tehsil	Survey No./Gut no.	Area in Acres	Document Type
1	Karnataka	Kamanahalli	Banglore Taluk	6	4000 SQFT	Sale Deed
Total						



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DETAILS OF LAND AT VADAVALI, MAHARASTRA HELD BY M/S PRATEEK KUMAR						
Annexure '62'						
S.No.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Rajiv Hari Krishna Nirmal	Vadavali	Thane, Maharashtra	81/2A 232.50R, 81/9A 139.50R 81/13A 110R, 52/9A	14.375	ATS/Sale Deed/GPA
						Correction deed
Total						
Total					14.375	

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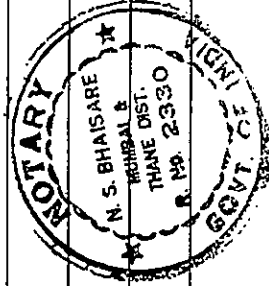
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DETAILS OF LAND AT VADAVALI, CHINCHOLI PALI, MAHARASTRA HELD BY M/S PRATEEK KUMAR

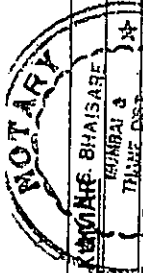
Annexure '63'

Sr. No	State	Village	Taluka/ Tehsil	Survey no.	Area (In Acre)	Type of Deed
1	Mr. Rohitashwa Poddar	Pali	Thane, Maharashtra	65/6A,65/5C,65/58,66/1A	19.152	Confirmation Deed to Sale Deed
2	Mr. Rohitashwa Poddar	Chincholi	Thane, Maharashtra	17/8A/1,17/8A/2,18/6,18/4,17/58,17/8B,18/7,17/4,17/123B,1 7/148,17/5A,17/2,17/14A,17/12A	16.929	Confirmation Deed to Sale Deed
3	Mr. Rohitashwa Poddar	Vadavali	Thane, Maharashtra	69/04,69/5A,69/5B,69/8,69/18,69/23,69/26,69/24,69/298,69/ 6,69/7,69/19,69/21,69/22,69/27B,69/1,69/28,69/20,69/30,69/ 11A,69/11B,69/2,69/27A,69/29A,69/12	17.822	Confirmation Deed to Sale Deed
4	Divakar Gatti	Chincholi	Thane, Maharashtra	17/8A/1,17/8A/2,18/6,18/4,17/58,17/8B,18/7,17/4,17/123B,1 7/148,17/5A,17/2,17/14A,17/12A	5.57	Sale Deed
5	Divakar Gatti	Vadavali	Thane, Maharashtra	69/04,69/5A,69/5B,69/8,69/18,69/23,69/26,69/24,69/298,69/ 6,69/7,69/19,69/21,69/22,69/27B,69/1,69/28,69/20,69/30,69/ 11A,69/11B,69/2,69/27A,69/29A,69/12	5.86	Sale Deed
6	Divakar Gatti	Pali	Thane, Maharashtra	65/6A,65/5C,65/58,66/1A	6.26	Sale Deed
7	Divakar Gatti	pali	Thane, Maharashtra		6	Deed of Rectification
8	Divakar Gatti	Chincholi	Thane, Maharashtra		5.346	Deed of Rectification
9	Divakar Gatti	Vadavali	Thane, Maharashtra		5.628	Deed of Rectification
					88.567	



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DETAILS OF LAND AT KHED, MAHARASTRA HELD BY PRATEEK KUMAR BHAIBARE						
Annexure '64' ALL AGREEMENT EXPIRED						
Sr.No	State	Village	Taluka/ Tehsil	SN.No	Area	Type of Document
1	Maharashtra	Shirgaon	Taluka-Khed	42/5A,50/8	90.35	ATS+GPA
2	Maharashtra	Shirgaon	Taluka-Khed	26/6,37/8,38/9,39/3A,40/2	123.87	ATS+GPA
3	Maharashtra	Shirgaon	Taluka-Khed	43/5	7.175	ATS+GPA
4	Maharashtra	Shirgaon	Taluka-Khed	36/5,42/2,43/2,120/16,129/2,129/5,129/6	37.05	ATS+GPA
5	Maharashtra	Shirgaon	Taluka-Khed	206/5,38/3,30/2	48	ATS+GPA
6	Maharashtra	Shirgaon	Taluka-Khed	192/2,202/4,192/7,191/5,195/1,196/1,34/2,31/1	32.25	ATS+GPA
7	Maharashtra	Shirgaon	Taluka-Khed	26/1	15.675	ATS+GPA
8	Maharashtra	Shirgaon	Taluka-Khed	53/2,53/3,54/6,56/2,56/11,67/9,71/9	25.13	ATS+GPA
9	Maharashtra	Shirgaon	Taluka-Khed	38/1	49.6	ATS+GPA
10	Maharashtra	Shirgaon	Taluka-Khed	203/3	6.2	ATS+GPA
11	Maharashtra	Aasthan	Taluka-Khed	951, 793,930,806,750,762,763,761, 488,857,710,697,738,906,663,705,690,1208,877, 876,788,679,582,183,618,193,536,773,783,1311, 1195	127.18	ATS+GPA
12	Maharashtra	Aasthan	Taluka-Khed	919,779,853	17.9	ATS+GPA
13	Maharashtra	Saparli	Taluka-Khed	651	55.3	ATS+GPA
14	Maharashtra	Shirgaon	Taluka-Khed	39/2,131/3A,139/1A,	20.06	ATS+GPA
15	Maharashtra	Nive	Taluka-Khed	65/20,34/6,29/1,29/3,29/128,58/7,58/20,59/6,6 0/7,60/5	14.7	ATS+GPA
16	Maharashtra	Khopi	Taluka-Khed	364/5	26.5	ATS+GPA
17	Maharashtra	Shirgaon	Taluka-Khed	38/2A	12.03	ATS+GPA
18	Maharashtra	Saparli	Taluka-Khed	411,542	64.4	ATS+GPA
19	Maharashtra	Shirgaon	Taluka-Khed	38/12,27/3	18.4	ATS+GPA
20	Maharashtra	Aasthan	Taluka-Khed	777,837,870,873,881,946,760,814,825,827,823,7 63	64.7	ATS+GPA
21	Maharashtra	Aasthan	Taluka-Khed	687,829	16.95	ATS+GPA
22	Maharashtra	Saparli	Taluka-Khed	624	16.28	ATS+GPA

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23	Maharashtra	Aashan	Taluka-Khed	883,935,836,885,992	45.27	ATS+GPA
24	Maharashtra	Kinjale	Taluka-Khed	40/5A,33/5,57/2,56/30,56/12,34/11,34/2A,54/1 5,55/1	25.57	ATS+GPA
25	Maharashtra	Khopi	Taluka-Khed	399/25,400/9	4.075	ATS+GPA
26	Maharashtra	Aashan	Taluka-Khed	1146,746,808,812,844	37.85	ATS+GPA
27	Maharashtra	Khopi	Taluka-Khed	364/9,362/7	15.45	ATS+GPA
28	Maharashtra	Khopi	Taluka-Khed	366/6,360/2,	7.725	ATS+GPA
29	Maharashtra	Aashan	Taluka-Khed	782,1210,880,904,1223,1246	32.5	ATS+GPA
30	Maharashtra	Khopi	Taluka-Khed	218/5	5.4	ATS+GPA
31	Maharashtra	Sapari	Taluka-Khed	603,642,552,588,410,441,371	20.58	ATS+GPA
32	Maharashtra	Khopi	Taluka-Khed	67/7,66/9,392/6,211/1	10.75	ATS+GPA
33	Maharashtra	Ambavali	Taluka-Khed	1964	5.1	ATS+GPA
34	Maharashtra	Khopi	Taluka-Khed	374/3,367/8,211/1,392/9	26.625	ATS+GPA
35	Maharashtra	Khopi	Taluka-Khed	396/16,396/9,208/7A,206/2	7.385	ATS+GPA
36	Maharashtra	Aashan	Taluka-Khed	878,888,911,1219,1328	31.875	ATS+GPA
37	Maharashtra	Aashan	Taluka-Khed	606,801,840,729,1289,586,843,884,882	28.65	ATS+GPA
38	Maharashtra	Ambavali	Taluka-Khed	578,600,1772,672,616,628,528	8.25	ATS+GPA
39	Maharashtra	Ambavali	Taluka-Khed	893,1754,1968	8.475	ATS+GPA
40	Maharashtra	Sapari	Taluka-Khed	637,655,663,683,673,	15.5	ATS+GPA
41	Maharashtra	Vave	Taluka-Khed	13/4,11/2,164/20,165/1,163/27	5.25	ATS+GPA
42	Maharashtra	Aashan	Taluka-Khed	744,730,792,742,759,1341,247,360,886,882,872	36.25	ATS+GPA
43	Maharashtra	Aashan	Taluka-Khed	46/16,128/2,164/13,167/20,171/18,177/22	7.317	ATS+GPA
44	Maharashtra	Aashan	Taluka-Khed	741,749,809	10.3	ATS+GPA
45	Maharashtra	Sapari	Taluka-Khed	112,126,453,170,773	6.985	ATS+GPA
46	Maharashtra	Phimpand	Taluka-Khed	113/3,347/6,373/7,113/1+4+12,138/11,373/8,14 8/10+14,349/4,133/10,138/17	14.049	ATS+GPA
47	Maharashtra	Aashan	Taluka-Khed	1242,902,1201,724,831,787,	17.41	ATS+GPA
48	Maharashtra	Kumbhads	Taluka-Khed	176/4,6/4,175/4,176/6	6.704	ATS+GPA
49	Maharashtra	Aashan	Taluka-Khed	810,813,826,821,778,835	68.3	ATS+GPA
50	Maharashtra	Aashan	Taluka-Khed	602,364,725,912,731,791	36.625	ATS+GPA
51	Maharashtra	Varavli	Taluka-Khed	1166,1032,1204,1247,1260,1269,1287,1306,134 2,1196	5.612	ATS+GPA

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74	Maharashtra	Kumbhad	Taluka-Khed	187/11,101/2,106/2,175/1,173/4,170/6,81/9,78/18,174/4,189/9,196/12,197/1,105/7,191/5	45.5	ATS+GPA
75	Maharashtra	Shirgaon	Taluka-Khed	30/17,30/29,31/7,38/8,185/4,186/2,187/3,189/6,204/8,205/12,204/14	2.347	ATS+GPA
76	Maharashtra	Khopi	Taluka-Khed	195/2,196/1,196/2,196/6,311/11,217/6,288/18,248/18,365/3	19.7	ATS+GPA
77	Maharashtra	Talwat Jawli	Taluka-Khed	35/17,33/16,68/5,68/12,70/9	5.575	ATS+GPA
80	Maharashtra	Astan	Taluka-Khed	786,931	3.575	ATS+GPA
81	Maharashtra	Shirgaon	Taluka-Khed	34/10,38/10,179/4,205/8,207/9	12.275	ATS+GPA
82	Maharashtra	Kandoshi	Taluka-Khed	55/1,55/3,69/10,70/12	6.935	ATS+GPA
83	Maharashtra	Nive	Taluka-Khed	29/4,29/10,31/2,33/14,33/17,52/6,58/17,58/5,5,9/1,60/3,60/8,60/10,61/6,62/2,33/17,62/7,62/8,62/9,65/1,65/3,65/6,65/9,65/11,65/13,67/2,68/3,69/2,70/15,73/9	50.89	ATS+GPA
84	Maharashtra	Ambavali	Taluka-Khed	682,930,1901	0.91	ATS+GPA
85	Maharashtra	Khopi	Taluka-Khed	65/3,71/5,321/16,364/4,394/4,396/15	15.7	ATS+GPA
86	Maharashtra	Dhamand	Taluka-Khed	133/13	4.5	ATS+GPA
87	Maharashtra	Khalchi Humbari	Taluka-Khed	306,312,551,555,571,573,610,613,732,734,789,7,90,826,869,905,1102,1104,1219	5.1	ATS+GPA
88	Maharashtra	Astan	Taluka-Khed	728,732,769,802,804,817,843,824,847,884	53.9	ATS+GPA
89	Maharashtra	Astan	Taluka-Khed	887-968	5.787	ATS+GPA
90	Maharashtra	Ambavali	Taluka-Khed	1458,1875,1208,2028,2031,595,865,622,1386,1895,1909	63.38	ATS+GPA
91	Maharashtra	ATP Pavli	Taluka-Khed	470,604,615,661,692,777,812	4.995	ATS+GPA
92	Maharashtra	Ambavali	Taluka-Khed	945,937,1921,1928,2066,1815,1842,1887,1758,1147,884	19.5	ATS+GPA
93	Maharashtra	Ambavali	Taluka-Khed	1076,7,623/4,623/8,1722,2024,2065,2068	13.075	ATS+GPA
94	Maharashtra	Ambavali	Taluka-Khed	630,2050,1858	5.25	ATS+GPA
95	Maharashtra	Ambavali	Taluka-Khed	448,642,1769,1969	6.75	ATS+GPA

228

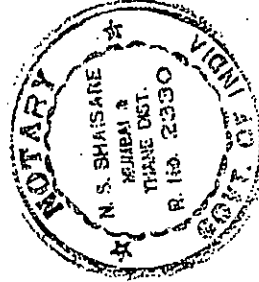
96	Maharashtra	Ambavali	Taluka-Khed	512,2054	1.256	ATS+GPA
98	Maharashtra	Ambavali	Taluka-Khed	389,836,862,1024,1218,1230,1399,1624,1806,1852,1900	7.767	ATS+GPA
99	Maharashtra	Khopi	Taluka-Khed	416/1,416/9,420/7,416/4,417/6,418/11,419/2,419/7,419/5	9.606	ATS+GPA
102	Maharashtra	Vadgaon (Budruk)	Taluka-Khed	65/28,4/4,65/36,65/34	2.175	ATS+GPA
103	Maharashtra	Kumbhad	Taluka-Khed	41/14,105/4,110/7,111/10,162/9,163/3,165/11,166/15,172/3,186/2,186/12,187/4	15.23	ATS+GPA
104	Maharashtra	Khopi	Taluka-Khed	424/7,250/12A,250/78,250/7K	3.85	ATS+GPA
105	Maharashtra	Biighar	Taluka-Khed	38/17,35/28,126/16	10.2	ATS+GPA
106	Maharashtra	Khopi	Taluka-Khed	18/7,356/1,356/6,350/3,284/19,	3.4	ATS+GPA
107	Maharashtra	Biighar	Taluka-Khed	28/3,123/31,159/33,160/1,164/11,165/4,165/5,229/5	3.9	ATS+GPA
108	Maharashtra	Talwat Jawali	Taluka-Khed	90/3,76/8	5.875	ATS+GPA
109	Maharashtra	Ambavali	Taluka-Khed	1596,1740,1894,1459	4.775	ATS+GPA
110	Maharashtra	Biighar	Taluka-Khed	36/5,45/22,38/2,123/18A,123/20,25/16,225/10,16/78	3.77	ATS+GPA
111	Maharashtra	Ambavali	Taluka-Khed	1934,1979,1654,1748	3.23	ATS+GPA
112	Maharashtra	Biighar	Taluka-Khed	112/2,151/1/1,151/1/5,158/33A+8,158/34,210/9	5.387	ATS+GPA
113	Maharashtra	Talwat Jawali	Taluka-Khed	29/14,39/9,72/6,71,81/5,88/3,81/3,81/3	12.05	ATS+GPA
114	Maharashtra	Dhawade	Taluka-Khed	676,522,600,652,816,819	9.025	ATS+GPA
115	Maharashtra	Dhawade	Taluka-Khed	99/1,99/11	9.85	ATS+GPA
116	Maharashtra	Choravane	Taluka-Khed	536	12.225	ATS+GPA
117	Maharashtra	Saparli	Taluka-Khed	924,984,1857,1975	15.925	ATS+GPA
118	Maharashtra	Ambavali	Taluka-Khed	12/5,14/8,14/16,14/28,15/17,17/4,73/16,12/11	12.858	ATS+GPA
119	Maharashtra	Kalmani(Khurdh)	Taluka-Khed	1234,1776,1872	1.35	ATS+GPA
120	Maharashtra	Ambavali	Taluka-Khed	2004,1628,1617,1543,2084	4.393	ATS+GPA
121	Maharashtra	Ambavali	Taluka-Khed	23/7,33/10,36/2,64/8,65/5,67/12,78/10,82/13,83/2,83/5,84/4,87/25+26,93/10	4.392	ATS+GPA
122	Maharashtra	Talwat Jawali	Taluka-Khed	193/7,204/31,194/9,96/1	31.63	ATS+GPA
123	Maharashtra	Kumbhad	Taluka-Khed		3.615	ATS+GPA

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124	Maharashtra	Kandoshi	Taluka-Khed	6/32,6/35,7/21,9/7,9/17,14/7,24/8,27/5,28/11A, 36/1,36/8,41/20,56/23,56/14,60/4,63/3,66/8,76 /1,79/2,84/6,86/4,87/5,91/10,95/10,99/4,99/5,1 02/2,102/16,103/8	23.18	ATS+GPA
125	Maharashtra	Ambavali	Taluka-Khed	591/8,2056,591/A	3.927	ATS+GPA
126	Maharashtra	Talwat Jawali	Taluka-Khed		6.19	ATS+GPA
127	Maharashtra	Nive	Taluka-Khed	40/16,41/32,44/8,39/1,9/13,11/5,37/6,48/13	25.725	ATS+GPA
128	Maharashtra	Biighar	Taluka-Khed	102/8	2.075	ATS+GPA
129	Maharashtra	Biighar	Taluka-Khed	117/12	1.525	ATS+GPA
130	Maharashtra	Varchi Humbari	Taluka-Khed	35,123,168,179,380,423,562,571,577,612	7.992	ATS+GPA
131	Maharashtra	Varchi Humbari	Taluka-Khed	73,77,112,201,227,262,349,441,445,504,708,742	6.908	ATS+GPA
132	Maharashtra	Apede	Taluka-Khed	209,253,411,419,483,525,405	4.125	ATS+GPA
133	Maharashtra	Kurwal Jawali	Taluka-Khed	100/3,10/12,9/2,20/30,29/3,50/5,103/9	3.512	ATS+GPA
134	Maharashtra	Saparli	Taluka-Khed	453,547,817,58,705,606,638,62,580,213,782	15.043	ATS+GPA
135	Maharashtra	Saparli	Taluka-Khed	361,436,369	1.157	ATS+GPA
136	Maharashtra	Saparli	Taluka-Khed	674,474,501,491,658	3.308	ATS+GPA
137	Maharashtra	Khopi	Taluka-Khed	210/7,230/1,219/5	1.781	ATS+GPA
138	Maharashtra	Dhawade	Taluka-Khed	209,243,302,422,426,435,521,678,818,895	20.077	ATS+GPA
139	Maharashtra	Kumbhad	Taluka-Khed	86/1,172/8,172/9,175/12,175/13,178/1,178/2,1 78/3,178/4,179/10,187/9,189/7,189/8,190/1,19 0/3,190/9,190/22,190/26,190/27,	16.66	ATS+GPA
141	Maharashtra	Talwat Khed	Taluka-Khed	79/4,62/3,68/3,77/4,78/2,80/6	5.249	ATS+GPA
142	Maharashtra	Saligaon	Taluka-Khed	52/15,54/2,55/4,55/15,56/8,58/10,58/13,59/6,5 9/8,125/6	19.1	ATS+GPA
143	Maharashtra	Talwat Jawali	Taluka-Khed	41/2,41/4,41/5,41/12,72/10	3.683	ATS+GPA
144	Maharashtra	Talwat Jawali	Taluka-Khed	31/25,32/1,65/1,67/6/10,68/2	4.042	ATS+GPA
145	Maharashtra	Kandoshi	Taluka-Khed	24/1,30/4,30/5,38/22,38/15+16,38/26+31,38/54 +71,38/59,109/45,115/38,138/6,138/7,138/16+1 7,140/2,146/9,147/14,185/7,185/20+21,185/22	7.77	ATS+GPA

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146	Maharashtra	Kavale		Taluka-Khed	8/11,17/4,23/20,30/7/16,40/29,40/30,41/20/A,6 5/3,69/4,69/13,69/15,69/29,79/18,81/10,87/2,1 04/3,105/7,106/5,	1.416	ATS+GPA
149	Maharashtra	Dhamnand		Taluka-Khed		8.648	ATS+GPA
151	Maharashtra	Talwat Javli		Taluka-Khed	38/5,36/1	6.65	ATS+GPA
152	Maharashtra	Khopi		Taluka-Khed	364/4	5.11	ATS+GPA
153	Maharashtra	Vivhali		Taluka-Khed	23/18+49+51,39/1,42/6,43/5,47/10,64/2,68/8,6 5/3,68/4,70/8,75/5	24.4	ATS+GPA
154	Maharashtra	Shirgaon		Taluka-Khed	18/8,20/15,21/6,24/8,32/13,24/12	7.22	ATS+GPA
155	Maharashtra	Ambavali		Taluka-Khed	588,284,2052/K,2052/A,2042,2052/B	7.817	ATS+GPA
156	Maharashtra	Ambavali		Taluka-Khed	292/0,249	2.525	ATS+GPA
157	Maharashtra	Shirgaon		Taluka-Khed	56/20,61/12,67/2,83/48,52/11,59/5,101/12	9.62	ATS+GPA
158	Maharashtra	Astan		Taluka-Khed		41.5	ATS+GPA
159	Maharashtra	Posare (Budruk)		Taluka-Khed		16.06	ATS+GPA
160	Maharashtra	Chorvane		Taluka-Khed		27.325	ATS+GPA
161	Maharashtra	Talwat Jawali		Taluka-Khed		36.34	ATS+GPA
162	Maharashtra	Nive		Taluka-Khed		25.35	ATS+GPA
163	Maharashtra	Kalmani(Khurdh)		Taluka-Khed		22.35	ATS+GPA
164	Maharashtra	Kalmani(Khurdh)		Taluka-Khed		6.433	ATS+GPA
165	Maharashtra	Kalmani(Khurdh)		Taluka-Khed		10.105	ATS+GPA
166	Maharashtra	Kalmani(Khurdh)		Taluka-Khed		11.8	ATS+GPA
167	Maharashtra	Kalmani(Khurdh)		Taluka-Khed		6.433	ATS+GPA
168	Maharashtra	Kalmani(Khurdh)		Taluka-Khed		15.06	ATS+GPA
169	Maharashtra	Kalmani(Khurdh)		Taluka-Khed		6.433	ATS+GPA
170	Maharashtra	Kalmani(Khurdh)		Taluka-Khed		9.255	ATS+GPA
171	Maharashtra	birmani		Taluka-Khed		12.375	ATS+GPA
172	Maharashtra	humari		Taluka-Khed		21.63	ATS+GPA
173	Maharashtra	Nive		Taluka-Khed		35.2	ATS+GPA
174	Maharashtra	wadgaon		Taluka-Khed		2.84	ATS+GPA
175	Maharashtra	Nive		Taluka-Khed		16.21	ATS+GPA
176	Maharashtra	Nive		Taluka-Khed		10.1	ATS+GPA
177	Maharashtra	Ambavali		Taluka-Khed		4.92	ATS+GPA
178	Maharashtra	Nive		Taluka-Khed		56.2	ATS+GPA



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179	Maharashtra	Nive
180	Maharashtra	Nive
181	Maharashtra	Nive
182	Maharashtra	wadgaon
183	Maharashtra	wadgaon
184	Maharashtra	talwat
185	Maharashtra	Nive
186	Maharashtra	wadgaon
187	Maharashtra	talwat
188	Maharashtra	talwat
189	Maharashtra	sakhar
190	Maharashtra	Nive
191	Maharashtra	Astian

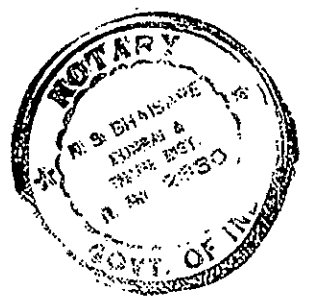
Taluka-Khed
Taluka-Khed
Taluka-Khed
Taluka-Khed
Taluka-Khed
Taluka-Khed

30.7 ATS+GPA
8.55 ATS+GPA
28.3
4.1
3.075
50.51
56.2
5.32
15.92
15.59
25.1
28.32
1.95
GPA
ATS+GPA

TOTAL

3242.474

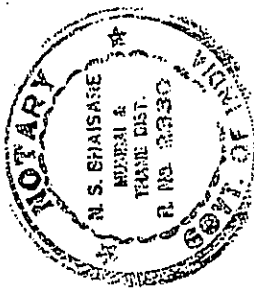
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DETAILS OF LAND AT KANDAT, MAHABALESHWAR, MAHARASTRA HELD BY PRATEEK KUMAR, NITIN WAGHMARE & C.R.SANGLIKAR						
Annexure '65'						
S.No.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Maharashtra	Kandat	Taluka-Mahabaleshwar	38/2, 43, 44, 45/1, 45/2, 46, 47, 48/2, 49/2, 36	1431.325	ATS (Notary)
					1431.325	

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DETAILS OF LAND AT WAGHOLI, PUNE, MAHARASTRA HELD BY M/S GREENFIELD ESTATES

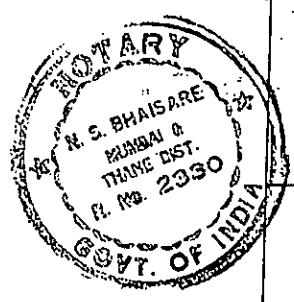
Annexure '66'

S.NO.	State	Village	Taluka/ Tehsil	Survey No.	Area in Acres	Document Type
1	Maharashtra	Wagholi	Taluka-Pune	413, 423, 425	9.175	ATS/GPA
2	Maharashtra	Wagholi	Taluka-Pune	405, 421, 427	5.35	ATS/GPA
3	Maharashtra	Wagholi	Taluka-Pune	401	1.85	ATS
4	Maharashtra	Wagholi	Taluka-Pune	414, 427	5.025	ATS
5	Maharashtra	Wagholi	Taluka-Pune	414, 118, 427	3.75	ATS
6	Maharashtra	Wagholi	Taluka-Pune	414, 118, 427	6.00	ATS
7	Maharashtra	Wagholi	Taluka-Pune	409, 422, 428	1.73	ATS
8	Maharashtra	Wagholi	Taluka-Pune	403	11.45	ATS
9	Maharashtra	Wagholi	Taluka-Pune	417	2.375	ATS
10	Maharashtra	Wagholi	Taluka-Pune	405, 421, 427	3.55	ATS
11	Maharashtra	Wagholi	Taluka-Pune	400, 119	16	ATS
12	Maharashtra	Wagholi	Taluka-Pune	400, 420	16	ATS
13	Maharashtra	Wagholi	Taluka-Pune	400, 420	16	ATS

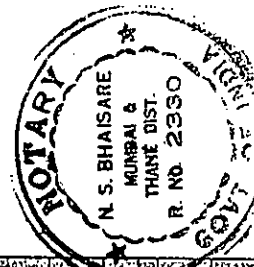


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14	Maharashtra	Wagholi	Taluka Pune	402	1.4375	ATS
15	Maharashtra	Wagholi	Taluka Pune	408	0.6875	ATS
16	Maharashtra	Wagholi	Taluka Pune	422, 428	1.375	ATS
17	Maharashtra	Wagholi	Taluka Pune	409, 422	2.75	ATS
18	Maharashtra	Wagholi	Taluka Pune	402	1.4375	ATS
19	Maharashtra	Wagholi	Taluka Pune	403	1.45	ATS
20	Maharashtra	Wagholi	Taluka Pune	408	1.3375	ATS
21	Maharashtra	Wagholi	Taluka Pune	415, 424, 426	1.795	ATS
22	Maharashtra	Wagholi	Taluka Pune	414, 418, 427	3.5	ATS
23	Maharashtra	Wagholi	Taluka Pune	407	2.95	ATS
24	Maharashtra	Wagholi	Taluka Pune	422, 409, 428, 408, 422, 428, 409, 422, 408, 415, 412, 407	18.725	DECLARATION, GUM, INDEMNITY
Total					94.55	



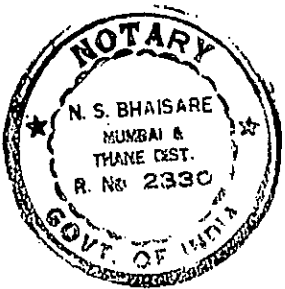
235



DETAILS OF LAND AT CHENNAI, TAMIL NADU HELD BY M/S SYNEGYONE (NSB) INFRASTRUCTURE & PROJECTS PVT LTD						
Annexure '67'						
S.No.	State	Village	Taluka/ Tehsil	SY NO	Total Area (in Acres)	Type of Docs
1	M.Chandrasekaran	Hanumanthapuram	CHENNAI	386/1	1.32	Sale Deed
2	Lognayaki	Hanumanthapuram	CHENNAI	391/3A	1.72	Sale Deed
3	M.Kanakabhusanam	Hanumanthapuram	CHENNAI	395/1A	2.23	Sale Deed
4	D.Unnamalai	Hanumanthapuram	CHENNAI	395/1B	0.46	Sale Deed
5	Elumalai	Hanumanthapuram	CHENNAI	395/2	0.55	Sale Deed
6	T.Dhanpal Naicker	Hanumanthapuram	CHENNAI	392/1B, 391/2	1.54	Sale Deed
7	V.THIRUNAVAKARASU	Hanumanthapuram	CHENNAI	384/5	0.79	Sale Deed
8	MR.BHOOPALAN	Hanumanthapuram	CHENNAI	384/11, 384/12	1.95	Sale Deed
9	MRS.RAMU AMMAL	Hanumanthapuram	CHENNAI	384/13, 384/14, 384/15, 384/16, 384/17	1.96	Sale Deed
10	MR.INDRAVEL & 2 OTHERS	Hanumanthapuram	CHENNAI	437/1A, 437/1B1	1.08	Sale Deed
11	MR.K.KASI NAICKER	Hanumanthapuram	CHENNAI	386/3A, 386/3B, 389/1A1A, 390/1, 390/2, 390/3, 390/4	5.67	Sale Deed
12	K.RAJENDRAN	Hanumanthapuram	CHENNAI	441/2B2, 441/2C1, 441/2C2	1.44	Sale Deed
13	K.RAJENDRAN	Hanumanthapuram	CHENNAI	441/3A, 441/3A2	1.44	Sale Deed
14	K.RAJENDRAN	Hanumanthapuram	CHENNAI	441/3B, 441/3B2	1.44	Sale Deed
15	V.ARUMUGAM	Hanumanthapuram	CHENNAI	391/1, 391/3B, 391/3C	0.5	Sale Deed

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16	T.DHANAPAL & 6 OTHERS	Hanumanthapuram	CHENNAI	391/38, 391/3C	0.14	Sale Deed
17	A.SARAVANAN	Hanumanthapuram	CHENNAI	392/1A	0.59	Sale Deed
18	A.MANAVALAN & E.JAYANTHI	Hanumanthapuram	CHENNAI	392/1A	0.6	Sale Deed
19	MR.P.DAMODARAN	Hanumanthapuram	CHENNAI	441/4A	0.72	Sale Deed
20	MR.P.Kuppan	Hanumanthapuram	CHENNAI	441/4A	0.72	Sale Deed
Total					26.66	





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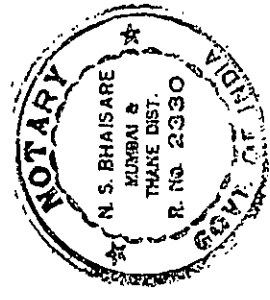
229

Annexure '70

S.NO.	Name of the Owner	NSB INFRASTRUCTURE & PROJECTS PVT. LTD.	Village	GTB nagar	Survey No.	Area in Sq. Mts.	Document No.	Document Type
1	ANNAND MITTAL S/O RL MITTAL	NSB INFRASTRUCTURE & PROJECTS PVT. LTD.	Sikanderpur	GTB nagar	29	1.618	23574	SALE DEED
2	JB AGARWAL S/O SHARIRAM AGARWAL	NSB INFRASTRUCTURE & PROJECTS PVT. LTD.	Sikanderpur	GTB nagar	2	3.3333	23543	SALE DEED
3	Rishi Arya S/o Bhushan Arya	NSB INFRASTRUCTURE & PROJECTS PVT. LTD.	Jaganpur	GTB nagar	31/23.32/7.2/13/2.25 1/2.25/7.2.31/19	4.01	15425	SALE DEED
						8.9613		

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Rajani Associates
Advocates & Solicitors



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EXHIBIT- 'G'

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Schedule 5

(Properties of Synergyone Infrastructures And Projects Private Limited
to be transferred and assigned to Prateek Kumar and/or PK Group and/or Its nominees)

Firstly

Immovable Assets

Yelenka Office, Bangalore Office
Lodha Excellus, Mumbai
Vasant Kunj, Delhi
Metropole Offices, Pune
Chikodi-Nej, Karnatka



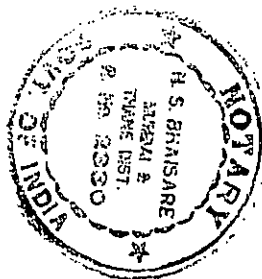
And all movable assets

Secondly

Companies and Partnership Firms in which Synergyone Infrastructures And Projects Private Limited holds equity shares / Interest / shares in firms which is required to be transferred to PK Group

Name Of the Company		% Holding
Beaming Infra Developers Pvt. Ltd.	Divya Dristi, Mumbai	100%
Nirulas Hospitality Pvt. Ltd.	Gurgaon Office	100%
PNC Energy Pvt. Ltd.	Rays Power	100%
Sanskriti Infra Developers Pvt. Ltd.	Baroda Project	100%
DDPL Global Infrastructure Pvt. Ltd.	Vasai Share	16.67%
Unicorn Infra Projects Pvt. Ltd.	Vasai Share	
Comfort Infra City Pvt. Ltd.		95%
Crest Media & Communication Pvt. Ltd.		100%
Mascott Infra Developers Pvt. Ltd.		100%
Stride Aviation Pvt. Ltd.		95%
Summit Aviation Pvt. Ltd.		6.7%
Whittlewood Homes Pvt. Ltd.		100%
Wildoak Properties Pvt. Ltd.		50%
Unicorn Hospitality Pvt. Ltd.		50%
Synergyone (I) Management Solutions Pvt. Ltd.		51%
Skyrise Infracon Pvt. Ltd.		30%
Agra Project	Agra Project	
Phoenix Infracon	Development	

Handwritten signatures and initials.



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Rajani Associates
Advocates & Solicitors

EXHIBIT-HI

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AXIS BANK

SYNERGYONE INFRASTRUCTURE & PROJECTS P LTD

Joint Holder :-

ROW HOUSE NO 1 GOLD FIELD

ENCLAVII SOCIETY SOUTH MAIN RD

VIDYUT NAGAR KOREGAON PARK

PUNE

MAHARASHTRA

411001



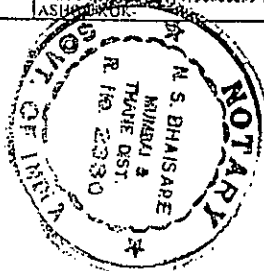
Customer No : 840067810

Scheme : CURRENT ACCOUNT-NORMAL

Currency : INR

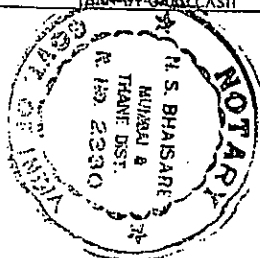
Statement of Account No : 911020038345350

Trans Date	Chq No	Particulars	Debit	Credit	Balance	Int. Br
		OPENING BALANCE			42328.19	
07-04-2014		BY PRATEEK KUMAR		200000.00	24328.19	415
07-04-2014		BRN-NEFT-UTIBH14097088427-TOTUN MAZUMDAR-	16.85		24311.34	415
07-04-2014	038281	BRN-NEFT-UTIBH14097088427-TOTUN MAZUMDAR-	200000.00		42311.34	415
10-04-2014		BRN-NEFT-UTIBH14100061564-NAJOO R DIVECHA-	5.61		42305.73	415
10-04-2014	038282	BRN-NEFT-UTIBH14100061564-NAJOO R DIVECHA-	25000.00		17305.73	415
10-04-2014		BY PRATEEK KUMAR		200000.00	217305.73	415
10-04-2014	38283	TO PO FVG SATYAM PRIVATE SECURITY	171082.00		46223.73	415
15-04-2014		BY PRATEEK KUMAR		1000000.00	1046223.73	415
15-04-2014		BY PRATEEK KUMAR		100000.00	1146223.73	415
15-04-2014		TO NEFT/219synpl504/25/794298760	1012210.00		133513.73	219
15-04-2014		To NEFT/GSD/TS/219synpl504/incl of ST @ +Cess	174.16		133339.57	219
16-04-2014		TO SANJAY SHINDE	32500.00		100839.57	415
16-04-2014		TO SALARY PROCESSED	12000.00		88839.57	415
21-04-2014		BRN-NEFT-UTIBH14111086923-BRIJ MOHAN PAL-	5.61		88833.96	415
21-04-2014	038285	BRN-NEFT-UTIBH14111086923-BRIJ MOHAN PAL-	45000.00		43833.96	415
21-04-2014		BY PRATEEK KUMAR		100000.00	143833.96	415
21-04-2014	38284	TO SANJAY VITHAL SHINDE	20000.00		123833.96	415
26-04-2014		Service Tax @12.36% on Charge	45.36		123788.60	415
26-04-2014		Consolidated Charges for A/c	367.00		123421.60	415
03-05-2014		BRN-NEFT-UTIBH14123091204-SUMER SONI-	5.61		123415.99	415
03-05-2014	038286	BRN-NEFT-UTIBH14123091204-SUMER SONI-	50000.00		73415.99	415
07-05-2014		BRN-BY CASH BY CASH		5887500.00	5960915.99	303
07-05-2014		Cash Dep Chrg on Rs. 5887500.00 at SOL:303	19965.05		5940950.94	303
08-05-2014	38287	TO PO FVG MAHARASHTRA STATE ELECTRICITY DISTRIBUTI	22000.00		5918950.94	415
10-05-2014	038289	BRN-NEFT-UTIBH14130086859-RAHUL ASHOK KUK-	25000.00		5893950.94	415
10-05-2014		BRN-NEFT-UTIBH14130086859-RAHUL ASHOK KUK-	5.61		5893945.33	415

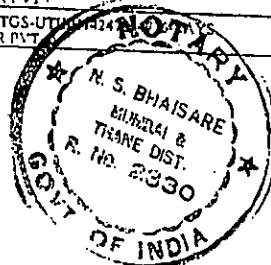


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10-05-2014	038290	BRN-NEFT-UTIBH14130087068-NAJOO R DIVECHA-	25000.00		5868945.33	415
10-05-2014		BRN-NEFT-UTIBH14130087068-NAJOO R DIVECHA-	5.61		5868939.72	415
10-05-2014	38288	TO SANJAY VITHAL SHINDE	34500.00		5834439.72	415
13-05-2014	038292	BRN-NEFT-UTIBH14133059323-SUNIL JOSHI-	35000.00		5799439.72	415
13-05-2014		BRN-NEFT-UTIBH14133059323-SUNIL JOSHI-	5.61		5799434.11	415
13-05-2014	038291	BRN-NEFT-UTIBH14133060915-SUBAL KUMAR BEJ-	20000.00		5779434.11	415
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15-05-2014	038293	BRN-RTGS-UTIBH14135013476-GLEBE MARKETING-	600000.00		6215753.04	415
17-05-2014		Service Tax @12.36% on Charge	24.72		6215728.32	415
17-05-2014		Consolidated Charges for A/c	200.00		6215528.32	415
19-05-2014	38294	TRF TO PRATEEK KUMAR	500000.00		1215528.32	415
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21-05-2014		Cash Dep Chrg on Rs.3260000.00 at SOL:303	11105.12		4464423.20	303
22-05-2014	38295	TO PRATIK PANDURANG PATIL	12000.00		4452423.20	415
22-05-2014		BRN-NEFT-UTIBH14142095232-JAY K PUROHIT-	5.61		4452417.59	415
22-05-2014		BRN-NEFT-UTIBH14142095232-JAY K PUROHIT-	100000.00		4352417.59	415
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26-05-2014	038297	BRN-NEFT-UTIBH14146068267-AMAR ELECTRICAL-	90448.00		4261963.98	415
26-05-2014		BRN-NEFT-UTIBH14146068384-MSEDCL-RPUC HT-	5.61		4261958.37	415
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27-05-2014		BRN-NEFT-UTIBH14147096138-SHIV SAKTI TOUR-	5.61		4235842.76	415
27-05-2014	038300	BRN-NEFT-UTIBH14147096138-SHIV SAKTI TOUR-	45250.00		4190592.76	415
27-05-2014		BRN-RTGS-UTIBH14147096235-GLEBE MARKETING-	56.18		4190536.58	415
27-05-2014	038299	BRN-RTGS-UTIBH14147096235-GLEBE MARKETING-	1000000.00		3190536.58	415
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31-05-2014		REJECT:12:12-DRAWERS SIGNATURE DIFFER	1400000.00		3090530.97	2568
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06-06-2014	146328	BRN-RTGS-UTIBH14157082491-C V CHANDRU-	247500.00		2713279.88	415
06-06-2014		BRN-BY CASH CASH		1400000.00	4113279.88	303



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11-06-2014	146332	BRN-RTGS-UTIBH14162019722-OPEE ENERGY PRI.	289044.00		2838018.41	415
11-06-2014		BRN-NEFT-UTIBH14162019804-UNITED TRANSFOR.	5.61		2838012.80	415
11-06-2014	146321	BRN-NEFT-UTIBH14162019804-UNITED TRANSFOR.	85000.00		2753012.80	415
12-06-2014		RTGS/RATNH14163002611/MS.SAI RYDAM REALTORS PRIVAT		10000000.00	12753012.80	1952
12-06-2014	146333	TRF TO PRATEEK KUMAR	10000000.00		2753012.80	415
14-06-2014		RTGS/RATNH14165004380/MS.SAI RYDAM REALTORS PRIVAT		10000000.00	12753012.80	363
14-06-2014		Service Tax @12.36% on Charge	18.54		12752994.26	415
14-06-2014		Consolidated Charges for A/c	150.00		12752844.26	415
16-06-2014		BRN-RTGS-UTIBH14167035309-STRIDE INFRACON.	56.18		12752788.08	415
16-06-2014	146334	BRN-RTGS-UTIBH14167035309-STRIDE INFRACON.	6000000.00		6752788.08	415
16-06-2014		BRN-NEFT-UTIBH14167039604-DIAS SANJAY FRA.	5.61		6752782.47	415
16-06-2014	146335	BRN-NEFT-UTIBH14167039604-DIAS SANJAY FRA.	100000.00		6652782.47	415
20-06-2014		BRN-BY CASH OURPREET SINGH		2500000.00	9152782.47	303
20-06-2014		Cash Dep. Chrg on Rs 2500000.00 at SOL:303	8542.40		9144240.07	303
21-06-2014	146340	TO PRATEEK KUMAR	9000000.00		144740.07	415
22-08-2014		Chg-154516-MUMBAI		25308407.00	25453647.07	2567
22-08-2014		REJECT:154516-01-FUNDS INSUFFICIENT	25308407.00		144240.07	2567
27-08-2014		RTGS/HDFCR52014082753249292/GHANSIHY AM PURANCHAND G		25308407.00	25452647.07	393
28-08-2014	146338	PO AND DO ISSUED	56888.00		24853759.07	415
30-08-2014	146339	TRF TO SANJAY VITHAL SHINDE	34500.00		24849259.07	415
01-09-2014		BRN-RTGS-UTIBH14244071811-ST.KABIR EDUCAT.	56.18		24849202.89	415
01-09-2014	146341	BRN-RTGS-UTIBH14244071811-ST.KABIR EDUCAT.	5000000.00		19849202.89	415
02-09-2014		BRN-RTGS-UTIBH14245000449-ST KABIR EDUCAT-YOURSELF	50.00		19849152.89	415
02-09-2014	146342	BRN-RTGS-UTIBH14245000449-ST KABIR EDUCAT-YOURSELF	5000000.00		14849152.89	415
02-09-2014	146343	TRF TO KUBER BUILDERS & INFRASTRUCTURE	3000000.00		11849152.89	415
03-09-2014		BRN-RTGS-UTIBH14246046159-ST.KABIR EDUCAT.	50.00		11849102.89	415
03-09-2014	146344	BRN-RTGS-UTIBH14246046159-ST.KABIR EDUCAT.	5100000.00		6749102.89	415
04-09-2014		BRN-RTGS-UTIBH14247074776-RAYS POWER PVT.	50.00		6749052.89	415
04-09-2014	146345	BRN-RTGS-UTIBH14247074776-RAYS POWER PVT.	800000.00		5949052.89	415

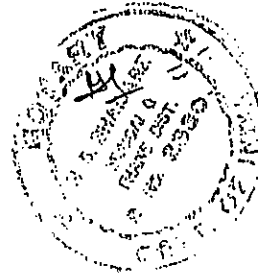


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EXHIBIT - I

245

ASHWIN VAISH

Advocate



Speed Post

30.07.14

To,

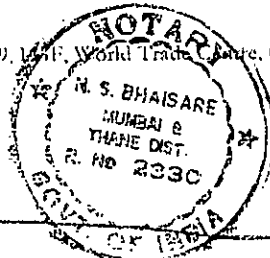
1. **FACIL Ltd.**
Registered office at
22nd, 3rd Floor
Amber Tower
Sansar Chand Road
Jaipur, Rajasthan

And

Corporate Office at:
7th Floor
Gopaldas Bhawan
28, Barakhamba Road
New Delhi

2. **Mr. Gurmeet Singh**
Director
49, Ground Floor
18/1, Eklavya Apartment
Sector 13, Rohini, Delhi
3. **Mr. Subrato Bhattacharya**
Director
1-A-72, Ground Floor
West Punjabi Bagh
New Delhi

Office: 109, 1st Floor, World Trade Centre, Connaught Place, New Delhi-11, Mobile: 9650022033, 9899109195



Ashwin Vaish

246

4. Mr. Sukhdev Singh Gill
Managing Director
Village & PO Jhallian Kalan
District Ropar, Punjab

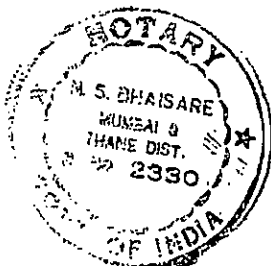
5. Mr. Tarlochan Singh
Director
7th Floor
Gopaldas Bhawan
28, Barakhamba Road
New Delhi

My Client:

Mr. Prateek Kumar
Presently abroad
& Permanent resident of
159 Cloud 9, NIBM Road
Mohammadwadi, Kondawa
Pune - 48

Sub: Notice of request to appoint a sole arbitrator to resolve
the dispute pertaining to the breach committed by you,
the addressees, of terms of Definitive Agreement for
settlement dated 02.10.13 & supplemental agreement
dated 30.11.13

Sir,

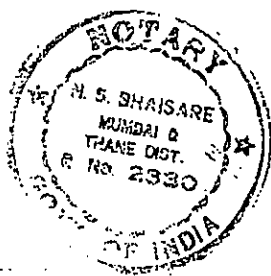


Johnsin Vimal

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Under the instructions of and for and on behalf of my above named client Mr. Prateek Kumar, I put you, the above named addressee, to the following notice:

1. Without prejudice to other rights and contentions, it is sufficient to state at this stage that my above-named client and you, the addressees, have executed Definitive Agreement for settlement dated 02.10.13 & supplemental agreement dated 30.11.13.
2. That in terms of the said agreements my client duly fulfilled the obligations that were cast upon him. However, you, the addressees, have failed to fulfill your part of the bargain. Among other terms, you, the addressees, even failed to appoint a Monitoring Committee as contemplated in clause 1.4 of the said agreement. You, the addressees, in continuing breach of the said agreement have failed to honor clause 2.7 & 2.8 which contemplates withdrawal of the false cases filed against my client & to clear his name in public which was maligned vide earlier public notices issued by at the instances of you, the addressees.
3. You, the addressees, apart from committing breach of other terms pertaining to payment of monies to my client under different clauses, have even failed to honor clause 2.10.2 & clause 4.1 & 4.2 of the said agreements which clearly contemplates that certain clauses/terms shall be honored first

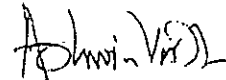


Adwin Viro

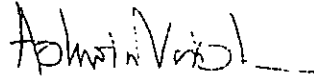
248

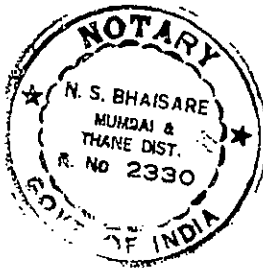
in order to bind my client for the other terms of the agreement.

You are accordingly called upon to appoint/mutually accept the appointment of Shri Ratan Lath as the Sole arbitrator as agreed in terms of clause 11.1 of the agreement dated 02.10.13 & clause 3.1 of the supplemental agreement dated 30.11.13 and resolve the above-said disputes in terms of the provisions of the Arbitration & Conciliation Act, 1996. In case you fail to accept the appointment of the said person, my client shall be constrained to approach the Hon'ble High Court to make a request for such an appointment and seek such other or further remedy as may be available in Law against you, the addressees.


ASHWIN VAISH
Advocate

P.S:- A copy of the present notice is retained for future reference and remedy.





TRUE COPY


Rajani Associates
Advocates & Solicitors

EXHIBIT - J

249

RSP

Rajani, Singhania & Partner:

Advocates & Solicitors
Krishna Chambers
59 New Marine Lines
Churchgate
Mumbai 400020, India
T: +91 22 4096 1000
e: mumbai@rsplaw.in

September 03, 2014

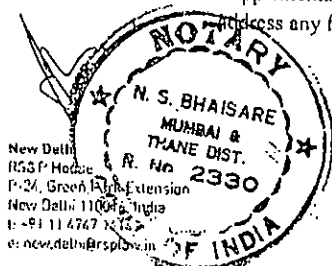
Ashwin Vaish
Office 109, LGF
World Trade Centre
Connaught Place
New Delhi - 1

Dear Sir,

Subject: Reply to your letter dated July 30, 2014 addressed to PACL Limited and others

We are concerned for our client, PACL Limited, a company registered under the Companies Act, 1956, and having its registered office at 22, 3rd Floor, Amber Road, Sansar Chand Road, Jaipur, Rajasthan ("our Client"). Our Client has placed in our hands your letter dated July 30, 2014 (the "Letter"), with instructions to reply to the same as follows:

1. At the outset, we state that it is apparent from the Letter that your client, Mr. Prateek Kumar has concealed, suppressed and misinformed you about his action and conduct in relation to the Definitive Agreement for Settlement dated October 2, 2013 (the "Definitive Agreement") read with the Supplemental Agreement to Definitive Agreement dated November 30, 2013 (the "Supplemental Agreement").
2. At the further outset, we deny the contents of the Letter in entirety and none of the contents shall be deemed to be admitted, unless specifically admitted herein.
3. Following is parawise reply to the Letter:
 - 3.1 With reference to paragraph No.1, our Client state that:
 - 3.1.1 the Definitive Agreement as well as the Supplemental Agreement were executed between our Client, PACL Group (as defined under the Definitive Agreement), Mr. Prateek Kumar (your client) and the PK Group (as defined under the Definitive Agreement).
 - 3.1.2 The Addressees No. 2 to 5 (being, Mr. Gurmeet Singh, Mr. Subrato Bhattacharya, Mr. Sukhdev Singh Gill and Mr. Tarlochan Singh), as set out in the Letter, had merely signed the Definitive Agreement as well as the Supplemental Agreement in their capacity as mere authorised signatories of our Client and thus they do not have any personal obligations or rights under the Definitive Agreement as well as the Supplemental Agreement in their personal capacity. Hence, you or your client should not address any future correspondences to any of them in their individual capacity.



Bangalore
401, Prestige Meridian II
39, Mahatma Gandhi Road
Bangalore 560001, India
t: +91 80 4113 1200
e: bangalore@rsplaw.in

Hyderabad
674, Bhatkhola Estate
Bachchan Nagar
Hyderabad 500001 India
t: +91 40 4210 7424
e: hyderabad@rsplaw.in

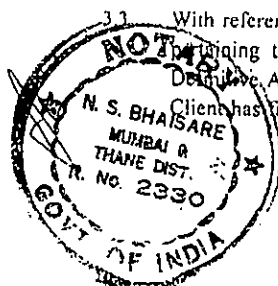
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RSP

3.2 With reference to paragraph No.2:

- 3.2.1 we deny that your client has duly fulfilled his obligations under the Definitive Agreement as well as the Supplemental Agreement. We further deny that our Client has failed to fulfill part of its obligations provided under the Definitive Agreement as well as the Supplemental Agreement. Our Client states that subsequent to the execution of the Definitive Agreement and the Supplemental Agreement, your client as well as the PK Group have not complied with their respective part of the obligations as set out under the aforesaid agreements. Furthermore, the Monitoring Committee (*as defined under the Definitive Agreement*) was to be jointly constituted by both the PACL Group and the PK Group, thus non-appointment of the Monitoring Committee cannot be solely blamed on our Client and/or on the PACL Group.
- 3.2.2 On the contrary, your Client has committed various defaults under the Definitive Agreement as well as the Supplemental Agreement including, but not limited to, the following :
- 3.2.2.1 Your client has failed to withdraw of all cases filed by your client and PK Group against PACL and/or the PACL Group;
- 3.2.2.2 Your client and the PK Group have failed in incorporating joint signatures of representatives of PACL Group in respect of bank accounts of Synergyone Infrastructure & Projects Private Limited ("*Synergyone*"), which was not only agreed between the Parties in the Definitive Agreement but also adopted in the meeting of board of directors of Synergyone held on October 2, 2013;
- 3.2.2.3 Your client and the PK Group are still holding various properties which were agreed to be transferred under the joint management as per the Definitive Agreement; and
- 3.2.2.4 The Directors appointed by one of the entities of the PACL Group (*i.e. Bahar Paper Private Limited*) on the board of directors of Synergyone (*which is one of the entities of the PK Group*), pursuant to the Definitive Agreement, have been attempted to be wrongfully removed from its board of directors by your client and the PK Group.

For sake of brevity, the aforesaid defaults of your client and PK Group are inclusive and not exhaustive in nature. Our Client reserves its rights to take appropriate proceedings against your client and/or the PK Group on aforesaid defaults and/or any other default under the Definitive Agreement and the Supplemental Agreement.

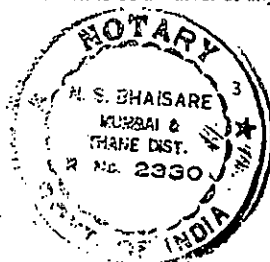


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RSP

the obligation to withdraw all the cases, filed against each of the parties i.e. the PACL Group and the PK Group respectively, was on both the PACL Group as well as the PK Group and thus our Client cannot be solely held responsible in this respect.

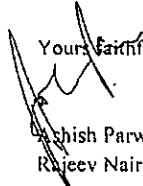
- 3.4 With reference to the last paragraph (*un-numbered*), we state that the appointment of Mr. Ratan Lath as the Arbitrator is not acceptable to our Client. We suggest appointment of Mr. Justice (Retd.) Dilip G. Kamik as the sole Arbitrator in terms of Clause 11 of the Definitive Agreement read with Clause 3 of the Supplemental Agreement.
4. Further, we, on instruction of our Client, through you, hereby convey your client to desist and refrain from taking any action or execute any document or enter into any kind of arrangement (*either oral or in writing*) relating to disposition of the properties of Synergyone as set out under Schedule 5 of the Definitive Agreement in favour of your client or to any third party, in any manner whatsoever including, but not limited to, by way of sale, exchange, mortgage, charge, pledge, lien, option, restriction, right of pre-emption, third party right or interest, other encumbrance or security interest of any kind, without payment of the adequate and sufficient consideration to Synergyone and on such terms and conditions as will be agreed by our Client in writing. Any disposition of any aforesaid properties by your client will not be binding on our Client and Synergyone. For that purpose, our Client reserves the right to take appropriate legal proceedings against your client including but not limited to giving public notices with respect to the aforesaid properties with a view to reiterate the claim of Synergyone and our Client in respect of such properties.
5. In addition to above, we, on behalf of our Client, hereby instruct your client to continue to oblige the terms and conditions as set out in the Definitive Agreement and the Supplemental Agreement including, but not limited to, covenants as set out in Clause 6.1 of the Definitive Agreement.
6. Our Client reserves its rights to deal with contents of the Letter as well as other defaults in detail and put forth its application, petition, claims, counter statements and/or counter claims before the duly appointed Arbitrator under law, contract including, the Definitive Agreement read with the Supplemental Agreement and/or under equity.
7. Needless to mention, the aforesaid exercise of our Client's rights, options and/or remedies are not exhaustive in nature. This Notice shall have no effect on, and does not waive, limit or relinquish, any of the rights and/or remedies available with our Client (*including but not limited to our Client's rights and/or remedies against your breach of representation, warranties and covenants*) under the Definitive Agreement, the Supplemental Agreement and/ or other remedies available to our Client in law or equity. Our Client's failure and/ or neglect to exercise any such right or remedy available to our Client shall not be taken to be a waiver of any and/ or all such rights or remedies.



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RSP

8. Unless otherwise defined, herein, all capitalized terms which have been used in this Notice shall have the same meaning ascribed to them in the Definitive Agreement as well as the Supplemental Agreement.

Yours faithfully,

Ashish Parwani
Rajeev Nair

CC:

Mr. Prateek Kumar
159 Cloud 9, NiBM Road
Mohammadwadi, Kondawa
Pune - 48
Maharashtra
India

TRUE COPY


Rajani Associates
Advocates & Solicitors

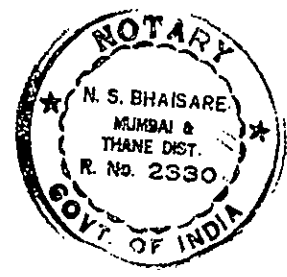


EXHIBIT - K

EXHIBIT "K"

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Jodhpur City Police
Government of Rajasthan

Public Information

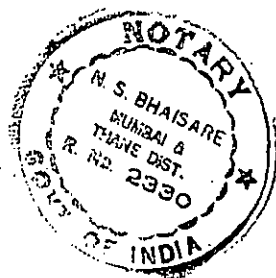
Wanted Person Search

Exact Search / Wide Search / Other Search

Person Name: Father's Name:

Police District: Police Station:

S.No.	Name	Father Name	Case No.	Case Year	Case Type	PS Name	PS Type	Type		
1	Pratik Praful Shrivastava	Praful Shrivastava	356	2006	62	2006	ACM	JODHPUR	WADA	PO
2	Pratik Praful Shrivastava	Praful Shrivastava	560	2004	50	2004	ACM	JODHPUR	WADA	ABSCORDER



TRUE COPY

Rajni Associates
Advocates & Solicitors

EXHIBIT - L

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Index-2(सूची-२)



08/12/2014

सूची क्र.2

दुष्प्राग निबंधकः : राह दु.नि. हयेंसी २

दस्तावेज संख्या : 4668/2014

नोदंणी

Regn:63m

सायं १०:०० - ११:०० १) घोरपडी

- (1) विनिर्देशाचा प्रकार
- (2) मोददला
- (3) बाजारभाव (भाडेगट्ट्याच्या बायतितपट्ट्या-आकारणी, दिसो की पट्टेदार ते नमुद कराये)
- (4) भू-मापन, पोटहिस्ता थ परप्रमांक (असल्यास)

डीएड ऑफ अपार्टमेंट

56640000

40000000



3) पालिकेचे नाव: पुणे म.पा.स्तर वर्णन : स्तर माहिती: बंधगारदेन राह घरात ना.प.स. 11, 11/1 ते 11/4 (पासी सुसंगत सीटी स नं 11+11/1 ते 11/4/3 व 11+11/1 ते 11/4/4 व नं 13, 14, 56) जुना स नं 39 पाई) पा.मिळकतीवर ब्याट नं ही-1 पा मिळकतीवरील दि भेटेद्वारा पा प्रोजेक्ट मधील दुस-या यंत्रणायादीमार्फत राईफ व्हायलगाय ऑफीस नं एक-3 (फायनल रेकोर्ड प्रमाणे) आशिय नं एम 1) दोष 5900, सी.पू.548, 52 पा.सी.मिळकत अप तसेच 1 फ्लॅट कार पार्किंग, 3 अपेन कार पार्किंग, 30 व्हीलर अपेन पार्किंगसह (C. I. S. Number : 11, 11/1, 1/2, 11/3, 11/4, ;))

1) 5900 चौ. फुट

- (5) दोषपञ्च
(6) आकारणी विन्या जुटी देण्यात असेल
तेव्हा.

1) नाव - मीनपुर्वीन अशासक बंदर, बंदर पोर्बेकरा, प्रांत बंदर, सिमिटेड सॉफ्ट अथिफुक्त स्वासरीकर्ता संदीप कुमार - वय - 30, पिता - सादत - प्रांत - 4, मुका - नं. इसरा, इमाराती बंद नाव: मेद्रो पोल्, ब्लॉक नं. - रोड नं. - बंदर गार्डन रोड, कपूर पोर्बे, पिन कोड - 411001 पिन नं. - AACCN9843R

- (७) दस्तऐवज बनवून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुशुमनामा किंवा आदेश अंदाज्यात,प्रतिवादिचे नाव व पत्ता.

1) माय-विद्यार्थ्यांना प्रवेशाद्वारा माय-52, पत्ता-... रोहाऊज नं. बी-11, प्रताप,
हिमगिरी रोड, सिव्हील एअर स्टेशन, माउंट रोड, पुणे, - विजयवती, MAHARASHTRA, PUNE,
Non-Governmental-पिन कोड-411037 फोन नं.-ACVPG0203A

- (8) पक्षपक्षेयजः कश्चन धेनो-या-पक्षकाराये य
 मित्वा दद्यात्पितृभ्यामात्मनोऽपि पुत्रपुत्राणां
 पितृभ्यां आदेशे अस्तस्यासः, प्रतिष्ठादिषु नाय य
 पक्षः

2): नाथः-श्री प्रणीतं मंडलात् गुप्तं वयः-37; पत्न्याः-स्मृष्टं नः -, भाव्या नः -, इमारतीचे नाथः -, ज्योति
नः-वंतो नः- 48/49, क्लाउड 9 सोसायटी, एनभाईसीएम रोड, महुवदवाडी, पुणे, रोड नः -, महाराष्ट्र,
पुणे. पिन कोडः-411048 पॅन नः-AEHPG8912L

3): नाथः-श्री विपिनं मंडलात् गुप्तं वयः-33; पत्न्याः-स्मृष्टं नः -, भाव्या नः -, इमारतीचे नाथः -, ज्योति
नः-वंतो नः- 48/49, क्लाउड 9 सोसायटी, एनभाईसीएम रोड, मोहम्मदवाडी, पुणे, रोड नः -, महाराष्ट्र,
पुणे. पिन कोडः-411048 पॅन नः-AHFGP4748K

- (९) दास्तऐयज.फरुन दिल्याचा दिनांक

18/06/2014

- (10) दस्त नोंदणी पेलण्याचा दिनांक.

18/06/2014

- (11) अनुक्रमीय, छंद ष पृष्ठ

4668/2014

- (12) बाजारमायाप्रमाणे मुद्रांक शुल्क

'3398400'

- (13) वाआरभाषाप्रमाणे नोंदणी शुल्क

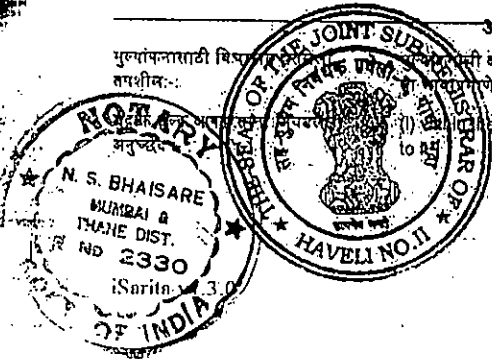
30000

- (14) शेरा

मी नखल केली
मी वाचली
मी रुजवात घेतली

अस्सल बहकूम नहल यास दिले तारीख
 ने आवश्यकता नाही कारण दस्तियाफनुसार आवश्यकता नाही कोंरणाचा तपशील मुन्सुयन

मुल्यापनासाठी विधानसभेच्या निर्णयानुसार या क्षेत्रात कोणत्याही प्रकारचा कराव्याज ठरविला जाणार नाही असे स्पष्टपणे नोंद घ्यावे. (1) The limits of any Municipal Corporation or any Cantonment area annexed



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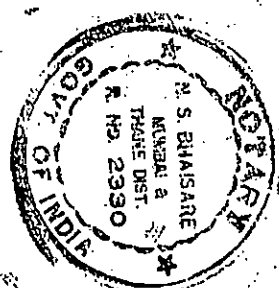
CHALLAN
MTR Form Number-8

QRN	M010126053201415M		BARCODE	8 0011 00010101 000 0001 0000 0000 00		Date	17/05/2014-14:37:48		Form ID	23.3	
Department	Inspector General Of Registration					Payer Details					
Type of Payment	Non-Judicial Customer-Direct Payment:					TAX ID (If Any)					
	Sale of Non Judicial Stamps IGR Rest of Maharashtra					PAN No. (If Applicable)					
Office Name	HVL2, HAVELI 2 JOINT SUB REGISTRAR					Full Name		Mr. Ghanshyam P Gupta And Other			
Location	PUNE					Flat/Block No.		11			
Year	2014-2016 One Time					Precinct/Building					
Account Head Details			Amount in Rs.			Road/Street		6000 sqft			
003004M01: Sale of NonJudicial Stamp			3398400.00			Area/Locality		Bund Garden Road Camp Pune			
						Town/Village/District					
						PIN		4 1 1 0 0 1			
						Remarks (If Any)					
						Amount in Words		Ninety Eight Thousand Four Hundred			
Total			3398400.00			Mode of Payment		Bank of Maharashtra			
Payment Details			BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK					
Cheque/DD Details						Bank CN		REP No.		02300042014061751870 174226616	
Cheque/DD No.						Date		17/05/2014 15:37:48			
Name of Bank						Bank Branch		BANK OF MAHARASHTRA			
Name of Branch						Branch No. / Code		Not Verified with Bank			

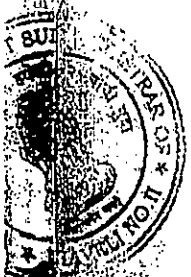
Mobile No.: Not Available

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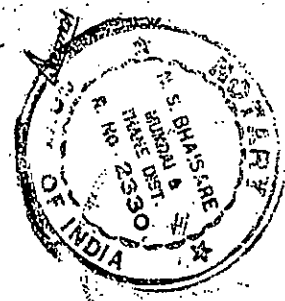
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DEED OF APARTMENT

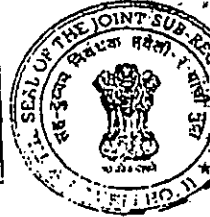
THIS DEED OF APARTMENT IS MADE AND EXECUTED AT PUNE ON THIS 18th DAY OF
JUNE MONTH OF 2014.

[Signature]



258

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BETWEEN



SYNERGYONE INFRASTRUCTURE AND PROJECTS PVT. LTD.
(Formerly known as NSB INFRASTRUCTURE AND PROJECTS PVT. LTD.)

A company registered under Indian companies act 1956
having regl. Office at - 51, Metropole Building,
Next to INOX Theatre, Bundgarden Road, Camp,
Pune-411001 - 411001.

PAN NO. -AAECC N 9843 R

Through authorize signatory

Mr. Sandeep Kumar

Age 30 years, Occupation - Service

Hereinafter referred to as "VENDOR" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Company, its executors, administrators, representatives, successors-in-title and assigns etc.)

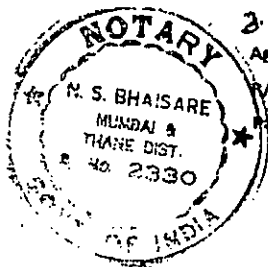
PARTY OF THE FIRST PART.

AND

1. Mr. Ghanshyam Puranchand Gupta
Age- 54 Years, Occupation- Business
R/st- B-11, Himgirl Residency, near Sandesh society,
Market Yard, Pune- 411001
Pan no.- ACVPG 0203 A

2. Mr. Pravin Nandlal Gupta
Age- 37 Years, Occupation- Business
R/st- Bungalow No. 48-49, Cloud Nine Society, NIBM road, Mohmadwadi, Pune- 48
Pan no.- AEHPG 8912 L

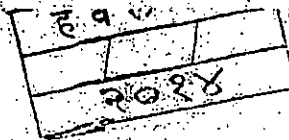
3. Mr. Vipin Nandlal Gupta
Age- 32 Years, Occupation- Business
R/st- Bungalow No. 48-49, Cloud Nine Society, NIBM road, Mohmadwadi, Pune- 48
Pan no. AHFPG 4748 K



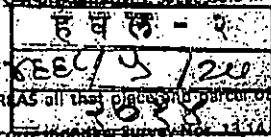
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Hereinafter referred to as "PURCHASERS" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, representatives, successors in title and assigns).



WHEREAS all that piece of land bearing S. No. 39, 11/1, 11/2, 11/3, 11/4, (corresponding Survey No. 11/1 and 11/2, corresponding S. No. 39 (part), belongs to and stands in the name of M/s. Shanti Builders, a Partnership Firm (hereinafter referred to as the said Owners)

AND WHEREAS the said Owners, vide two separate Development Agreements, dated - 8/4/96, and subsequent Deeds of Confirmation, both dated - 21/6/97, registered in the office of the Joint Sub - Registrar, Havell-II (Pune), at serial nos. 2691/97 and 2692/97, respectively, granted the development rights of the said property, to and in favour of M/s. Amar Avinash Associates and have also executed Power of Attorney/s in favour of their nominees / assigns;

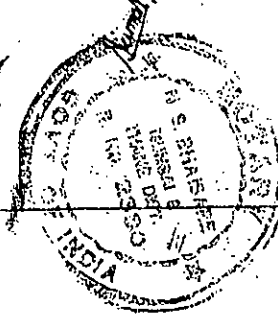


AND WHEREAS said M/s. Amar Avinash Associates caused the sanctioned layout of the said land into various smaller sub-plots and with the consent of the said Owners by virtue of the authorities vested unto them, assigned / transferred the development rights of Plot No. D1, admeasuring 43,600 sq.ft. i.e. admeasuring 4,050 sq.mtrs., with a FSI ratio of 1:1 inclusive of open area of 4200 sq. ft. i.e. 392 sq.mtrs., carved out from and out of the said land and which Plot No. D1 is hereinafter referred to as the "said property" and more particularly described in Schedule-A written hereunder to M/s. LK. Corporation i.e. the Promoters, herein, vide Development Agreement, dated - 23/03/2001, registered at the office of the Joint Sub-Registrar, Havell-II (Pune), at serial No. 3483/ 2001 and have also executed Power of Attorney in their nominee/s (Mr. Laxman G. Karia and Mrs. Mona K. Karia) favour, duly registered in the office of the Joint Sub - Registrar, Havell- II (Pune) at Sr. No. 3484, dtl. 23.03.2001;

AND WHEREAS by virtue of the rights acquired by the Promoter, the Promoter has constructed a multi-storied building known as "Metropole" on the said land as per the plan approved by the Pune Municipal Corporation vide Commencement Certificate

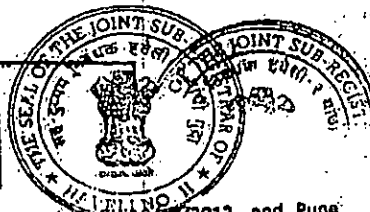
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no. CC/3188/2010 dt.16/12/2010 revised CC/ 2700/12 dt.10/12/2012, and Pune Municipal Corporation, Pune, vide its Ref. no. BCO/6/OC/358, dated 12/12/2003, issued Completion Certificate in respect of the building constructed upon the said property is hereinafter referred to as "SAID BUILDING".

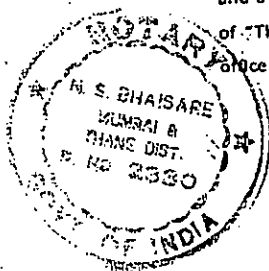
AND WHEREAS the Promoter agreed to sell the various shops/offices/units along with the undivided share in the said land and common areas and facilities in the said building to its various prospective purchasers.

AND WHEREAS in the circumstances vide Articles of agreement dated 14/07/2011 registered with the Sub-registrar, Haveli no. 11 at sr. no. 6273/11, the Promoter had agreed to sell to NSB INFRASTRUCTURE PVT. LTD. (now known as SYNERGYONE INFRASTRUCTURE AND PROJECTS PVT. LTD.) the office premises bearing Office no. S-1 as per final record plan admeasuring 5900 sq. ft. Built up area, along with 4 covered car parking, 3 open car parking, 30 Two-wheeler open parking, and situated on the second floor of the building "The Metropole" and these are the subject matter of these presents. (hereinafter referred to as the "Unit" or "S1") along with all other facilities and amenities appurtenant thereto more particularly described in schedule "B" hereunder.

AND WHEREAS this SYNERGYONE INFRASTRUCTURE AND PROJECTS PVT. LTD (Previously known as NSB INFRASTRUCTURE PVT. LTD.) herein is in exclusive possession thereof of the office premises bearing Office No. S1 more particularly described in schedule "B" hereunder.

AND WHEREAS on 19/12/2012 the Promoter has obtained sanctioned plan (revised) from Pune Municipal Corporation vide CC/2700/12 whereby the said Unit has been numbered as S1.

AND WHEREAS the Owners and promoter herein have submitted and registered a Deed of Declaration dated 30/10/2013 under section 2 of Maharashtra Apartment Ownership Act, 1970 at the office of Sub-registrar, Haveli no. 11 at serial no. 8126/13 and a Condominium of Apartments is been formed upon the said land under the name of "THE METROPOLE CONDOMINIUM" and as a result thereon in the same the said office bearing no. S-1 is having 5.698 % undivided interest in the said land and in the



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common amenities and facilities.

AND WHEREAS accordingly Promoters M/s. L.K. Corporation through its Partners Mr. Laxman Karla and Mona Karla have executed a Deed of Apartment in favour of SYNERGYONE INFRASTRUCTURE AND PROJECTS PVT. LTD. (formerly known as NSB INFRASTRUCTURE PVT. LTD.) dated 16/05/2014, which is registered at the office of Sub Registrar Haveli No. 11, Pune at Serial No. 4183/2014.

AND WHEREAS in the circumstances the SYNERGYONE INFRASTRUCTURE AND PROJECTS PVT. LTD. the VENDOR herein is the owner of the office premises bearing office no. S-1 and all other facilities and amenities appurtenant thereto together with 5.698 % undivided interest in the said land, hereinafter collectively referred to as the "said apartment" and more particularly described in schedule "B" hereunder.

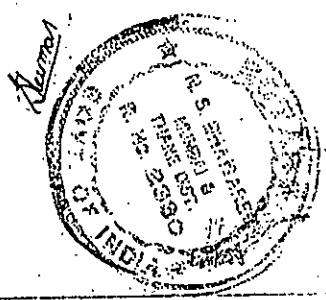
AND WHEREAS pursuant to negotiations between the parties herein and based upon the assurances and undertakings mentioned hereinafter given by the VENDOR to the PURCHASER, the PURCHASER offered an amount of Rs. 5,66,40,000/- (Rupees Five Crore Sixty six Lac forty Thousand Only) to the VENDOR for the assignment of their right title and interest in the said office, the VENDOR have agreed to assign to the PURCHASER its right title and interest in the said office described in Schedule hereinafter for the said amount on the following terms and conditions.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. CONSIDERATION

The VENDOR does hereby sell, transfer, convey and assign the said office bearing No. S1 more particularly described in the schedule written hereunder along with all its occupancy and other rights incidental thereto in favor of the Purchaser herein and the Purchaser does hereby purchase and acquire the same for the total consideration of Rs. 5,66,40,000/- (Rupees Five Crore Sixty six Lac forty Thousand Only) which is to be paid as stated hereinafter.

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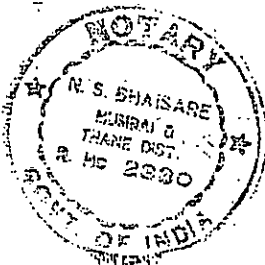


The Vendor is liable to pay to the Metropole Condominium, an amount of Rs. 1,18,000/- (Rs. One Lakh Nineteen Thousand Three Hundred Twenty Six only) against maintenance charges dues. The Purchaser shall make the said payment directly to the society. Moreover the Vendor is also liable to pay the Property tax for a period of April 2014 to June 2014 amounting to Rs. 25,945/-. The purchaser shall make said payment directly to the Pune Municipal Corporation.

The purchaser shall deduct all such payments made as mentioned above from the total consideration of the Vendor.

Moreover there is a charge of HDFC Bank on the said property for Rs. 2,37,75,922/- (Rs. Two Crore Thirty Seven Lacs Seventy Five Thousand Nine Hundred twenty Two only). The Purchaser shall pay the said amount of Rs. 2,37,75,922/- (Rs. Two Crore Thirty Seven Lacs Seventy Five Thousand Nine Hundred twenty Two only) directly to HDFC Bank against the loan on the said property. On payment of such loan amount by Purchaser, HDFC will give the original documents (as mentioned in Annexure A attached to this Deed) to the Purchaser or to the Purchaser's Bank. After receipt of such original documents by Purchaser, the Vendor will deposit the cheque of balance amount of Rs. 2,53,08,407/- (Rs. Two Crore Fifty Three Lakhs Eight Thousand Four Hundred and Seven Only). The Purchaser has given post dated cheque of the said amount to the Vendor bearing cheque No. 154516 dated 5th July 2014 drawn on HDFC Bank. The possession of the property shall be handed over by the Vendor within 5 days after payment of loan amount of HDFC Bank by the Purchaser.

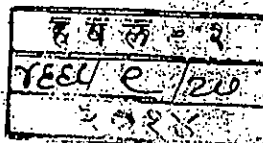
The Vendor is also liable to pay an amount of Rs. 11,80,000/- towards Development charges to the Metropole Condominium. On the payment of said amount to the Society, society shall issue NOC for transfer of the Unit in favour of the Purchaser. The Vendor has agreed to make the said payment on his own and handover NOC received from the Society to the Purchaser within a period of 4 ½ months from the date of registration of this document (i.e. till 1/11/2014). On this assurance it has been mutually agreed by and between the parties that the Purchaser shall hold the said amount of Rs. 11,80,000/- for a period of 4 ½ months from the date of registration of this document (till 1/11/2014). On handing over the receipt of payment of said amount to society and the NOC issued by society to the purchaser by the Vendor, the purchaser shall pay the said amount to the vendor. If the Vendor does not make such payment to



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the society and does not give the NOC of society within 4 1/2 months (till 1/11/2014) the Purchaser shall pay the said amount directly to the society i.e. Metropole Condominium

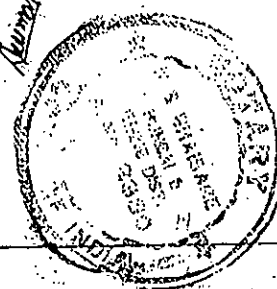
Thus the total consideration is paid by the purchaser to the VENDOR herein in the following manner:-

Sr. No.	Rupees	Particulars of Amount paid in Rupees
1.	Rs. 56,64,000/-	Paid on execution of the MOU dated 11.03.2014 dated by cheque no. 000436 dated 11.03.2014 of HDFC Bank, S.S. Road branch, Pune.
2.	Rs. 1,19,326/-	Paid by the Purchaser to the Metropole Condominium towards Maintenance Charges dues of Society.
3.	Rs. 25,945/-	Property Tax dues from April 2014 to June 2014 to be Paid by the Purchaser
4.	Rs. 2,37,75,922/-	To be Paid by Purchaser to the HDFC Bank for satisfaction of loan in respect of the subject property
5.	Rs. 5,66,400/-	TDS deduction
6.	Rs. 2,53,08,407/-	Paid by cheque bearing no. 154516 dated 5 th July 2014 of drawn on HDFC Bank. (Cheque to be deposited by the Vendor after receipt of original documents by the Purchasers)
7.	Rs. 11,80,000/-	To be paid within 4 1/2 months i.e. till 1/11/2014 either to the Vendor on furnishing NOC of Society or if such NOC is not furnished by Vendor, then to the society as mentioned herein above.
Total	Rs. 5,66,40,000/-	(Rupees Five Crore Sixty Six Lac Forty Thousand Only)

All together making a total amount of Rs. 5,66,40,000/- (Rupees Five Crore Sixty six Lac forty Thousand Only) and the receipt whereof the VENDOR does hereby admit, acknowledge and confirm and forever discharge, acquit and release the Purchaser herein of the same and every part thereof.

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2. MARKETABLE TITLE

a. The VENDOR has assured to the PURCHASER that Vendor is the absolute owner/holder of the said office and that no person/s except the VENDOR have any right, title, interest, benefit, claim or demand of any nature whatsoever into or upon the said office either by way of sale, mortgage, exchange, trust, inheritance, maintenance of easement or otherwise (Except as mentioned herein above) and that the VENDOR have good right, full power and absolute authority to assign/transfer/sell the said office to the PURCHASER.

b. The Vendor indemnifies PURCHASER that the Vendor has not created any charge or lien of any nature on the said office by way of mortgage (other than HDFC loan mentioned above) or any other mode of creating charge and lien on the said office nor the VENDOR has agreed to sell, assign and transfer the said office to and in favor of any other/third person except the Purchasers herein any times herein before.

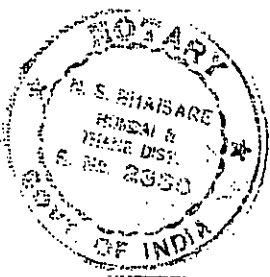
c. If any defect in the title of the Vendor to the said office comes to light, and / or any other person claims any sort of right, title or interest in the said property through the VENDOR the same shall be removed, cleared, eradicated by the VENDOR at their own cost and the VENDOR shall indemnify and keep indemnified the PURCHASER herein of the same.

3. POSSESSION

The VENDOR are in vacant and peaceful possession of the said office as on today. The VENDOR shall deliver to the PURCHASER the actual, vacant, and peaceful possession of the said office described in the schedule hereunder within 5 days from the receipt of original documents. (As mentioned in Annexure A) to the purchaser, as an owner thereof TO HOLD AND ENJOY the same on ownership basis.

4. TAXES/CHARGES

The VENDOR hereby further covenant with the PURCHASER that the VENDOR have paid up to date Pune Municipal Corporation and other taxes/bills/dues including M.S.E.D.C.L. Bills, water supply bills, education cess, maintenance charges(Except as mentioned hereinabove) in respect of the said office described in the schedule hereunder, and the



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PURCHASER shall from the date of registration of this deed pay all future taxes and charges in respect of the said office. The VENDOR further covenant that in case any arrears are found due from the VENDOR and the PURCHASER is required to pay the same, the VENDOR shall immediately reimburse the PURCHASER for all such sums/amounts.

5. COVENANTS BY VENDOR

The VENDOR doth hereby covenant with the PURCHASER and declare as follows-

- a. That the VENDOR has not created any charge, mortgage, lien or encumbrance of any nature whatsoever (Except as mentioned hereinabove) upon or in respect of the said office nor is the same or any part thereof the subject matter of any litigation nor is the same or any part thereof attached in execution of any decree or order of any Court or Tribunal nor have the VENDOR created any adverse right in favour of any person in respect of the said office.
- b. That the VENDOR has not done any act, deed, matter or thing whereby the VENDOR is prevented from selling, transferring, assigning and assuring the said office to the PURCHASER. The said office is not the subject matter of any acquisition, reservation of any nature.
- c. That the Vendor has not executed any documents in favour of any other person regarding transfer or creating any charge, right, title, interest in favour of any other person other than the PURCHASERS.
- d. That the VENDOR has paid full consideration amount of the said office under the terms of the Agreement dated 18/5/2012 and nothing is due and payable by the VENDOR to the said Promoter in respect of the said office pursuant to the said Agreement dated 14/07/2011 or otherwise and that the said Promoter had delivered the physical possession of the said office to the VENDOR.
- e. The VENDOR shall sign all such applications, papers, documents, required for entering the name of the PURCHASER in the records of M.S.E.D.C.I. authorities, Pune Municipal Corporation and/or such other authorities in respect of the said office.

9 *[Signature]*



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१६६/११/२००
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f. That the VENDOR has not subjected the said office to any dispute in title, possession, tenancy rights, license, boundary, encroachment or any matter of any nature in any courts, tribunals or Government authorities or even otherwise in any manner so also no proceedings of Civil or Criminal in nature are pending in respect of or concerning the said property in any Court of Law. The said property is free from encumbrances and perfectly marketable.

h. Said office is neither requisitioned nor acquired nor reserved for any purposes nor have the notices thereof been received by the VENDOR and he has not done any act, deed, thing, claim, dispute whereby the VENDOR is prevented from selling or conveying the said office in the manner aforesaid

6. CORRECTION/SUPPLEMENTARY DEEDS

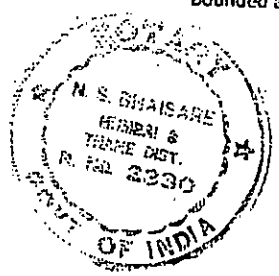
That the VENDOR shall whenever required to do so from time to time and at all times hereafter execute and sign and/or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers as may be necessary for more effectually transferring the said office in favour of the PURCHASER AND TO THE USE OF THE PURCHASER forever in the records of any authority.

Recitals of the present deed shall be read as part and parcel of the present deed and shall be binding on both the parties.

7. The Stamp Duty and registration charges of these presents are borne by the PURCHASER

**SCHEDULE - A
(BUILDING)**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot no. D-1, admeasuring 42000 sq.ft. i.e. admeasuring 3920 sq.mtrs., being a part of the larger land bearing C.T.S. No. 11,11/1,11/2,11/3,11/4, (corresponding Survey Nos. 13,14 and 66, corresponding Old S.No. 39 (part), admeasuring about 33939.41 sq.mtrs, lying, being and situated at Bund Garden Road, Taluka Havelli, District Pune, within the limits of Pune Municipal Corporation, within the Revenue Jurisdiction of Sub-Registrar, Havelli (Pune), and bounded as under:



10 *[Signature]* *[Signature]*

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ON OR TOWARDS THE:

NORTH : By Plot No. E.
 SOUTH : By Plot No. D
 EAST : By Proposed Plot D2
 WEST : By C.T.S. No. 11/5

SCHEDULE - B

Office No - 51

(Subjected Office)

Office premises bearing Office No. 51 as per final record plan, Admeasuring 4366.00 sq.ft. Carpet area, i.e. 5900 sq. ft. built up area and situated on the Second floor of the said building 'The Metropole Condominium' 4 covered car parking spaces, 3 open car parking, 30 two wheeler open parking, constructed upon the said land described in Schedule 'A' herein above and the said office is having 5.698 % undivided share in the said land described in the schedule A herein above mentioned in the common areas and facilities along with all other rights and amenities attached to the said Apartment as mentioned more particularly in the said Deed of Declaration dated 30/10/2013.

East : By window facade
 South : By office no. S2
 West : By common lobby
 North : By window facade

TOGETHER WITH all exclusive and common facilities and amenities appurtenant thereto and all rights, shares, title and interest of the VENDOR therein.



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१६६/१४/२०
२०१४



IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE SIGNATURES
ON THE DAY MONTH AND THE YEAR HEREIN ABOVE FIRST.



Amey
SYNERGYONE INFRASTRUCTURE AND
PROJECTS PVT. LTD.

Through it's authorised signatory,

Mr. Sandeep Kumar

VENDOR



Gupta
Mr. Ghanshaym Puranchand Gupta



Gupta
MR. Provin Nandlal Gupta



Gupta
Mr. Vipin Nandlal Gupta

PURCHASERS.

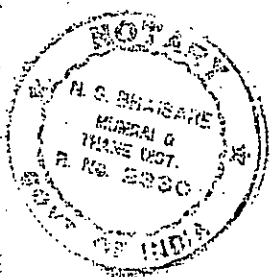
WITNESSES:

1. Name: *Vaibha Khilare*
Sign: *Vaibha Khilare*

Address: H.G. Road Camp
Pune 1

2. Name: *Vaibha Khilare*
Sign: *Vaibha Khilare*

Address: Pimpri, Pune 36



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ANNEXURE "A"

Articles of Agreement with RR and Index II dated 14/07/2011 at Sr. no. 6273-	Original
Deed of Apartment with RR and Index II dated- 16/05/2014 at sr. no. 4183/2014	Original
Possession Receipt dated - 14/07/2011 from L.K. Corporation	Original
Builder NOC In Banks Format dated ~ 31-12-2012 Issued by L.K. Corporation	Original

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४६६४९५/२०
२०१४



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2nd up Deed of Apartment

Summary I (Goshwara Bhag-1)

10/05/2014

पृष्ठ सं. 2

पृष्ठ संख्या : 4105/2014
पृष्ठ सं. : 4105/2014
Page: 53m

(1) विवेकाधीन पदार्थ	वीर सं. 4105/2014
(2) पदार्थ	650/7000
(3) पदार्थ (पदार्थ) का मालिक (पदार्थ) का मालिक (पदार्थ) का मालिक	24200000
(4) पदार्थ (पदार्थ) का मालिक (पदार्थ) का मालिक (पदार्थ) का मालिक	



(5) पदार्थ (पदार्थ) का मालिक (पदार्थ) का मालिक (पदार्थ) का मालिक

(6) पदार्थ (पदार्थ) का मालिक (पदार्थ) का मालिक (पदार्थ) का मालिक

(7) पदार्थ (पदार्थ) का मालिक (पदार्थ) का मालिक (पदार्थ) का मालिक

(8) पदार्थ (पदार्थ) का मालिक (पदार्थ) का मालिक (पदार्थ) का मालिक

(9) पदार्थ (पदार्थ) का मालिक (पदार्थ) का मालिक (पदार्थ) का मालिक

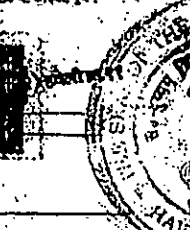
(10) पदार्थ (पदार्थ) का मालिक (पदार्थ) का मालिक (पदार्थ) का मालिक

(11) पदार्थ (पदार्थ) का मालिक (पदार्थ) का मालिक (पदार्थ) का मालिक

(12) पदार्थ (पदार्थ) का मालिक (पदार्थ) का मालिक (पदार्थ) का मालिक

(13) पदार्थ (पदार्थ) का मालिक (पदार्थ) का मालिक (पदार्थ) का मालिक

(14) पदार्थ (पदार्थ) का मालिक (पदार्थ) का मालिक (पदार्थ) का मालिक



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पदार्थ (पदार्थ) का मालिक (पदार्थ) का मालिक (पदार्थ) का मालिक

पदार्थ (पदार्थ) का मालिक (पदार्थ) का मालिक (पदार्थ) का मालिक

(1) Within the limits of any Municipal Corporation

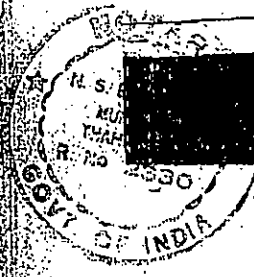
(2) Within the limits of any Municipal Corporation

(3) Within the limits of any Municipal Corporation

(4) Within the limits of any Municipal Corporation

(5) Within the limits of any Municipal Corporation

(6) Within the limits of any Municipal Corporation



272

Summary (GashwaraBhag-I)

स्वाध्यायमाया बुद्धिमाना भिन्ना
आदेश आसल्यास, प्रतिवादि नाथ व
पत्ता

- (9) दस्तऐवज करून दिव्याचा दिनांक 31/10/2013
(10) दस्त नोंदणी घेण्याचा दिनांक 01/11/2013
(11) अनुक्रमांक, खंड व पृष्ठ 8128/2013
(12) बाजारभावाप्रमाणे मुदत शुल्क 100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 100
(14) शेरा

मुल्यांकनासाठी मिळालेले वस्तुसमा
तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यक नाही
कारणाचा तपशील दस्तऐवजानुसार आवश्यक नाही

मुदत शुल्क अंकादना
निवडनेला अनुषंग:-

Affidavit

सह. दुय्यम

सह. दुय्यम

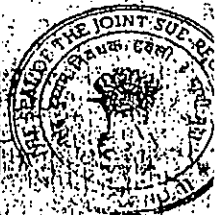
मी पयलस ज्येष्ठ
मी कटुवाल ज्येष्ठ
अकिलस ज्येष्ठ यजति

भतायकरी पत्रक

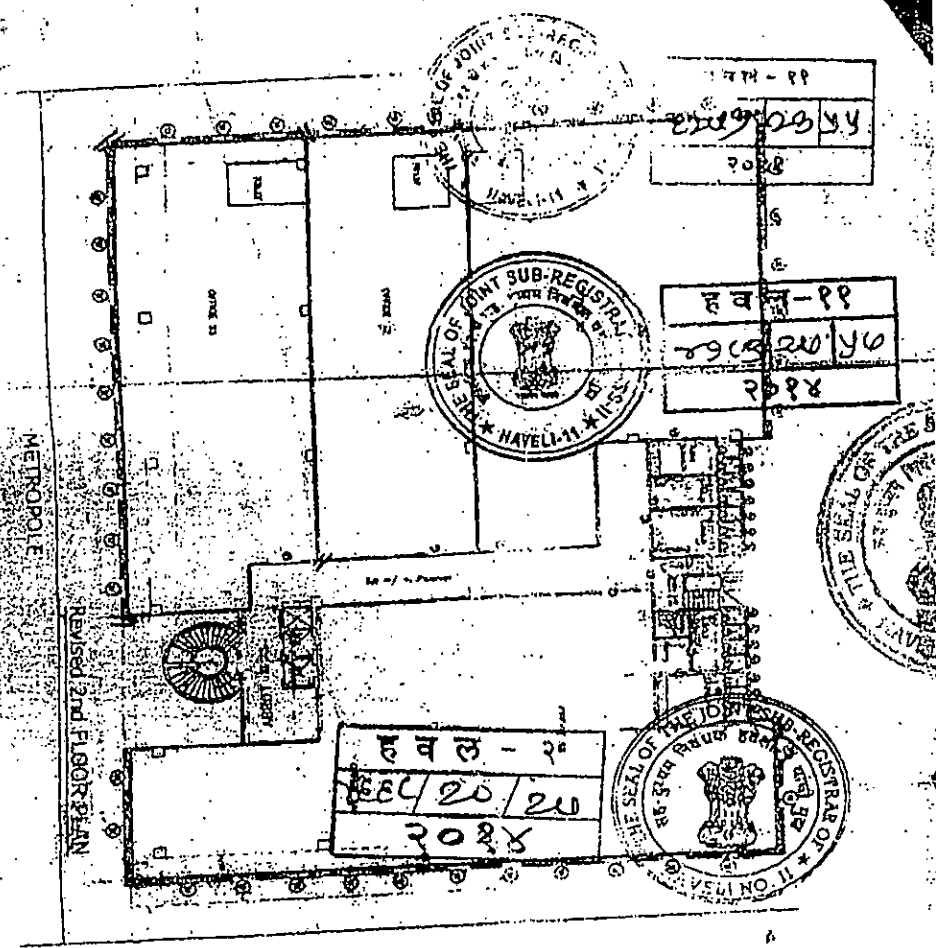
मी. नरेश साठु
जमा दिली
दिनांक - 09/09/93

सह. मुद्रा निवडण (सं-१) एवेली क्र. ११

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1588/94/200
३२१४



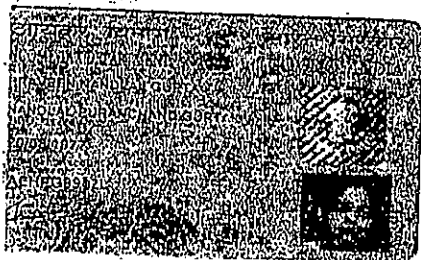
274



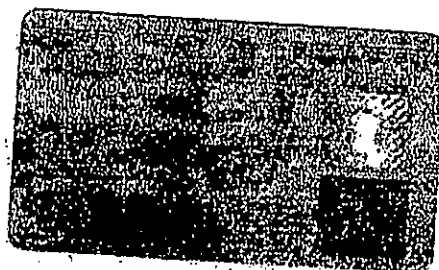
S. BHAIKAR
JUNIOR &
TRANS. LIST
R. NO. 2860
GOVT. OF INDIA

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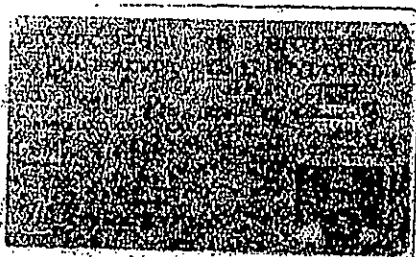
275



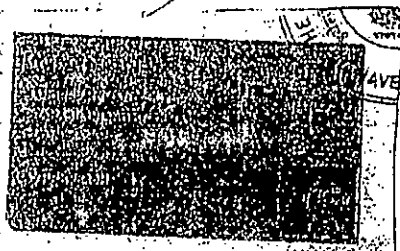
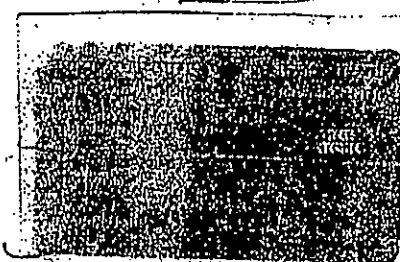
Sept



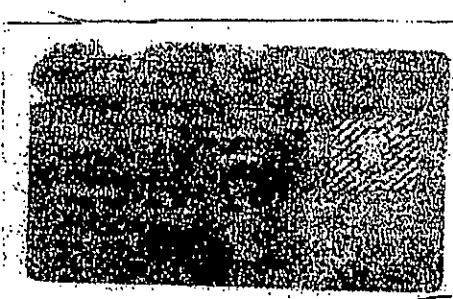
Sept



Sept



Sept



ह. ब. ल. - २
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276

TRUST BANK

Prepared

Ac Payee

DATE: 04-01-2004
 ACCOUNT: 0001400555

TO: 0001400555
 FROM: 0001400555

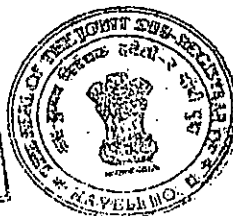
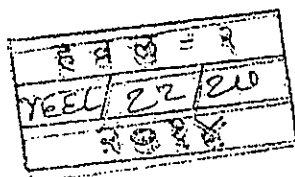
AMOUNT: 2,263,08,407.00

IN WORDS: TWO CRORES TWO LAKHS THREE THOUSAND EIGHT HUNDRED AND FORTY SEVEN Paise

Signature: _____

Stamp: _____

№ 1545160 4112400061: 0190501# 34



277



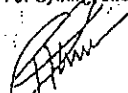
EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S SYNERGYONE INFRASTRUCTURE & PROJECTS PRIVATE LIMITED HELD ON FRIDAY THE 6TH DAY OF JUNE 2014 AT REGISTERED OFFICE OF THE COMPANY AT S-1, THE METROPOLE, NEXT TO INOX MULTIPLEX, BUND GARDEN ROAD, PUNE - 411 001.

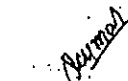
SALE OF PROPERTY OF THE COMPANY AT PUNE

"RESOLVED THAT the consent of the board be and is hereby accorded for the registration of Deed of Apartment/ Title Deed of the company's property situated at S-1, The Metropole, Next to INOX Multiplex, Bund Garden Road Pune - 411 001 and for the said purpose, power of the Board be and is hereby conferred upon Mr. Sandeep Kumar, PAN AYPPK2848H to act as an authorized signatory on the terms and conditions duly considered and approved by the Board and to sign & execute the deed of apartment/Title deed in the name of the purchaser and to sign all documents, deeds, written statements, affidavits, indemnity and other papers whatsoever be deemed necessary and expedient for the said purpose and to appear before the concerned Registrar/Sub-Registrar and to perform all such acts incidental thereto on behalf of the Board.

RESOLVED FURTHER THAT a copy of the said resolution duly certified by the director/company secretary be furnished to the concerned authorities for their reference and records."

CERTIFIED TO BE TRUE COPY
For Synergyone Infrastructure & Projects Private Limited


Prateek Kumar
Director


Sandeep Kumar
Director

Dated 06.06.2014

ह. प्र. - २
२६६/२३/२०
२०१४



SYNERGYONE INFRASTRUCTURE & PROJECTS PRIVATE LIMITED
S-1, 2nd Floor, "The Metropole" Next to Inox Multiplex, Bund Garden Road, Pune 411 001.
Phone : +91 20 41285517/19 | Fax: +91 20 41285518 | Email: info@synergyone.in | Website: www.synergyone.in
| Gurgaon (Delhi NCR) | Bangalore | Mumbai | Chennai |



အသုံးပြုသူများ

ਪ੍ਰਕਾਸ਼, 18 ਜੂਨ 2014 5:01 ਘ.ਨੰ.

दम्त गोपमारा भाग-१

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ਦਫ਼ਤਰੀ ਨੰਬਰ: 4668/2014

दस्तावेज संख्या: ५५२/४६६८/२०१४

बाजार मूल्य: ₹. 4,00,00,000/-

मोबइल: रु. 5,66,40,000/-

गणित में प्रमाणित शुल्क: ₹.33,98,400/-

२. नि. मन्त्र. पु. नि. हवलत यांचे कार्यालयात

अ. क्र. 46GB अ दि.18-06-2014

ग्रेड 4:58 म.न. पा. हजार पेसा.

पावती:5050

પાયાતી તિથિ: 18/08/2014

मादकपदार्थसंभारः श्री भगवंताय नमः

ਸ਼ਾਂਤੀ ਸਿ

2. ACCOUNTING

इसका ज्ञानादानी पी

7,540.00

पृष्ठांशी संख्या: 27

ମୂଲ୍ୟ: 30540.00

पुस्तक प्रकाशक का नाम लिखें:

भा. दु.प.स. निबंध, सं. 2

संस्कृत-प्रमाण: श्री ३ भाष. अपाटर्मेट

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शिक्षा क्र. 118/06/2014 04:57:34 PM की धेळ: (सादरीकरण)

शिक्षा सं. 2 18/06/2014 04:59:16 PM पी. चेळ: (पी)

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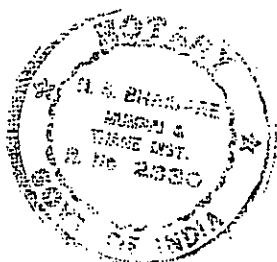


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ह व ल - २
NEEL/24/20
२०१४



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281

28

Pre-Registration summary (नॉटिफिकेशन पूर्व गोपनीयता)



18/06/2014 5 04:54 PM

दस्तावेज संख्या: भाग-2

पृष्ठ 2 28/20
दस्तावेज संख्या: 4668/2014

दस्तावेज संख्या: 4668/2014

दस्तावेज प्रकार: जीव शोध अर्जा

अनु क्र.	पदाधिकारीचे नाव व पदा	दस्तावेज संख्या	दस्तावेज प्रकार	संलग्न छायाचित्र	संलग्न छायाचित्र क्रमांक
1	नाम: श्री. राजेशचंद्र दत्तात्रयराव शेंडे प्रोव्हेंसियल आर्मी मेडिकल कॉर्पोरेशन अतिरिक्त स्वायत्तीकृत सदीय कमांडर पदा: पोस्ट नं. एस-1, गाळा नं. हुसरा, इमारतीचे नं. 30 नाम: मेडो कोर, प्लॉट नं. 3, रोड नं. बंड गार्डन रोड, पुणे. पिन नं. 411037	विश्वसनीय पत्र पृष्ठ: 30 स्वायत्ती	स्वायत्ती		
2	नाम: श्री. धनंजय दुरगाचंद गुला पदा: पोस्ट नं. 1, रोड नं. 11, पूरुषोत्तम हिमालय रेसिडेंसी, संदेश सोसायटी, मार्केट गार्ड, पुणे. जिल्हा: महाराष्ट्र, MAHARASHTRA, PUNE, Non-Government. पिन नं. 411037	विश्वसनीय पत्र पृष्ठ: 32 स्वायत्ती	स्वायत्ती		
3	नाम: श्री. प्रदीप नंदलाल गुला पदा: पोस्ट नं. 1, गाळा नं. 1, इमारतीचे नाव: पोस्ट नं. 37 नं. बंगलो नं. 48/49, मलाड 9 सोसायटी, पुणे. पिन नं. 411037	विश्वसनीय पत्र पृष्ठ: 37 स्वायत्ती	स्वायत्ती		
4	नाम: श्री. विविन नंदलाल गुला पदा: पोस्ट नं. 1, गाळा नं. 1, इमारतीचे नाव: पोस्ट नं. 33 नं. बंगलो नं. 48/49, मलाड 9 सोसायटी, पुणे. पिन नं. 411037	विश्वसनीय पत्र पृष्ठ: 33 स्वायत्ती	स्वायत्ती		

नॉटिफिकेशन कडून दस्तावेज तयार करून घ्यावा. जीव शोध अर्जा भरण्यासाठी दस्तावेज तयार करून घ्यावे. अर्जा भरण्यासाठी दस्तावेज तयार करून घ्यावे. अर्जा भरण्यासाठी दस्तावेज तयार करून घ्यावे.

ह व ल - 2
28/06/2014



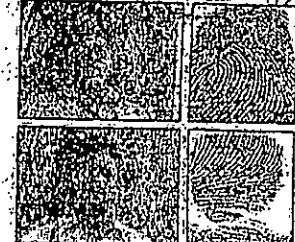
नॉटिफिकेशन कडून दस्तावेज तयार करून घ्यावा. जीव शोध अर्जा भरण्यासाठी दस्तावेज तयार करून घ्यावे. अर्जा भरण्यासाठी दस्तावेज तयार करून घ्यावे. अर्जा भरण्यासाठी दस्तावेज तयार करून घ्यावे.

अनु क्र. पदाधिकारीचे नाव व पदा

1. नाम: श्री. धनंजय दुरगाचंद गुला
पदा: पोस्ट नं. 1, गाळा नं. 1, इमारतीचे नाव: पोस्ट नं. 37
नं. बंगलो नं. 48/49, मलाड 9 सोसायटी, पुणे.
पिन नं. 411037

2. नाम: श्री. विविन नंदलाल गुला
पदा: पोस्ट नं. 1, गाळा नं. 1, इमारतीचे नाव: पोस्ट नं. 33
नं. बंगलो नं. 48/49, मलाड 9 सोसायटी, पुणे.
पिन नं. 411037

ह व ल - 2
28/06/2014



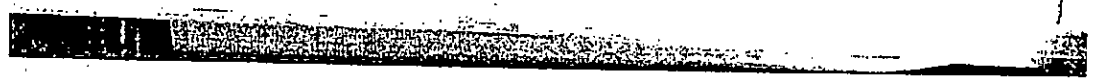
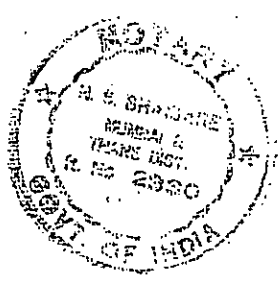
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282

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Pre-Registration Summary

डोक्युमेंट क्र. 4 ची वेळ: 18 / 06 / 2014 05: 02 : 58 PM

डोक्युमेंट क्र. 5 ची वेळ: 18 / 06 / 2014 05: 03 : 23 PM

सह. दुय्यम निबंधक, हवेली-2

EPayment Details.

Sl.	Payment Number
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2	MH001266024201415M

Defacement Number
0000798572201415
0000798588201416

4668 /2014

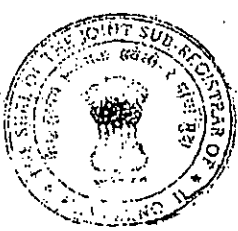
Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a slide) printout after scanning.
2. Get print out and min. CD of scanned document along with original document, immediately after registration.

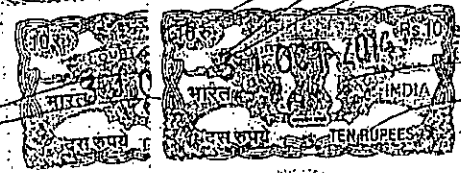
For feedback, please write to us at feedback.isaria@gmail.com

प्रमाणित नसण्यात येते की,
 21 दिवस आत
 सह. दुय्यम निबंधक
 हवेली क्र.

ह व ल - २
 Y&E/20/20
 २०१४



प्राप्त झालेले भूकरचे पुस्तकाचाचे
 Y&E/20/20 नंबरची नोंदला
 सह. दुय्यम निबंधक हवेली क्र-२
 दिनांक १८/६/२०१४



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सीपीएन. 9343198

मी नकल केली
 मी वाचली
 मी स्विकारत घेतली
 अस्तविक धातुकुम नकल

सदर नकल अर्जदार श्री. १८/६/२०१४
 जास त्याचे तारीख १८/६/२०१४
 अर्जदार
 जो दिले तारीख १८/६/२०१४

सह. दुय्यम निबंधक हवेली क्र. २

TRUE COPY

Rajani Associates Advocates & Solicitors

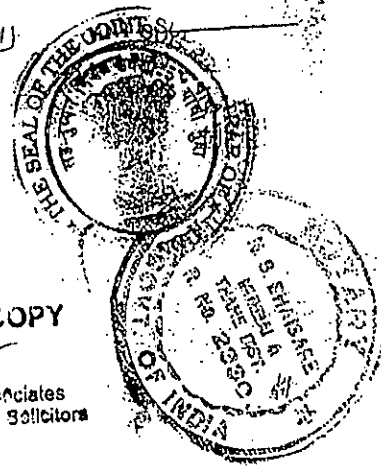


EXHIBIT - 'M'

284

[The main body of the document is heavily obscured by noise and grain, making the text largely illegible. Only some fragments are visible:]

RESOLVED, FURTHER THAT...

...direction company...

...record...

...DIRECTOR...

...Dated 06.06.2014...

[Handwritten signature]

RECEIVED
2014/06/12
3088



SYNERGYONE INFRASTRUCTURE & PROJECTS PRIVATE LIM

Phone: +91 10 428512/13 Fax: +91 20 428512/13

2300

TRUE COPY
Rajani Associates
Advocates & Solicitors

EXHIBIT "N" 285



Sl. No. 869869
GSR / 001

RECEIPT

STATE BANK OF INDIA

Branch Dera Bassi Code No. 10739

Sum of ₹ 14,10,00/-

One Lac Forty One Thousand Only

only)

From HIS Inspire Infrastructure Pvt. Ltd.

760, Block A, Sushant Lok, Phase-III, Sec 5
Gurgaon-122001. for credit to Government of Punjab
towards Stamp Duty.

1952

Dera Bassi

[Signature]

[Signature]
(Signatures of Authorised Officer)

ਦਫ਼ਤਰ ਸਬ ਰਜਿਸਟਰਾਰ ਸਾਹਿਬ ਡੇਰਾਬੱਸੀ

ਬੇਨਾਮ
15,66,000/-

ਜੀਨੀ ਵਾਕਾ ਮੋਜਾ ਪਿਲਮਾਜਰਾ
ਥਕਾਵਤ 2 ਥਿਏ 10 ਕਿਸਟੇ

ਅੰਦਾਜ਼ਾ
1,41,000/-

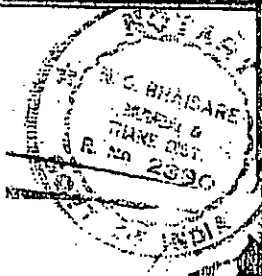
Stamp Papers 5% = 73,300/-, 4% = 62,700/- = Rs. 1,41,000/- (total)
Stamp Papers vide 'State Bank of India' Receipt No. 869869.
Dated: 14-05-2014

ਮੁਹਿਲਾ

(ਲੜੀ ਨੰ: 1194, ਸੈਗਰੀਓ 0051) (ਬਿਲਮ - ਚਾਹੀ)
(ਪਿਲਮਾਜਰਾ, ਐਨ.ਏ.ਸੀ. ਲਾਈਨ) (ਸਬਦ ਲਗਭਗ 320)

1,66,000/- (ਇਕ ਲੱਖ ਟਿਆਹੱਟ ਹਜ਼ਾਰ ਰੁਪਏ)

14,00,000/- (ਚੋਟੀ ਲੱਖ ਰੁਪਏ), ਚੈਕ ਨੰਬਰ 00012, ਮਿਤੀ: 22-05-2014, ਐਚ.ਐਸ.ਐਮ.ਸੀ. ਬੈਂਕ



ਸਿਰਫ ਇਸ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ 60, ਪਲਾਕ ਏ, ਸ਼ਮਾਤ ਚੌਕ ਫੇਜ਼-3, ਸੈਕਟਰ
ਗੁਰਗਾਓ ਐਨ ਪਲਾਟ ਨੰਬਰ 93, ਸੈਕਟਰ 32, ਇਨਸਟੀਟਿਊਸ਼ਨਲ ਏਰੀਆ ਗੁਰਗਾਓ ਰਾਹੀਂ
ਗੁਰਗਾਓ ਸਿੱਖ ਪੁੱਤਰ ਸ੍ਰੀ ਗੁਰਦਰਸ਼ਨ ਸਿੰਘ (Authorised signatory), ਬੈਂਕ ਓਫ਼ ਇੰਡੀਆ ਲਿਮਟਿਡ
ਗੁਰਗਾਓ ਡੇਰਾਬੱਸੀ ਜਿਲ੍ਹਾ ਐਨ.ਏ.ਐਸ. ਨਗਰ (ਪੰਜਾਬ) ਦਾ ਹਾਂ।

[Signature]
[Signature]

287

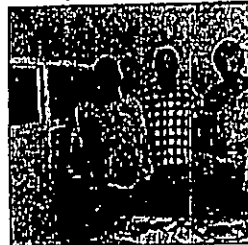
*Value	1,566,000.00	Stamp Duty	125,280.00	Registration Fee	15,660.00	Pasting
Type of Land	CHAHU/NBHR/AABH					
Area of Land	2 Bigha, 10 Biswa, 6 Biswas					
Segment Name	ਫੇਲੁਮਾਜਰਾ					
Segment Rate	3,000,000.00 ਟੋਕਾ					
Segment Description	ਫੇਲੁਮਾਜਰਾ					SALE

ਮਿਤੀ 22/05/2014 ਦਿਨ Thursday ਵਕਤ 1:22:45 PM

ਜੋ ਸ੍ਰੀ ਮੋਹਨਦਿਸਪਾਲਿਤ ਹਿੰਦਗਲਸਟੇਟ

ਨੇ ਵਜੀਲਾ ਇਨ ਕੰਟਰਾਕਟ ਹਿੰਦਗਲਸਟੇਟ ਖਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

ਸਬ ਰਜਿਸਟਰਾਰ
ਫੇਲੁਮਾਜਰਾ



ਸ੍ਰੀ ਮੋਹਨਦਿਸਪਾਲਿਤ ਹਿੰਦਗਲਸਟੇਟ ਵਜੀਲਾ ਕੰਟਰਾਕਟ/ਮੁਖਤਿਆਰ ਅਮਲ

ਮੁਖਤਿਆਰ ਅਮਲ ਨੂੰ ਵਜੀਲਾ ਦੀ ਨਿਮਤ ਪਤਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਨਿਮਤ ਨੂੰ

ਸਮਝਦੇ ਹੋਏ ਪ੍ਰਵਾਨ ਕੀਤਾ। ਇਹ ਵਹਿਦ ਦੀ ਨੁਲ ਹਸਤਾ ਵਿਚ 0

੬: ਮੇਰੇ ਮਾਮਲੇ ਕਰਕੇ ਉਹ ਵਹਿਦ /ਵਕਾਫ਼ਤ ਵਾਹੀ ਵਸੂਲ ਕੀਤੇ। ਵੇਰਾ ਇਹਾ ਕੀ ਕਰਕਾ ਨੇ:

ਮੋਹਨਦਿਸਪਾਲਿਤ ਹਿੰਦਗਲਸਟੇਟ

ਸਮਝਦੇ ਹੋਏ ਨੁਲ ਹਸਤਾ ਅਤੇ ਵਕਾਫ਼ਤ ਨੇ: 3 ਨੁਲਵਿੰਦਰ ਸਿੰਘ

ਸਮਝਦੇ ਹਨ। ਜਿ ਪਹਿਲੇ ਕਰਕਾ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਜੋ ਕਿ ਦੂਸਰੇ ਕਰਕਾ ਨੂੰ ਜਾਣਦਾ ਹੈ।

ਇਨ੍ਹਾਂ ਵਜੀਲਾ ਰਜਿਸਟਰਾਰ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 22/05/2014

ਸਬ ਰਜਿਸਟਰਾਰ
ਫੇਲੁਮਾਜਰਾ

ਕਾਨਾ
2. Kulwinder Singh

ਕਾਨਾ
1. Kulwinder Singh

ਦੀ ਘੋਰ ਹਾਜ਼ਰੀ ਵਿਚ ਉਕਤ ਰਜਿਸਟਰਾਰ

ਉਕਤ ਜਮੀਨ ਅਨ ਅਧਿਕਾਰਤ ਬਲੋਰ

ਸਰੋਬੀ ਬਾਰਬਾਦੀ ਕੀਤੀ ਜਾਵੇਗੀ, ਉਸ

ਰਜਿਸਟਰਾਰ ਵਿਚ ਉਕਤ ਕਰਕਾ ਮੁੜਾਈ

ਦੇਲੇ ਸਿਰ ਕੀਮ ਆਵੇ, ਲੇਖ ਮੁਕਰ ਨੇ ਸੁ

ਮਿਤੀ: 22-05-2014

ਜਾਬਾਹ ਨੰ:-1

ਲਾਭ ਦੇ ਨੁਬਰਦਾਰ

ਪਿਤਾ ਘੋਲੁਮਾਜਰਾ

ਜਾਬਾਹ ਨੰ:-2 Kulwinder Singh

ਉਕਤਵਿੰਦਰ ਸਿੰਘ ਪੁੱਤਰ ਸ੍ਰੀ

ਜਸਮੇਰ ਸਿੰਘ ਬਾਗੀ ਮਕਾਨ ਨੰਬਰ

2350/1, ਐਮ.ਐਚ.ਓ. ਟੀ,

ਮਨੀਮਾਜਰਾ (ਫੇਲੁਮਾਜਰਾ)

ਪਹਿਲੇ ਵਿਚ

ਦੂਜੇ ਵਿਚ

ਉਕਤਵਿੰਦਰ ਸਿੰਘ ਅਤੇ ਵਸਤੂਕਰ ਮੇਰੇ ਬੁਧਤ ਕੀਤੇ ਹਨ

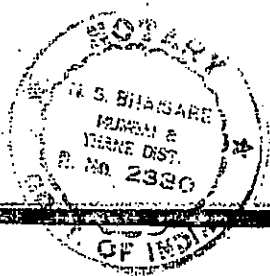
ਮਿਤੀ 22/05/2014

ਸਬ ਰਜਿਸਟਰਾਰ
ਫੇਲੁਮਾਜਰਾ

ਸਮਝਦੇ 1:952 ਜਾਇਦ ਅਹੀ 1

ਜਿਲਦ ਨੰ: 0 ਦੇ ਸਫਾ ਨੰ: 0

ਪਰ ਵਜੀਲਾ ਰਜਿਸਟਰਾਰ ਰਜਪਾ ਕੀਤਾ ਗਿਆ।



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Pasting

SALE



ਮੇਸ. ਇੰਜੀਨੀਅਰ ਇੰਦਰਜੀਤ ਸਿੰਘ

ਮੈਂ ਹੇਠ ਲਿਖੇ ਵਸਤੂਆਂ ਵਿਚੋਂ ਕੁਝ ਵਸਤੂਆਂ ਦੀ ਵੇਚਾਰੀ ਨੂੰ ਆਪਣੇ ਨਾਮ ਧਰਾਉਣ ਦਾ ਹੱਕਦਾਰ ਹੋਵੇਗਾ। ਇਹ ਕਿ
 ਕੁਝ ਜਮੀਨ ਅਨੁਸਾਰੀ ਕਲੋਨੀ ਵਿੱਚ ਨਹੀਂ ਪੈਂਦੀ ਹੈ ਤੇ ਜੇਕਰ ਪੁੱਛਾ ਸਾਂ ਗਿਆ ਚਲੇ ਜਾਵੇ ਤਾਂ ਇਸ
 ਕਲੋਨੀ ਕਾਰਦਾਈ ਕੀਤੀ ਜਾਵੇਗੀ, ਉਸ ਦਾ ਬਾਇਆ ਜਿੰਮੇਵਾਰ ਹੋਵੇਗਾ, ਸਭੇ ਘੋਸ਼ਣਾ ਨਾਲ ਨਹੀਂ ਹੈ। ਨੋਟ: ਇਸ
 ਵੇਚਾਰੀ ਵਿਚ ਕੁਲੀਓਰ ਰੋਟ ਮੁਕਾਬਲੇ ਅਨੁਸਾਰ ਸਹੀ ਲੱਗਾ ਹੋਇਆ ਹੈ। ਲਿਹਾਜ਼ਾ ਬੇਨਾਮਾ ਲਿਖ ਦਿੱਤਾ ਕਿ
 ਇਥੇ ਜਿਹ ਕੰਮ ਆਵੇ, ਲੇਖ ਮੁਕਰ ਨੇ ਸੁਣ ਅਤੇ ਸਮਝ ਲਿਆ ਹੈ ਸਹੀ ਵ ਦਰਸਤ ਕਬੂਲ ਹੈ:

ਮਿਤੀ: 22-05-2014

ਗਵਾਹ ਨੰ:-1

[Signature]

ਲਾਡ ਚੰਦ ਨੰਬਰਦਾਰ

ਪਿੰਡ ਘੋਲਮਾਜਰਾ

ਗਵਾਹ ਨੰ:-2 *Kulvinder Singh*

ਕੁਲਵਿੰਦਰ ਸਿੰਘ ਪੁੱਤਰ ਸ੍ਰੀ
 ਸਰਪੰਚ ਸਿੰਘ ਵਾਸੀ ਮਕਾਨ ਨੰਬਰ
 2350/1, ਐਮ.ਏ.ਬਲਿਓ ਟੀ,
 ਮਨਮਾਜਰਾ (ਚੰਡੀਗੜ੍ਹ)

ਬਾਇਆ

[Signature]

ਗੁਰਪ੍ਰੀਤ ਸਿੰਘ (ਮੋ: 99154-70946)

ਖਰੀਦਾਰ

ਸਰਵਿੰਦਰ ਸਿੰਘ (ਮੋ: 98143-90003)

[Signature]

WRITTEN BY
 PRAGATI AD
 22-05-14



ਕੁਲਵਿੰਦਰ ਸਿੰਘ



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STATE BANK OF INDIA

SI No. 593869
GSR / 081

RECEIPT

STATE BANK OF INDIA
Branch: Dehra Dun Code No. 10739

Received a sum of ₹ 31,66,650/-
(Rupees Thirty One Lakh Sixty Six Thousand only)
from Smt. / Shri Castro
s/o, d/o, w/o Megha
residing at Megha for credit to Government of Punjab
account towards Stamp Duty.

(Signature of Authorised Officer)

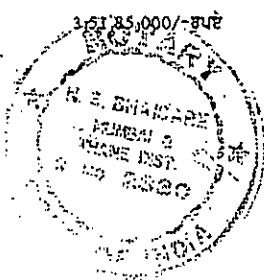
ਦਫਤਰ ਸਬ-ਰਜਿਸਟਰਾਰ, ਡੇਰਾ ਬੱਸੀ

ਕਿ ਨਾਮ	ਜਮੀਨ ਵਾਇਆ ਪਿੰਡ ਘੋਲਮਾਜਰਾ	ਅਸਟਮ	ਕਿਤਾ
3,51,85,000/- ਰੁਪਏ	ਬਕਾਦਰ 56 ਬਿਘੇ-02 ਬਿਸਵੇ-10 ਬਿਸਵਾਸੀ	31,66,650/- ਰੁਪਏ	

(6% ਨਾਲ 21,11,100/- ਰੁਪਏ, ਅਸਟਮ ਹਿਊਰੀ ਦੇ ਅਤ
3% ਨਾਲ 10,55,550/- ਰੁਪਏ, ਸ਼ਿਲ ਸ਼ਿਸਟੀ ਵੱਡ ਦੇ)

ਅਸਟਮ 31,66,650/- ਰੁਪਏ, ਬਰੁਦੇ Serial No. 593869, Dated 13-11-2014 State Bank of India,
Branch Dehra Dun, Code 10739

ਰੁਬਰੂ	(ਕਿਲਮ ਜਮੀਨ ਚਾਹੀ)
3,51,85,000/- ਰੁਪਏ	(ਬਕਾਦਰ ਨੰਬਰ 440)



Ram

9/11/14

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ਮੇਸ: ਕੇਸਲ ਇੰਵੇਸਟਮੈਂਟ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਿਡ, ਮਕਾਨ ਨੰਬਰ:-60, ਸੁਬਾਤ ਲੈਕ, ਫੇਸ-3, ਗੁਰਗਾਓ,
 (ਹਰਿਆਣਾ), M/S CASTLE INFRAESTATES PRIVATE LTD. HOUSE NO. 60.
SUSHANT LOK PHASE-3, GURGAON, ਰਾਂਹੀ ਸੀ ਮੈਨਪਾਲ ਸਿੰਘ ਰਾਨਾ ਪੁੱਤਰ ਸ਼੍ਰੀ ਰਾਜਿੰਦਰ
 ਸਿੰਘ ਵਾਸੀ ਮਕਾਨ ਨੰਬਰ-346, ਮਹਾਰਾਨਾ ਪ੍ਰਤਾਪ ਗੇਟ, ਬਾਗਪਤ, (ਉਤਰ ਪ੍ਰਦੇਸ਼), ਥਾ ਖੇਡਟਰਾਰ ਮੇਜਾ ਪਿਛ
 ਘੋਲੁਮਾਜਰਾ (ਐਮ.ਸੀ.ਲਾਲਝੁ), ਰਹਿਸੀਲ ਫੇਰਾ ਬੱਸੀ, ਜਿਲ੍ਹਾ ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ),
 ਦਾ ਹਾਂ।

ਜੋ ਕਿ ਮੁਕਰਬਰੁਏ ਰੇਜ਼ੁਲੇਸ਼ਨ ਮਿਤੀ:- 21/08/2013, ਰਾਂਹੀ ਕੰਪਨੀ ਉਕਤ ਦੀ ਮਾਲਕੀ ਵ ਕਬਜ਼ੇ
 ਵਾਲੀ ਜਮੀਨ ਬਕੱਚਰ 56ਬਿਘੇ-02ਬਿਸਵੇ-10ਬਿਸਵਾਸੀ ਦਾ ਖੇਵਟ/ਖਰੋਨੀ ਨੰਬਰ:-66/119, 65/118,
 75/148, , ਖਸਰਾ ਨੰਬਰਾਂ:- 180(4-0), 186(2-18-10), 190(4-0), 191(4-0), 192(4-0),
 193(4-0), 196(4-16), 197(4-16), 209(4-0), 212(4-0), 213(4-0), 214(4-0), 215(4-
 0), 216(3-12), ਕਿਤੇ 14, ਹਕਬਾ 56ਬਿਘੇ-02ਬਿਸਵੇ-10ਬਿਸਵਾਸੀ ਦਾ ਸਾਲਮ ਖੇਵਟ ਬਕੱਚਰ 56ਬਿਘੇ
 -02ਬਿਸਵੇ-10ਬਿਸਵਾਸੀ, ਥਾਕਿਆ ਮੇਜਾ ਪਿਛ ਘੋਲੁਮਾਜਰਾ, (ਐਮ.ਸੀ.ਲਾਲਝੁ), ਰਹਿਸੀਲ ਫੇਰਾ ਬੱਸੀ,
 ਜਿਲ੍ਹਾ ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ), "ਹਦਬਸਰ ਨੰਬਰ-209" "ਜਿਸ ਦੀ ਹਰਦ ਬਰੁਏ ਨਕਲ
 ਸਮਾਖੰਦੀ ਸਾਲ 2007-2008 ਨਾਲ ਨੱਥੀ ਹੈ" ਜਣੇ ਹੱਥ ਬਸਰਾ ਮੁਲਕਾ ਬਦਲੇ ਕੁੱਲ ਮੁ:- 3,51,85,000/-
 ਰੁਪਏ, (ਜਿਨ ਕਰੇਫ ਇਕਵੰਜਾ ਲੱਖ ਪਚਾਸੀ ਹਜਾਰ ਰੁਪਏ), ਪਾਸ:- ਮੇਸ: ਵਾਟਰ ਫੀਲਡ ਅਸਟੇਟਸ ਪ੍ਰਾਈਵੇਟ
 ਲਿਮਟਿਡ, M/S WATER FIELDS ESTATES PVT LTD, ਕੰਲ ਥੇ ਕਰਦੀ ਥ ਵਰੇਖਤੁ ਕਰਕੇ ਇਕਰਾਹੀ
 ਹਾਂ ਕਿ ਮੁ:-3,51.85,000/-ਰੁਪਏ, (ਜਿਨ ਕਰੇਫ ਇਕਵੰਜਾ ਲੱਖ ਪਚਾਸੀ ਹਜਾਰ ਰੁਪਏ), ਉਪਰਿਕਤ ਹੋਲਿਗ
 ਵਿੱਚ ਦਰਜ ਵੇਰਵੇ ਅਨੁਸਾਰ" ਪਹਿਲਾਂ ਹੀ ਘਰ ਪਰ ਦਸੂਲ ਬਥ ਤੁੱਕਾ ਹਾਂ ਅਤੇ ਹੁਣੇ ਬੁਝਰੁ ਸਮਾਨ ਸਰੁ
 ਰਜਿਸਟਰਾਰ ਸਾਹਿਸ, ਫੇਰਾ ਬੱਸੀ, ਕੁਥ ਨਹੀਂ ਠੇਟਾ। ਦਮ-ਦਮ ਕਸੂਲ ਪਾਕਰ ਥਾਕਣੀ ਕਥਜਾ ਜਮੀਨ ਖਰੀਦਦਾਰ
 ਦਾ ਕਰਾ ਦਿੱਤਾ ਹੈ। ਖਰੀਦਦਾਰ ਨੂੰ ਅੱਜ ਤੋਂ ਕੁੱਲ ਹਕੂਕ ਮਲਕੀਅਤੀ ਆਰਜੀ-ਦਾਏਮੀ, ਦਾਖਲੀ-ਪਾਰਸੀ
 ਆਦਿਹ ਹਰ ਕਿਸਮ ਮਾਲਕਾ ਵਾਗ ਹਾਸਲ ਹੋਟਗੇ। ਭੇਨਾਮਾ ਹਜਾ ਦਾ ਕੁੱਲ ਖਰਚਾ ਖਰੀਦਦਾਰਾਨ ਨੇ ਕੀਤਾ ਹੈ,
 ਮੁਲਕਾ ਸਵੇ ਘੋਲਣਾ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ, ਹਕਬਾ ਉਕਤ ਕਿਸੇ ਵੀ ਥੋਕ ਜਾਂ ਸੰਸਥਾ ਜਾਂ ਕੋਰਪੋ

Raw



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Value 35,185,000.00 Stamp Duty 2,814,800.00 Registration Fee
Type of Land CHAH/NEHR/AABI
Area of Land 56 Bigha, 2 Bkwa, 10 Biswansi
Segment Name -
Segment Rate 3,000,000.00
Segment Description :
SALE

ਮਿਤੀ 03/12/2014 ਦਿਨ Wednesday : ਵਕਤ 1:50:48 PM

ਮੈਂ ਨੇ ਪੇਸਲ ਇੰਡਸਟਰੀਅਲ ਪ੍ਰਾ.ਲਿ.
ਨੇ ਵਸੀਕਾ ਵਿਸ਼ੇਸ਼ ਚਿੰਨ੍ਹ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ

Raw

ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾਬਸੀ

ਮੈਂ ਪੇਸਲ ਇੰਡਸਟਰੀਅਲ ਪ੍ਰਾ.ਲਿ.
ਮੁਮਤਿਅਤ ਖਾਸ : ਮੈਂ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪਤਕੇ ਸੁਰਖੀ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ
ਸਮਝਕੇ ਲੋਕ ਪ੍ਰਵਾਨ ਕੀਤਾ। ਉਹ / ਚਰਿਤ ਦੀ ਸੁਲਤਾਨ ਵਿਚੋਂ
ਮੈਂ ਮੇਰੇ ਸਾਹਮਣੇ ਲਕੜ / ਚੋਕ ਭਾਈ / ਭਰਾਵਟ ਭਾਈ ਚਲੂਲ ਕੀਤੇ। ਇਹਨਾਂ ਚਿਹਰੇ ਦੀ ਗਵਾਹ ਨੇ:
ਲਕੜ ਚੋਟ ਨਿਰਦੇਸ਼ਾਂ ਅਤੇ ਗਵਾਹ ਨੇ: 2 ਰਾਮ ਰੋਪਾਲ
ਸਨਾਕਤ ਬਹੁਤੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਜੋ ਕਿ ਦੂਜੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ।
ਲਿਹਾਜ਼ਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।
ਮਿਤੀ 03/12/2014



ਪੇਸਲ ਇੰਡਸਟਰੀਅਲ ਪ੍ਰਾ.ਲਿ.

ਸਹਾਇਕ ਸਾਬਰ

ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾਬਸੀ
ਗਵਾਹ
2.2.12.2014

ਪਹਿਲੀ ਸਿਰ

Raw

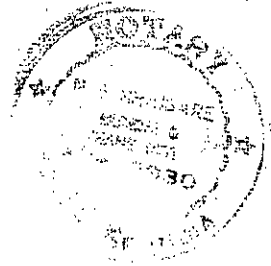
ਉਕਤ: ਨਿਸ਼ਾਨ ਮੋਹਰਾ ਅਤੇ ਚਿੰਨ੍ਹ ਮੇਰੇ ਹੱਥ ਹੇਠ ਲਿਖੇ ਗਏ
ਮਿਤੀ 03/12/2014
ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾਬਸੀ

ਦਸਤਾ ਨੰ: 8,062 ਜਾਇਦਾਦ ਹੇਠ
ਜਿਲਦ ਨੰ: 1 ਦੇ ਸਫ਼ਾ ਨੰ:
ਪਰ ਪਹਿਲਾ ਰਜਿਸਟਰਡ ਵਸੀਕਾ ਕੀਤਾ ਗਿਆ।

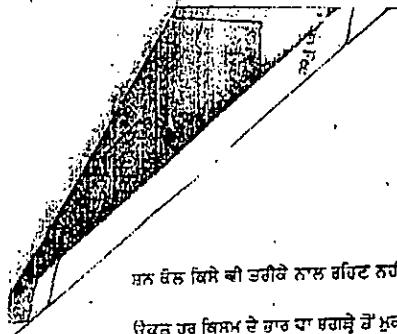
ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾਬਸੀ



ਦਾਦਰ ਚਿੰਨ੍ਹ ਅਸਟੇਟ ਪ੍ਰਾ.ਲਿ.



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ਸਨ ਕੰਨ ਕਿਸੇ ਵੀ ਤਰੀਕੇ ਨਾਲ ਰਹਿਣ ਨਹੀਂ ਹੋ ਅਤੇ ਨਾ ਹੀ ਕੋਈ ਕੋਰਟ ਕੇਸ ਜਾਂ ਸਟੈਂਡ ਵਗੇਰਾ ਹੈ। ਜਾਂਨੀ ਰਕਬਾ ਉਕਤ ਹਰ ਕਿਸਮ ਦੇ ਹਾਰ ਧਾ ਬਗਲੇ ਰੋ ਮੁਕਤ ਹੈ। ਲਿਹਾਜ਼ਾ ਬੇਨਾਮਾ ਲਿਖ ਦਿੱਤਾ ਕਿ ਪੈਮ ਆਏ, ਠੇਕ ਮੁਕਰ ਨੇ ਸੁਣ ਅਤੇ ਸਮਝ ਲਿਆ ਹੈ, ਸਹੀ ਥਾ ਦਰੁਸਤ ਕਬੂਲ ਹੈ। ਇਹ ਕਿ ਉਕਤ ਰਜਿਸਟਰੀ ਵਿੱਚ ਅਸਟਾਮ ਕੁਲੀਬਟਰ ਤੇ ਟ ਮੁਰਾਬਕ ਸਹੀ ਲਗੀਆ ਹੋਇਆ ਹੈ। ਇਹ ਧਿ ਉਕਤ ਰੇਜਿਸਟਰ ਹੁਣ ਰੱਬ ਕੰਸਲ ਨਹੀਂ ਹੋਇਆ ਹੈ। ਅਸੀਂ (ਦੋਵੇਂ ਪਿਰਾ ਬਾਇਆ ਅਤੇ ਮੁਸਤਫੀ) ਰਸਦੀਕ ਕਰਦੇ ਹਾਂ ਕਿ ਰਜਿਸਟਰੀ ਵਿੱਚ ਦਰਜ ਸਾਰੇ ਰੱਬ ਸਹੀ ਹਨ ਅਤੇ ਬੁਰ ਵੀ ਸੁਪਾ ਕੇ ਨਹੀਂ ਰੱਖਿਆ ਗਿਆ। ਰਜਿਸਟਰੀ ਵਿੱਚ ਦਰਜ ਨੰਬਰਾਂ ਨਾਲ ਖਸਰਾ ਕਿਸੇ ਭੇਰੇ/ਧਾਰਮਿਕ ਅਧਾਰੇ ਨਾਲ ਸਬੰਧਤ ਨਹੀਂ ਹਨ। ਇਸ ਸਮੀਨ ਨੂੰ ਮੁਰਬਿਕ ਬਰਨ ਸਬੰਧੀ ਕਿਸੇ ਅਦਾਲਤ ਵਲੋਂ ਕੋਈ ਹੁਕਮ ਵੀਦੀ ਨਹੀਂ ਹੈ ਅਤੇ ਨਾ ਹੀ ਕਿਸੇ ਐਕਟ ਅਤੇ ਸਰਕਾਰ ਵਲੋਂ ਜਾਰੀ ਕਿਸੇ ਹਦਾਇਤਾਂ ਦੀ ਉਲਘਣਾ ਕਰਕੇ ਜਮੀਨ ਮੁਰਬਿਲ/ਟਰਾਂਸਫਰ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਕੁਲੀਬਟਰ ਰੋਟਾ ਮੁਰਾਬਕ ਕੰਡ ਨੰਬਰ ਅਤੇ ਅਥਾਦੀ ਦਾ ਨਾਮ ਠੀਕ ਦਰਜ ਕਿਤਾ ਗਿਆ ਹੈ। ਸਾਨੂੰ ਦੋਵੇਂ ਪਿਰਾ ਨੂੰ ਰਜਿਸਟਰੇਸ਼ਨ ਐਕਟ 1908 ਦੀ ਧਾਰਾ 82 ਸਬੰਧੀ ਵੀ ਜਾਣਕਾਰੀ ਹੈ, ਕਿ ਜੇਕਰ ਕੋਈ ਗਲਤ ਰੱਬ ਦਰਜ ਕਰਕੇ ਰਜਿਸਟਰੀ ਤਸਦੀਕ ਕਰਵਾਈ ਗਈ ਤਾਂ ਇਸ ਧਾਰਾ ਅਧੀਨ 7 ਸਾਲ ਤੱਕ ਦੀ ਸਜ਼ਾ ਵੀ ਹੋ ਸਕਦੀ ਹੈ। ਰਜਿਸਟਰੀ ਵਿੱਚ ਸਾਰੇ ਰੱਬਾਂ ਸਬੰਧੀ ਅਸੀਂ ਦੋਵੇਂ ਪਿਰਾ ਪੂਰੀ ਤਰ੍ਹਾਂ ਜ਼ਿੰਮੇਵਾਰ ਹਾਂ।

ਮਿਤੀ:-02-12-2014

ਗਵਾਹ ਨੰਬਰ:-1
 ਨਾਮ ਸਿਧ ਨੰਬਰਦਾਰ ਪ੍ਰਿਥ ਪ੍ਰਿਥਮਾਜਰਾ

Signature
31332

ਗਵਾਹ:-
 ਫੋਨ ਨੰਬਰ:-97171-15222

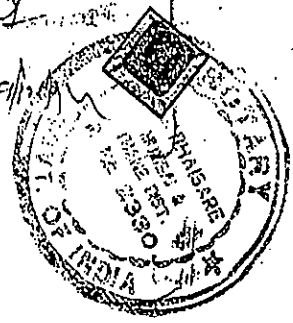
Signature

ਗਵਾਹ ਨੰਬਰ:-2 21/11/14
 ਨਾਮ ਗੋਪਾਲ ਪ੍ਰਿਥ ਪ੍ਰਿਥਮਾਜਰਾ 32/4-ਧੀ, ਮੋਰਟਕ-12, ਨਿਹਿਰਾ

ਗਵਾਹ:-
 ਫੋਨ ਨੰਬਰ:-99999-17312

Signature

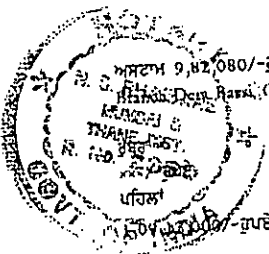
DRAFTED BY
2014/12/04



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STATE BANK OF INDIA
RECEIPT
SL No. 893870
GSR 708
Branch Dehra Dun Code No. 10739
Received a sum of ₹ 982080/-
(Rupees Nine lakh eighty two thousand only)
from Smt. / Shri Tripur
s/o, d/o, w/o Changra for credit to Government
residing at 8c61
account towards Stamp Duty.
Place Dehra Dun
(Signature of Authorised Officer)
ਦਫਤਰ ਸਬ-ਰਜਿਸਟਰਾਰ, ਡੇਰਾ ਥਾਂਸੀ

ਭੇਜਿਆ ਜਾਣ ਵਾਲਾ ਪਿਤਾ ਪੰਨਾਮਾਸਰਾ
1,09,12,000/- ਰੁਪਏ ਬਕਾਦਰ 17 ਬਿਧੀ-12 ਬਿਧੀ
ਅਸਟਾਮ 9,82,080/- ਰੁਪਏ
(6% ਨਾਲ 6,54,720/- ਰੁਪਏ, ਅਸਟਾਮ-ਰਿਊਟੀ ਦੇ ਅਤੇ
3% ਨਾਲ 3,27,360/- ਰੁਪਏ, ਬਕਾਦਰ ਬਿਧੀ-12 ਦੇ ਅਤੇ)



(ਬਿਸਮ ਜ਼ਮੀਨ ਚਾਹੀ)
(ਸਬਦ ਲਾਗੂ 440)

ਅਸਟਾਮ 9,82,080/- ਰੁਪਏ, ਦਰੁਏ Serial No. 893870, Dated 13-11-2014 State Bank of India
Dehra Dun Branch, Code 10739
ਪਹਿਲਾਂ
ਅਸਟਾਮ 9,82,080/- ਰੁਪਏ
3/11/2014
ਦਫਤਰ ਸਬ-ਰਜਿਸਟਰਾਰ

Chand

9/10/14

ਸੇਸ: ਇਸਪਾਇਰ ਇਸਟੇਟਸ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ, ਮਕਾਨ ਨੰਬਰ-60, ਸੁਸ਼ਾਂਤ ਲੋਕ, ਫੇਜ਼-3, ਗੁਰਗਾਓਂ, (ਹਰਿਆਣਾ), M/S INSPIRE INFRAESTATES PRIVATE LTD. HOUSE NO. 60, SUSHANT LOK, PHASE-3, GURGAON, ਰਾਹੀਂ ਸ਼੍ਰੀ ਮੇਨਪਾਲ ਸਿੰਘ ਰਾਨਾ ਪ੍ਰੋਟਰ ਸ਼੍ਰੀ ਹਮਿਦਰ ਸਿੰਘ ਚਾਮੀ ਮਕਾਨ ਨੰਬਰ-346, ਮਹਾਰਾਨਾ ਪ੍ਰਤਾਪ ਗੇਟ, ਬਾਗਪਤ, (ਉਤਰ ਪ੍ਰਦੇਸ਼), ਥਾ ਖੇਵਟਦਾਰ ਮੇਜਾ ਪਿੰਡ ਘੋਲੂਮਾਜਰਾ (ਐਮ.ਸੀ.ਲਾਲਗੁ), ਤਹਿਸੀਲ ਭੇਰਾ ਖੱਸੀ, ਜਿਲ੍ਹਾ ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ), ਦਾ ਹੈ।

ਜੋ ਕਿ ਮੁਕਰਬਰਏ ਰੈਜ਼ਲੇਸ਼ਨ ਮਿਤੀ:- 21/08/2014, ਰਾਹੀਂ ਧੰਪਨੀ ਉਕਤ ਦੀ ਮਾਲਕੀ ਵ ਥਰਜੇ ਚਾਲੀ ਜਮੀਨ ਬਕੰਦਰ 17ਬਿਘੇ-12ਬਿਸਵੇ ਦਾ ਖੇਵਟ/ਦਰੋਨੀ ਨੰਬਰ-07/120, 75/148, 76/149, 37/69 ਤਾਂ 75, ਖਸਰਾ ਨੰਬਰਾਂ:- 182(4-0), 183(4-18), 206(3-2), 210(3-2), 211(2-10), ਜਿਤੇ 05, ਥਕਥਾ 17ਬਿਘੇ-12ਬਿਸਵੇ ਦਾ ਸਾਲਮ ਖੇਵਟ ਬਕੰਦਰ 17ਬਿਘੇ-12ਬਿਸਵੇ, ਥਾਕਿਆ ਮੇਜਾ ਪਿੰਡ ਘੋਲੂਮਾਜਰਾ, (ਐਮ.ਸੀ.ਲਾਲਗੁ), ਤਹਿਸੀਲ ਭੇਰਾ ਖੱਸੀ, ਜਿਲ੍ਹਾ ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ), "ਹਦਬਸਰ ਨੰਬਰ:-209" "ਜਿਸ ਦੀ ਫਰਦ ਬਰੂਏ ਨਕਲ ਜਮਾਇਦੀ ਸਾਲ 2007-2008 ਨਾਲ ਨੱਥੀ ਹੈ" ਸਣੇ ਹੱਕ ਰਸਤਾ ਮੁਕਲਕਾ ਬਦਲੇ ਭੁੱਲ ਮੁ:- 1,09,12,000/-ਰੁਪਏ, (ਇੱਕ ਕਰੋੜ ਨੌਂ ਲੱਖ ਬਾਰੇ ਹਜ਼ਾਰ ਰੁਪਏ), ਪਾਸ:- ਮਿਸ: ਥਾਟਰ ਫੀਲਡ ਅਸਟੇਟਸ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ, M/S WATERFIELD ESTATES PVT. LTD., ਕੋਲ ਥੀ ਕਤਦੀ ਵ ਰੋਖਰ ਖਰਚੇ ਇਥਰਾਹੀ ਹਾ ਕਿ ਮੁ:-1,09,12,000/-ਰੁਪਏ, (ਇੱਕ ਕਰੋੜ ਨੌਂ ਲੱਖ ਬਾਰੇ ਹਜ਼ਾਰ ਰੁਪਏ), "ਉਪਰੋਕਤ ਹੇਠਿਗ ਵਿੱਚ ਦਰਜ ਵੇਰਵੇ ਅਨੁਸਾਰ" ਪਹਿਲਾਂ ਹੀ ਘਰ ਪਰ ਥਸਲ ਕਰ ਭੁੱਕਾ ਹਾ ਅਤੇ ਹੁਣ ਰੁਪਰ ਸ਼੍ਰੀਮਾਨ ਸਬ-ਪੰਜਿਸਟਰਾਰ ਸਾਹਿਬ, ਭੇਰਾ ਖੱਸੀ, ਕੁਝ ਨਹੀਂ ਲੇਣਾ। ਦਮ-ਦਮ ਥਸਲ ਪਾਥਰ ਥਾਕਦੀ ਥਕਜਾ ਜਮੀਨ ਖਰੀਦਦਾਰ ਦਾ ਥਰਾ ਵਿੱਤਰਾ ਹੈ। ਪਰੀਦਦਾਰ ਨੂੰ ਅੱਜ ਤੋਂ ਭੁੱਲ ਹਰੁਥ ਮਲਕੀਅਤੀ ਆਰਜੀ-ਦਾਇਮੀ, ਦਾਖਲੀ-ਥਾਰਜੀ ਆਦਿਕੋ ਹਰ ਕਿਸਮ ਮਾਲਕਾਂ ਥਾਗ ਹਾਸਲ ਹੋਣਗੇ। ਸਿਨਾਮਾ ਹਜਾ ਦਾ ਭੁੱਲ ਖਰਚਾ ਖਰੀਦਦਾਰਾਂ ਨੇ ਪੀਟਾ ਹੈ, ਮੁਤਲਕਾ ਸਵੇ ਘੋਲਟਾ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਥੀਟਾ ਜਾ ਰਿਹਾ ਹੈ, ਹਥਾ ਉਕਤ ਕਿਸੇ ਥੀ ਥੋਕ ਜਾ ਸਿਥਾ ਸਾ ਕੋਰਪੋਸ਼ਨ ਕੋਲ ਕਿਸੇ ਥੀ ਤਰੀਕੇ ਨਾਲ ਥਹਿਣ ਨਹੀਂ ਹੈ ਅਤੇ

Prave



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Value	11,000,000.00	Stamp Duty	880,000.00	Registration Fee	30,000.00
Type of Land	CHAH/NEHR/AABI				
Area of Land	17 Bigha, 12 Biswa, 0 Biswand				
Segment Name	ਬੇਲਮਸਰ				
Segment Rate	3,000,000.00 ਰੋਕਾ				
Segment	ਬੇਲਮਸਰ				
Description	SALE				

ਮਿਤੀ 03/12/2014 ਦਿਨ Wednesday ਵਕਤ 1:46:59 PM

ਜ਼ਿਲ੍ਹਾ ਮਿਸਰਾਹਿਰ ਇੰਚਾਰਜਮੈਂਟ
ਨੇ ਰਾਜਿਕ ਇਸ ਦਫਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ

ਮੈਂ ਇਸਪਾਇਰ ਇੰਚਾਰਜਮੈਂਟ
ਮੁਦਰਿਆਰ ਖਾਸ ਨੂੰ ਵਸੀਖੇ ਦੀ ਲਿਖਤ ਪੜ੍ਹਕੇ ਮੁਢਲੀ ਸ਼ਰੀ ਸਿਲੇ ਲਿਖਤ ਨੂੰ
ਮੁਢਲੇ ਹੀਫ ਪੁਰਾਨ ਖੰਡਾ 8 / ਵਹਿਤ ਦੀ ਕੁਲ ਕਰਮ ਵਿਚੋ 0
ਤੋ ਮੇਰੇ ਸਾਹਮਣੇ ਨਕਦਾ ਟਿਕ ਹੋਯੋ /ਤਰਾਫ਼ ਵਾਲੀ ਕੁਲ ਕੀਤੇ। (ਦੇਖੋ) ਖ਼ਰਾ ਦੀ ਗਵਾਹ ਨੇ:
ਲਾਜ਼ ਸਿੱਖ ਨੀਬਰਦਾਰ ਅਤੇ ਗਵਾਹ ਨੇ: 2 ਹਾਮ ਰੋਪਸ
ਮਨਾਬਤ ਕਰਦੇ ਹਨ। ਮੇ ਪਾਇਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਨਾ ਹਾਂ, ਜੋ ਮੇ ਖ਼ਰਾਏ ਗਵਾਹ ਨੂੰ ਜਾਣਨਾ ਹੈ।
ਸਿਹਤਾਬ ਵਸੀਖਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਏ।
ਮਿਤੀ 03/12/2014



ਇੰਚਾਰਜਮੈਂਟ

ਸਾਹ 21/12/2014

ਮਿਤੀ 03/12/2014
ਮੈਂ ਇਸਪਾਇਰ ਇੰਚਾਰਜਮੈਂਟ
ਬੇਲਮਸਰ
ਮਿਤੀ 03/12/2014
ਮੈਂ ਇਸਪਾਇਰ ਇੰਚਾਰਜਮੈਂਟ
ਬੇਲਮਸਰ
ਮਿਤੀ 03/12/2014
ਮੈਂ ਇਸਪਾਇਰ ਇੰਚਾਰਜਮੈਂਟ
ਬੇਲਮਸਰ



ਮਿਤੀ 03/12/2014



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ਨਾ ਹੀ ਕੋਈ ਕੋਰਟ ਕੇਸ ਜਾਂ ਸਟੇਟਮੈਂਟ ਹੈ। ਯਾਨੀ ਕਰਕੇ ਉਕਤ ਹਰ ਕਿਸਮ ਦੇ ਭਾਰ ਵਾਧੇ ਭਰਜੇ ਤੋਂ ਮੁਕਤ ਹੈ।
 ਲਿਹਾਜ਼ਾ ਬੇਨਾਮਾ ਲਿਖ ਦਿੱਤਾ ਕਿ ਕੰਮ ਆਏ; ਲੇਖ ਮੁਕਤ ਨੇ ਸੁਣ ਅਤੇ ਸਮਝ ਲਿਆ ਹੈ, ਸਹੀ ਵਾ ਦਰਸਰ ਕਬੂਲ
 ਹੈ। ਇਹ ਕਿ ਉਕਤ ਰਜਿਸਟਰੀ ਵਿੱਚ ਅਸਟਾਮ ਕਲੈਕਟਰ ਡੈਟ ਮੁਰਾਬਕ ਸਹੀ ਲਗੀਆ ਹੋਇਆ ਹੈ। ਇਹ ਕਿ
 ਉਕਤ ਹੇਜ਼ਲੇਡਨ ਹੁਣ ਤੱਕ ਕੋਲ ਨਹੀਂ ਹੋਇਆ ਹੈ। ਅਸੀਂ (ਦੋਵੇਂ) ਧਿਰਾਂ ਬਾਇਆ ਅਤੇ ਮੁਸਤਰੀ) ਰਸਦੀਕ ਕਰਦੇ
 ਹਾਂ ਕਿ ਰਜਿਸਟਰੀ ਵਿੱਚ ਦਰਜ ਸਾਰੇ ਰੱਬ ਸਹੀ ਹਨ ਅਤੇ ਉਤ ਵੀ ਭੂਪਾ ਕੇ ਨਹੀਂ ਰੱਖਿਆ ਗਿਆ। ਰਜਿਸਟਰੀ
 ਵਿੱਚ ਦਰਜ ਨੋਬਰਾਂਨ ਖਸਰਾ ਕਿਸੇ ਡੇਰੇ/ਧਾਰਮਿਕ ਅਧਾਰੇ ਨਾਲ ਸਬੰਧਤ ਨਹੀਂ ਹਨ। ਇਸ ਜਮੀਨ ਨੂੰ ਮੁਰਕਿਕ
 ਕਰਨ ਸਬੰਧੀ ਕਿਸੇ ਅਦਾਲਤ ਵਲੋਂ ਕੋਈ ਹੁਕਮ ਬੰਦੀ ਨਹੀਂ ਹੈ ਅਤੇ ਨਾ ਹੀ ਕਿਸੇ ਐਕਟ ਅਤੇ ਸਰਕਾਰ ਵਲੋਂ ਜਾਰੀ
 ਕਿਸੇ ਹਦਾਇਤਾਂ ਦੀ ਉਲਘਟਾ ਕਰਕੇ ਜਮੀਨ ਮੁਰਕਿਕ/ਰਸਦੀਕ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ
 ਕੁਨੈਕਟਰ ਟੋਟਾ ਮੁਰਾਬਕ ਕੀਤਾ ਨੰਬਰ ਅਤੇ ਅਬਾਦੀ ਦਾ ਨਾਮ ਠੀਕ ਦਰਜ ਕਿਤਾ ਗਿਆ ਹੈ। ਸਾਨੂੰ ਦੋਵੇਂ ਧਿਰਾਂ ਨੂੰ
 ਰਜਿਸਟਰੇਸ਼ਨ ਐਕਟ 1908 ਦੀ ਧਾਰਾ 82 ਸਬੰਧੀ ਵੀ ਜਾਣਕਾਰੀ ਹੈ, ਕਿ ਜੇਕਰ ਕੋਈ ਗਲਤ ਰੱਬ ਦਰਜ ਕਰਕੇ
 ਰਜਿਸਟਰੀ ਜ਼ਾਬਦੀਕ ਕਰਵਾਈ ਗਈ ਤਾਂ ਇਸ ਧਾਰਾ ਅਧੀਨ 7 ਸਾਲ ਤੱਕ ਦੀ ਜਜ਼ਾ ਵੀ ਹੋ ਸਕਦੀ ਹੈ। ਰਜਿਸਟਰੀ
 ਵਿੱਚ ਸਾਰੇ ਰੱਬਾਂ ਸਬੰਧੀ ਅਸੀਂ ਦੋਵੇਂ ਧਿਰਾਂ ਪੂਰੀ ਤਰ੍ਹਾਂ ਜ਼ਿੰਮੇਵਾਰ ਹਾਂ।

ਮਿਤੀ:-02-12-2014

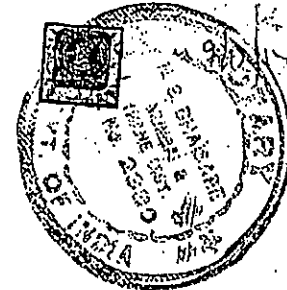
ਗਵਾਹ ਨੰਬਰ:-1
 ਨਾਮ ਮਿਥ ਨੰਬਰਕਾਰ ਪਿਛ ਪਿਛਮਾਸਰਾ।
 ਸਾਹਿਬ

ਬਾਇਆ:-
 ਫੋਨ ਨੰਬਰ:-97171-15222

ਗਵਾਹ ਨੰਬਰ:-2 21/ਮੁਗੀਪਾਲ
 ਨਾਮ ਗੋਪਾਲ ਪੁਰ ਹੀਕਰਨ ਪਾਦ ਖਾਨੀ 126-ਸੀ. ਸਿਕਰ-122, ਸਿਕਰ।

ਖਗੇਦਦਾਰ:-
 ਫੋਨ ਨੰਬਰ:-99999-17312

PRATIBHAW
 1st Comp. 07/01/14



297

STATE BANK OF INDIA

Sl. No. 898814
GSR/001

RECEIPT

STATE BANK OF INDIA

Branch Dehra Bassi Code No. 10739

Received a sum of ₹ 20,99,960/-
(Rupees Twenty lakh Ninety thousand Nine hundred and Sixty only)
from Smt. / Shri Stone mason properties Pvt Ltd
s/o, d/o, w/o _____
residing at Chagga for credit to Government Lab
account towards Stamp Duty.

Date: 13/11/14
Place: Dehra Bassi

(Signatures of Authorised Officer)

ਦਫਤਰ ਸਬ-ਰਜਿਸਟਰਾਰ, ਡੇਰਾ ਬੱਸੀ

ਬੇ ਨਾਮਾ	ਜਮੀਨ ਦਾਕਿਆ ਪਿੰਡ ਪੰਨੂਮਾਜਰਾ	ਅਸਟਾਮ	ਕਿਤੇ
2,24,44,000/-ਰੁਪਏ	ਬਕਦਰ 36ਬਿਘੇ-04ਬਿਸਬੇ	20,19,960/-ਰੁਪਏ	

(64 ਨਾਲ 13,46,440/-ਰੁਪਏ, ਅਸਟਾਮ ਡਿਊਟੀ ਦੇ ਅਤੇ
34 ਨਾਲ 6,73,320/-ਰੁਪਏ, ਬਿਸਲ ਬਿਸਾਇਟੀ ਟੈਕ ਦੇ)

ਅਸਟਾਮ 20,19,960/-ਰੁਪਏ, ਬੁਏ Serial No.893868, Dated 13-11-2014 State Bank of India,
Branch Dehra Bassi, Code 10739

(ਕਿਸਮ ਜਮੀਨ ਚਾਹੀ)
(ਬਹੁਲ ਲੰਗਰਗ 440)

2,24,44,000/-ਰੁਪਏ
20,19,960/-ਰੁਪਏ
30-11-2014

ਮੁੱਲ 2,24,44,000/-ਰੁਪਏ
ਮੁੱਲ 20,19,960/-ਰੁਪਏ

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ਮੇਸ: ਸਟੋਨ ਵਾਟਰ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਿਡ, ਮਕਾਨ ਨੰਬਰ:-60, ਸੁਸ਼ਾਂਤ ਲੋਕ, ਫੇਜ਼-3, ਗੁਰਗਾਓ, (ਹਰਿਆਣਾ), M/S STONE WATER PROPERTIES PRIVATE LTD. HOUSE NO. 60, SUSHANT LOK, PHASE-3, GURGAON, ਰਾਹੀਂ ਸ੍ਰੀ ਮੇਨਪਾਲ ਸਿੰਘ ਰਾਨਾ ਪੁੱਤਰ ਸ੍ਰੀ ਹਰਜਿੰਦਰ ਸਿੰਘ ਧਾਸੀ ਮਕਾਨ ਨੰਬਰ-346, ਮਹਾਰਾਨਾ ਪ੍ਰਤਾਪ ਗੇਟ, ਬਾਗਪਤ, (ਉਤਰ ਪ੍ਰਦੇਸ਼), ਥਾ ਖੇਵਟਦਾਰ ਮੌਜਾ ਪਿੰਡ ਘੋਲਮਾਜਰਾ (ਐਮ.ਜੀ.ਲਾਲਝਾ), ਰਹਿਸੀਲ ਡੇਰਾ ਬੱਸੀ, ਜਿਲ੍ਹਾ ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ), ਦਾ ਹਾਂ।

ਜੋ ਕਿ ਮੁਕਰਬਰੂਟੇ ਰੈਜ਼ਲੇਸ਼ਨ ਮਿਤੀ:- 21/08/2013, ਰਾਹੀਂ ਫੈਂਪਨੀ ਉਕਤ ਦੀ ਮਾਲਕੀ ਵ ਕਬਜ਼ੇ ਵਾਲੀ ਜਮੀਨ ਬਕਦਰ 36ਬਿਘੇ-04ਬਿਸਵੇ ਦਾ ਖੇਵਟ/ਖਟੋਨੀ ਨੰਬਰ:-98/196, 99/197,198, ਖਸਰਾ ਨੰਬਰਾਂ:- 178(4-0), 179(4-0), 184(3-11), 187(4-0), 188(4-0), 189(4-0), 194(4-0), 195(4-16), 185(1-16-10), 186ਮਿਨ(2-0-10), ਭਿਟਾਂ 10, ਰਕਬਾ 36ਬਿਘੇ-04ਬਿਸਵੇ ਦਾ ਸਾਲਮ ਖੇਵਟ ਬਕਦਰ 36ਬਿਘੇ-04ਬਿਸਵੇ, ਥਾਕਿਆ ਮੌਜਾ ਪਿੰਡ ਘੋਲਮਾਜਰਾ, (ਐਮ.ਜੀ.ਲਾਲਝਾ), ਰਹਿਸੀਲ ਡੇਰਾ ਬੱਸੀ, ਜਿਲ੍ਹਾ ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, (ਪੰਜਾਬ), "ਹਦਸਤ ਨੰਬਰ:-209" "ਜਿਸ ਦੀ ਵਰਦ ਬਰੂਟੇ ਨਕਲ ਜਮਾਬੰਦੀ ਸਾਲ 2007-2008 ਨਾਲ ਨੱਥੀ ਹੈ" ਸਣੇ ਹੱਕ ਰਸਗ ਮੁਤਲਕਾ ਬਦਲੇ ਕੁੱਲ ਮੁ:- 2,24,44,000/-ਰੁਪਏ, (ਦੋ ਕਰੋੜ ਚੌਥੀ ਲੱਖ ਚੌਤਾਲੀ ਹਜ਼ਾਰ ਰੁਪਏ), ਪਾਸ:- ਮੇਸ: ਵਾਟਰ ਫੀਲਡ ਅਸਟੇਟਸ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਿਡ, M/S WATER FIELD ESTATES PVT.LTD., ਕੋਲ ਚੇ ਕਤਲੀ ਵ ਫਰੇਖਰ ਬਰਕੇ ਇਕਰਾਰੀ ਹਾਂ ਕਿ ਮੁ:-2,24,44,000/-ਰੁਪਏ, (ਦੋ ਕਰੋੜ ਚੌਥੀ ਲੱਖ ਚੌਤਾਲੀ ਹਜ਼ਾਰ ਰੁਪਏ), "ਉਪਰੋਕਤ ਹੈਡਿੰਗ ਵਿੱਚ ਦਰਜ ਵੇਰਵੇ ਅਨੁਸਾਰ" ਪਹਿਲਾਂ ਹੀ ਘਰ ਪਰ ਬਸੁਲ ਕਰ ਚੁੱਕਾ ਹਾਂ ਅਤੇ ਹੁਣ ਤੁਸੀਂ ਸੀਮਾਨ ਸਬ-ਰਜਿਸਟਰਾਰ ਸਾਹਿਬ, ਡੇਰਾ ਬੱਸੀ, ਕੁਝ ਨਹੀਂ ਲਿਟਾ। ਦਾਅ-ਦਾਅ ਬਸੁਲ ਪਾਕਰ ਕਾਕਲੀ ਕਬਜ਼ਾ ਜਮੀਨ ਖਰੀਦਦਾਰ ਦਾ ਕਰਾ ਦਿੱਤਾ ਹੈ। ਖਰੀਦਦਾਰ ਨੂੰ ਅੱਜ ਤੋਂ ਕੁੱਲ ਹਕੂਕ ਮਲਕੀਅਤੀ ਆਰਜੀ-ਦਾਇਮੀ, ਦਾਖਲੀ-ਖਾਰਜੀ ਆਦਿਕ ਹਰ ਕਿਸਮ ਮਾਲਕੀ ਵਾਂਗ ਹਾਸਲ ਹੋਣਗੇ। ਬੇਨਾਮਾ ਹਜ਼ਾ ਦਾ ਕੁੱਲ ਖਰਚਾ ਖਰੀਦਦਾਰਾਂ ਨੇ ਕੀਤਾ ਹੈ, ਮੁਤਲਕਾ ਸਵੈ ਘੋਸ਼ਣਾ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ, ਰਕਬਾ ਉਕਤ ਕਿਸੇ ਵੀ ਬੰਕ ਜਾਂ ਸੰਸਥਾ ਜਾਂ ਕੋਰਪੋ ਸ਼ਨ ਕੋਲ ਕਿਸੇ ਵੀ ਤਰੀਕੇ ਨਾਲ ਰਹਿਣ ਨਹੀਂ ਹੈ ਅਤੇ ਨਾ ਹੀ ਕੋਈ ਕੋਰਟ ਕੇਸ ਜਾਂ ਸਟੇ ਕਰੀਰਾ ਹੈ। ਯਾਨੀ ਰਕਬਾ

Blue



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Value	22,625,000.00	Stamp Duty	1,510,000.00	Registration Fee	30,000.00	Pastia
Type of Land	CHAHU NEHRU/ABBI					
Area of Land	36 Bigha, 4 Biswa, 0 Biswaul					
Segment Name	ਖੇਡਾਸਰਾ					
Segment Rate	3,000,000.00 ਟਕਰ					
Segment Description	ਖੇਡਾਸਰਾ SALE					

ਮਿਤੀ 03/12/2014 ਦਿਨ Wednesday ਵਕਤ 1:44:14 PM

ਸ੍ਰੀ ਸਰੋਨ ਟਾਢਰ ਪ੍ਰੋਪਰਟੀਜ਼ ਪ੍ਰਾ.ਲਿ
ਨੇ ਦਾਇਰਾ ਵਿਚ ਵੇਚਣ ਲਈ ਪੇਸ਼ ਕੀਤਾ



ਸਹ ਚੀਫ਼ ਓਫਿਸਰ
ਭੋਰਾਬਸੀ



ਸ੍ਰੀ ਸਰੋਨ ਟਾਢਰ ਪ੍ਰੋਪਰਟੀਜ਼ ਪ੍ਰਾ.ਲਿ ਵਸੀਅਤ ਕਰਤਾ/ਮੁਖਤਿਆਰ ਨਾਮ
ਮੁਖਤਿਆਰ ਖਾਸ ਨੂੰ ਦਸੀਏ ਦੀ ਸਿਫਤ ਪਤਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਇਸਤ ਨੂੰ
ਸਮਝਦੇ ਹੋਏ ਪ੍ਰਚਾਰ ਕੀਤਾ। 8 / ਰਹਿਣ ਦੀ ਉਲ ਰਕਮ ਖਿਚੇ 0
9: ਮੇਰੇ ਸਾਹਮਣੇ ਨਕਸ਼ਾ/ਚਿੱਠੀ/ਛਰਾਬਣ ਖਾਹੀ ਵਸੂਲ ਕੀਤੀ। (ਦੋਹਾਂ ਖਿਰਾਂ ਦੀ ਡਵਾਹ ਨੰ: ਸਰੋਨ ਟਾਢਰ ਪ੍ਰੋਪਰਟੀਜ਼ ਪ੍ਰਾ.ਲਿ
ਸਾਬਤਿਬ ਨੰਬਰਦਾਰ ਅਤੇ ਹਵਾਹ ਨੰ: 2 ਰਾਮ ਰੋਪਾਲ
ਸਹਮਤ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਡਵਾਹ ਨੂੰ ਮਾਣਨਾ ਹੈ, ਜੋ ਕਿ ਉਸਦੇ ਡਵਾਹ ਨੂੰ ਜਾਪਦਾ।
ਮਿਹਾ ਦਸੀਏ ਵਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ: 03/12/2014

ਸਹ ਚੀਫ਼ ਓਫਿਸਰ
ਭੋਰਾਬਸੀ

ਸਾਦਰ


ਸਾਦਰ
21/12/2014



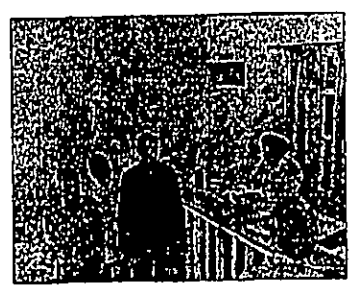
ਦੂਜੀ ਹਿੱਸ

ਉਕਤ ਜਿਲ੍ਹਾ ਅਧਿਕਾਰੀ ਅਤੇ ਵਜਿਸਟਰਡ ਮੇਰੇ ਹੁਕਮ ਕੀਤੇ ਅਤੇ
ਮਿਤੀ 03/12/2014

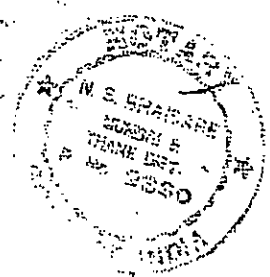
ਸਹ ਚੀਫ਼ ਓਫਿਸਰ
ਭੋਰਾਬਸੀ

ਰਕਮ ਨੰ: 8,060 ਜਾਇਦਾਦ ਕਰੀ 1
ਅਮਰ ਨੰ: 0 ਦੇ ਸਫਾ ਕੀ: 1
ਪਰ ਵਸੀਏ ਵਜਿਸਟਰਡ ਚਾਹੀ ਕੀਤਾ ਜਾਵੇ।

ਸਹ ਚੀਫ਼ ਓਫਿਸਰ
ਭੋਰਾਬਸੀ



ਟਾਢਰ ਖੇਡਾਸਰਾ ਅਸਟੇਟ ਪ੍ਰਾ.ਲਿ:



300

ਉਹਨਾਂ ਹਰ ਕਿਸਮ ਦੇ ਗ਼ਰਬਾਂ ਦੇ ਮੁਕਾਬਲੇ ਲਿਆਸਾ ਬੇਨਾਮਾ ਵਿੱਖ ਦਿੱਤਾ ਕਿ ਕੰਮ ਆਵੇ, ਲੇਖ ਮੁਕਰ ਨੇ
 ਸੁਣ ਅਤੇ ਸਮਝ ਲਿਆ ਹੈ, ਸਹੀ ਵਾ ਦਰੁਸਤ ਬਣੂਲ ਹੈ। ਇਹ ਕਿ ਉਕਤ ਰਜਿਸਟਰੀ ਵਿੱਚ ਅਸਟਮ ਬੁਲੇਟਰ ਰੇ
 ਟ ਮੁਤਾਬਕ ਸਹੀ ਲਗੀਆ ਹੋਇਆ ਹੈ। ਇਹ ਕਿ ਉਕਤ ਰੇਜ਼ਿਲੇਬਨ ਹੁਣ ਰੱਬ ਕੋਸਲ ਨਹੀ ਹੋਇਆ ਹੈ। ਅਸੀਂ
 (ਦੇਵੇ ਪਿਰਾਂ ਸਾਇਆ ਅਤੇ ਮੁਸਤਰੀ) ਰਸਦੀਕ ਕਰਦੇ ਹਾਂ ਕਿ ਰਜਿਸਟਰੀ ਵਿੱਚ ਦਰਜ ਸਾਰੇ ਰੱਬ ਸਹੀ ਹਨ ਅਤੇ
 ਕੁਝ ਵੀ ਛੁਪਾ ਕੇ ਨਹੀ ਰੱਖਿਆ ਗਿਆ। ਰਜਿਸਟਰੀ ਵਿੱਚ ਦਰਜ ਨੰਬਰਾਂਨ ਪਸਰਾ ਕਿਸੇ ਜ਼ੋਰੇ/ਧਾਰਮਿਕ ਅਧਾਰੇ
 ਨਾਲ ਸਬੰਧਤ ਨਹੀ ਹਨ। ਇਸ ਜਮੀਨ ਨੂੰ ਮੁਰਲਿਕ ਕਰਨ ਸਬੰਧੀ ਕਿਸੇ ਅਦਾਲਤ ਵਲੋਂ ਕੋਈ ਹਕੂਮ ਹੋਈ ਨਹੀ
 ਹੈ ਅਤੇ ਨਾ ਹੀ ਕਿਸੇ ਐਕਟ ਅਤੇ ਸਰਕਾਰ ਵਲੋਂ ਸਾਰੀ ਬਿਜੇ ਹਦਾਇਤਾਂ ਦੀ ਉਲਘਣਾ ਕਰਕੇ ਜਮੀਨ
 ਮੁਕਬਿਲ/ਟਰਾਂਸਫਰ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਬੁਨੇਕਟਰ ਰੋਟਾਂ ਮੁਤਾਬਕ ਕੋਈ ਨੰਬਰ ਅਤੇ ਅਬਾਦੀ ਦਾ
 ਨਾਮ ਠੀਕ ਦਰਜ ਕਿਤਾ ਗਿਆ ਹੈ। ਸਾਨੂੰ ਦੱਖੇ ਪਿਰਾਂ ਨੂੰ ਰਜਿਸਟਰੇਸ਼ਨ ਐਕਟ 1908 ਦੀ ਧਾਰਾ 82 ਸਬੰਧੀ ਵੀ
 ਸਾਫਕਾਰੀ ਹੈ, ਕਿ ਜੇਕਰ ਕੋਈ ਗਲਤ ਰੱਬ ਦਰਜ ਕਰਕੇ ਰਜਿਸਟਰੀ ਰਸਦੀਕ ਕਰਵਾਈ ਗਈ ਤਾਂ ਇਸ ਧਾਰਾ
 ਅਧੀਨ 7 ਸਾਲ ਰੱਬ ਦੀ ਸਜ਼ਾ ਵੀ ਹੋ ਸਕਦੀ ਹੈ। ਰਜਿਸਟਰੀ ਵਿੱਚ ਸਾਰੇ ਰੱਬਾਂ ਸਬੰਧੀ ਅਸੀਂ ਦੇਵੇ ਪਿਰਾਂ ਪੂਰੀ ਤਰ੍ਹਾਂ
 ਜ਼ਿੰਮੇਵਾਰ ਹਾਂ।

ਮਿਤੀ:-02-12-2014

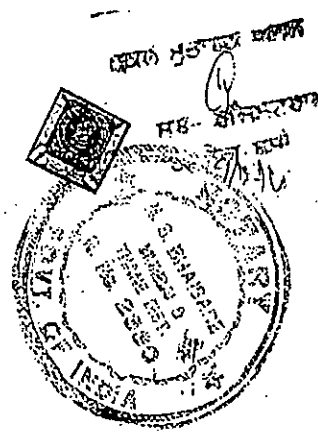
ਗੁਰਦੁਆਰਾ ਨੰਬਰ:-1
 ਸਾਹਿਬ ਸਿੰਘ ਨੰਬਰ:-2 ਪਿੰਡ ਪਿੰਡ (ਮੁਲਾਸਮਾ)
 ਲਾਭ:-2

ਪਾਇਆ:-
 ਫੋਨ ਨੰਬਰ:-97171-15222

ਗੁਰਦੁਆਰਾ ਨੰਬਰ:-2 21/12/14
 ਰਾਮ ਰੰਗਾਸ ਪਿੰਡ ਰੰਗਾਸ ਪਿੰਡ ਪਿੰਡ 226-ਥੀ, ਸਿਰਦਰ:-122, ਨੰਬਰ:-

ਖਰੀਦਦਾਰ:-
 ਫੋਨ ਨੰਬਰ:-99999-17312

DR. PRADESH
 PRADESH ADV
 1st Gen. 1st Gen.



301

2 1/2 19 37 2



Sl. No. 870838
GSR/001

RECEIPT

528

Branch *Dera Bassi* Code No. *10233*

50000/-

lakh and fifty thousand

15 Castle embrostatas P *only*

for credit to Government of Punjab

Ude Khan
(Signatures of Authorised Officer)

OFFICE OF THE SUB REGISTRAR DERA BASSI

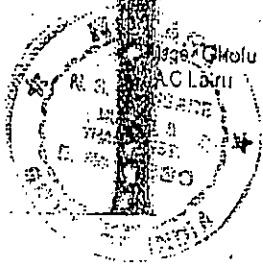
Deed of Land of Villages

Advance
Rs. 25,00,000/-

Type of Land : Rosli

for the Sub Registrar
Rs. 25,00,000/-

cheque no S36051 dt 20-06-2014, State Bank of patiala Dera Bassi

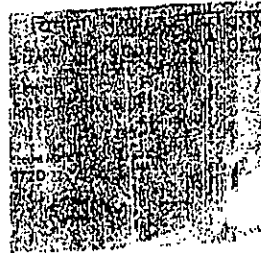
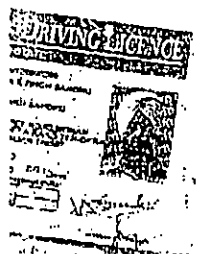


Cholu Mojra

Words
(550)

9/12/14

302



SAS, M/s, Castle Infraestates Private Ltd. # 60, Block-A
 Phase-3, Sec. 57, Gurgaon-122001 through its
 representative Sh. Gurpreet Singh S/o Sh. Gurdarshan Singh R/o Hous
 1 Defence Colony Zirakpur Khewafdar Village Gholu Majra
 Dera Bassi Distt. S.A.S. Nagar Mohali (Vide Resolution Dt. 21
 2013) is the lawful owner and in possession having sufficiently
 and marketable title of the land measuring 02 Bighas- 08 Biswa
 basis comprising in Khata No. 8/10 Khasra Nos. 746(4-0), 747(4-
 4-0), 749(4-0), 750/(1-0), 750/2(3-0), 751/1(3-0), 751/2(1-0), kitta
 measuring 24 bighas 00 biswas divided by 964/9600 share
 out to 02 bigha 08 Biswa 04 Biswas situated at Vill. Gholu
 (A.C Lalru) Teh. Dera Bassi, Distt. S.A.S. Nagar Mohali vide
 and for the year 2007-2008, Over the land being sold the seller
 legal and absolute title.

WHEREAS the above said Seller has sold the above share in the
 land, for a total consideration of Rs. 50,00,000/- (Rs. Fifty Lacs
 in M/s Golden Estates-I, Village Gholu Majra (N.A.C Lalru)
 Dera Bassi Distt. S.A.S. Nagar, along with all rights, titles,
 claims, demands etc. to the said Purchaser to hold the
 unto and to the use of the Purchaser, his heirs in office, executors,
 administrators, assigns absolutely for ever together with title deeds and
 other evidence of title. The Seller do hereby covenant with the
 purchaser, his heirs in office, executors, administrators, representatives
 assigns that notwithstanding any act, things or deeds hereto and
 done or executed to the contrary, the Seller hereby undertakes
 he will be personally responsible to defray, to the Purchaser the
 consideration money and all expenses incurred on the execution of the
 deed, in case any defect in the title of the property is detected
 the Purchaser is dispossessed of it in whole or in part.
 said property is free from all encumbrances, attachments or defects
 whatsoever and that the Seller has full power and absolute
 authority to sell property in the aforesaid manner. The Purchaser shall
 thereafter peacefully and quietly hold, possess and enjoy the said
 property without any interference, claim or demand, whatsoever, from
 the Seller or any claimant through or under him. Further the Seller, his
 executors, administrators and assigns covenant with Purchaser,
 heirs in office, executors, administrators and assigns do indemnify
 keep indemnified the Purchaser, his heirs in office, administrators
 assigns from or against all encumbrances and charges. And the
 or covenants with the Purchaser that he shall at the request and cost
 the Purchaser shall do and execute all such lawful acts, things and
 deeds whatsoever for further and more perfectly conveying and
 vesting the said property and every part thereof. The total sale
 consideration amount of Rs. 50,00,000/- (Rs. Fifty Lacs Only) as per
 this given in the heading of this sale deed has been received by the
 Seller from the Purchaser before the Sub- Registrar Dera Bassi. NOW
 this is receivable by the Seller from the Purchaser. The physical
 possession of the sold property has been handed over to the Purchaser on

[Handwritten signature]

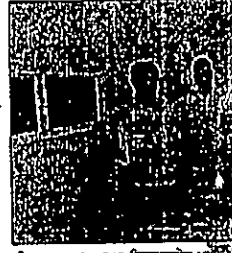
303

Value	5,000,000.00	Stamp Duty	400,000.00	Registration Fee	30,000.00	Part
Type of Land	CHAHU/NEHRI/AADI					
Area of Land	2 Bigha, 8 Biswa, 4 Biswani					
Segment Name	ਚੰਨਾਗਾ					
Segment Rate	3,000,000.00					ਦੇਸ਼
Segment Description	ਪ੍ਰਿਥੁਮਾਜਪੁਰ					SALE

ਮੀਟਿੰਗ ਨੰਬਰ: 23/06/2014 ਦਿਨ Monday ਵਕਤ 1:34:06 PM
ਮੈਂ ਸ੍ਰੀ. ਕਮਲਕਾਂਤ ਚਿਨਾਸਟੇਟ ਪ੍ਰਾ.ਲਿਮ:
ਜੋ ਚੰਨਾਗਾ ਦੇਸ਼ ਦੇ ਚਿਨਾਸਟੇਟ ਹਨ ਜਦੋਂ ਮੈਂ ਪੇਸ਼ ਕੀਤਾ।
ਮੈਂ ਕਮਲਕਾਂਤ ਚਿਨਾਸਟੇਟ ਪ੍ਰਾ.ਲਿਮ: ਵਸੀਲਾ ਕਰਤਾ/ਪ੍ਰਤਿਨਿਧਿਤਾ ਅਮਲ
ਜੁਲਾਇਆਤ ਖਾਨ ਨੂੰ ਵਸੀਲੇ ਦੀ ਸਿਖਰ ਪਤਰ ਸੁਰਾਈ ਕਰੀ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ
ਨਾਮਕੋਂ ਲਿਖ ਪ੍ਰਦਾਨ ਕੀਤਾ। ਹੈ / ਚਿਨਾਸਟੇਟ ਦੀ ਕਲ ਰਕਮ ਵਿਚੋਂ 0
ਰੁ: 118 ਸਾਲਾਂ ਦੇ ਨਕਦੀ ਹੋਰ ਖਾਸੀ /ਨਕਦੀ ਕਾਫੀ ਵਜੂਲ ਕੀਤੇ। ਦੋਹਾ ਖਿਲਾ ਦੀ ਕਰਾਰ ਨੇ:
ਲਾਭ ਦੇਣ ਲੱਗਦਾਰਾਂ ਅਤੇ ਕਰਾਰ ਨੇ: 2 ਖੁਰਨਾਮ ਲਿਖ
ਕਮਲਕਾਂਤ ਚਿਨਾਸਟੇਟ ਪ੍ਰਾ.ਲਿਮ: ਨੇ ਪਹਿਲੇ ਕਰਾਰ ਨੂੰ ਜਾਰੀ ਕੀਤਾ ਹੈ, ਜੋ ਕਿ ਪੂਰਨ ਹੋਵੇਗਾ ਨੂੰ ਜਾਰੀ ਕੀਤਾ ਹੈ।
ਚਿਨਾਸਟੇਟ ਵਸੀਲਾ ਚਿਨਾਸਟੇਟ ਕੀਤਾ ਜਾਵੇ।

ਮੀਟਿੰਗ 23/06/2014
ਸਦਾਰ 1. ਗੁਰਚਰਨ
ਸਹ ਚਿਨਾਸਟੇਟਰ
ਚੰਨਾਗਾ
2. ਗੁਰਚਰਨ
ਸਹ ਚਿਨਾਸਟੇਟਰ
ਚੰਨਾਗਾ

ਕ੍ਰਿਤ (ਨਕਦੀ ਖਾਸੀ) ਅਤੇ ਵਸੀਲਾ ਮੇਰੇ ਕੁਝ ਕੀਤੇ ਹਨ।
ਮੀਟਿੰਗ 23/06/2014
ਵਸੀਲਾ ਨੰ: 3,388 ਜਾਰੀ ਕਰਦੀ
ਜਿਨਾਸਟੇਟ ਨੰ: 0 ਦੇ ਸਦਾ ਨੰ: 0
ਪਰ ਚੰਨਾਗਾ ਚਿਨਾਸਟੇਟਰ ਚੰਨਾਗਾ ਕੀਤਾ ਜਾਵੇ।
ਸਹ ਚਿਨਾਸਟੇਟਰ
ਚੰਨਾਗਾ



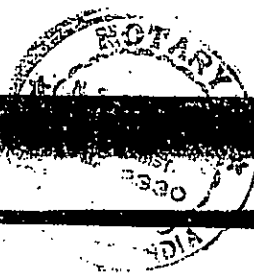
Text of the sale deed
admit the same as true

WITNESSES WHEREOF
signatures to this sale
serve as a document of

Witness No. 1
ਗੁਰਚਰਨ

Witness No. 2
ਗੁਰਚਰਨ

Witness No. 3
ਗੁਰਚਰਨ



304

The total expenses of this sale deed have been borne by the
Purchaser.

SALE

of the sale deed has been read over to the concerned parties
and they have admitted the same as true and correct.

WITNESSES WHEREOF the Seller & the Purchaser have subscribed
their signatures to this sale deed in the presence of witnesses so that it
may serve as a document of record and reference at the time of need.



प्लॉट नं. 2/1 बंगला विभाग

Witness No. 1

[Signature]

Seller

M/s. Castle Infrastructures Private Ltd

Purchaser

M/s. Golden Estates-II
Through Avinder Singh

99154-7946

9216428777

Witness No. 2

[Signature]

[Signature]

[Signature]

COMMISSIONER

ADVOCATES & SOLICITORS

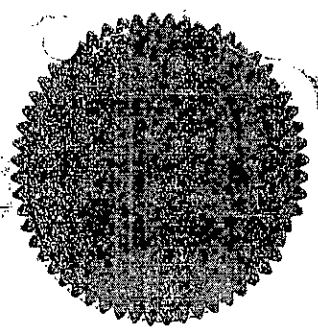


TRUE COPY

Rajani Associates
Advocates & Solicitors



305



IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
ARBITRATION PETITION NO. OF 2014

In the matter of Section 9 of the Arbitration
and Conciliation Act, 1996;

In the matter of a Definitive Agreement for
Settlement dated October 2, 2013

PACL Limited Petitioner
v/s
Prateek Kumar & Ors. Respondents

AFFIDAVIT IN SUPPORT OF PETITION

I, Paramjeet Singh Kanda, the Authorized Signatory of the Petitioner
abovenamed, do hereby state as under.

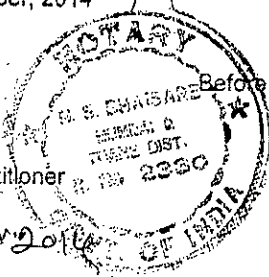
I am well conversant with the facts and am able to depose to the same.

I say and submit that the statements contained in the Petition are true
to the best of my knowledge.

Solemnly affirmed at Mumbai)
This 16 DEC 2014 day of December, 2014)

[Signature]
Rajani Associates
Advocates for the Petitioner

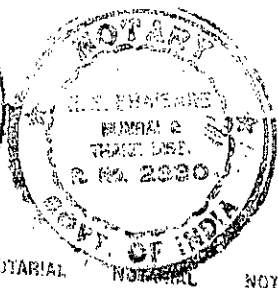
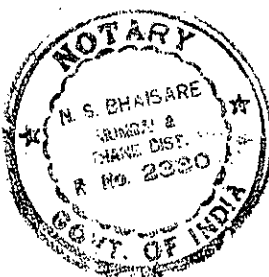
*Seent the True copy of
Board Resolution 26 Nov 2014*



Before me,

BEFORE ME
[Signature] 16/12/14
N. S. BHAISARE
NOTARY
MUMBAI & THANE DIST.

16 DEC 2014



NOTED & REGISTERED
Sr. No. 539... 18.5/10/14.
Dated... 16/12/14

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

IN THE HIGH COURT OF JUDICATURE AT
BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION PETITION NO. OF 2014

PACL Limited.

...Petitioner

Versus

Prateek Kumar and Ors

...Respondents

AFFIDAVIT IN SUPPORT

Dated this 16 day of December, 2014

Rajani Associates
Advocate for the Petitioner
204 – 207, Krishna Chambers
59 New Marine Lines
Mumbai 400020

306



PACL LIMITED

www.pacltd.com

CIN: U70101RJ1995PLC011577

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S PACL LIMITED HELD ON WEDNESDAY, 26th DAY OF NOVEMBER, 2014, AT 02:00 P.M. AT THE CORPORATE OFFICE AT 7th FLOOR GOPAL DAS BHAWAN, 28, BARAKHAMBHA ROAD NEW DELHI-110001

"RESOLVED THAT the consent of the Board be and is hereby accorded to file a complaint/suit against Mr. Prateek Kumar, S/o Mr. Praful Kumar, R/o Row House No.1, Goldfield Enclave Society, South Main Road, Vidyut Nagar, Koregaon Park, Pune 411001 Maharashtra and other concerning parties, before the police/regulatory/judicial/competent authorities in connection with the unauthorized/illegitimate sale made by such parties with respect to the properties of the Company throughout the country including the criminal conspiracy, breach of trust and forgery conducted against the Company.

RESOLVED FURTHER THAT Mr. P. S. Kandā, (Regional Manager) of the Company, be and is hereby authorized to lodge a complaint/FIR in connection with the matter as stated above and represent the Company before the concerned authorities and to sign and file all the requisite documents including petitions under the provisions of arbitration act, FIR, complaints, affidavits, vakalatnamas, memorandum of appearance, applications, plaint, appeal, rejoinder, reapplication, counter affidavit, reply, review petition, revision, curative petition, written statement, pleadings, declaration, evidence, and other papers whatsoever be deemed necessary and expedient for the said purpose and to engage / appoint advocates, professionals, consultants, experts to represent the company before the aforesaid authority and to perform all such acts and deeds incidental thereto for and on behalf of the Board.

FURTHER RESOLVED THAT a copy of the said resolution duly certified, jointly or severally, by the Director or Company Secretary of the Company, be furnished to the concerned authorities for their reference and records"

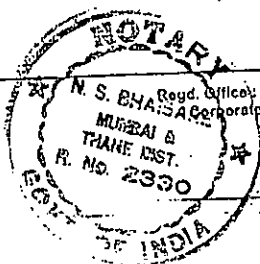
CERTIFIED TO BE TRUE COPY

For PACL LIMITED

(Gurjant Singh Gill)
(Director)

TRUE COPY

Rajani Associates
Advocates & Solicitors



Regd. Office: 22, 3rd Floor, Amber Tower, Sansar Chand Road, Jaipur - 302004 Ph.: 0141 - 5111701
Corporate Office: 7th Floor, Gopaldas Bhawan, 28 Barakhamba Road, New Delhi - 110001
Phone No.: 011 - 43650000, Fax No.: 011 - 43650028-29

IN THE HIGH COURT OF JUDICATURE AT
BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION PETITION NO. OF 2014

PACL Limited.

...Petitioner

Versus

Prateek Kumar and Ors

...Respondents

ARBITRATION SECTION 9

Dated this 16 day of December, 2014

Rajani Associates
Advocate for the Petitioner
204 - 207, Krishna Chambers
59 New Marine Lines
Mumbai 400020

Advocate Code: I 2167