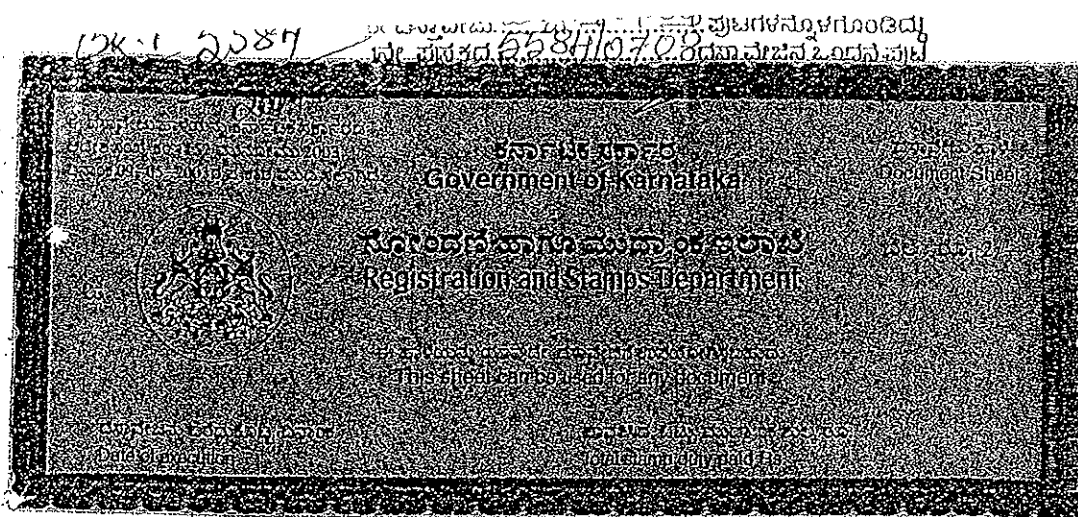




THIS INDENTURE made at Bangalore this Twenty fifth day of March in the
Christian Year Two Thousand Eight (25/03/2008)

BETWEEN

GKW. LTD (formerly known as Guest, Keen, Williams, Ltd) a company
incorporated under the provisions of the Companies Act, 1956 and having its
registered office at 3A, Shakespeare Sarani, Kolkata – 700 071, hereinafter
referred to as the "Vendor" (which expression shall unless it be repugnant to the
context or meaning thereof be deemed to mean and include its successors) of the
ONE PART;

AND

(1) PALLADIUM CONSTRUCTIONS PRIVATE LIMITED, a company
incorporated under the provisions of Companies Act, 1956 and (2) PLATINUM
HOSPITALITY SERVICES PRIVATE LIMITED, also a company incorporated
under the provisions of Companies Act, 1956, both having their addresses at
Phoenix Mills Compound, 462, Senapati Bapat Marg, Lower Parel, Mumbai – 400
013, hereinafter referred to as the "Purchaser No. 1" and the "Purchaser No. 2"

G. Murugan

M. Raju

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ಉ.ಉ.ನೋ., ರಾಜಾಜಿನಗರ

Print Date & Time : 25-03-2008 06:06:43 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5584

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ರಾಜಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 25-03-2008 ರಂದು 04:41:05 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	Registration Fee	32000000.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	840.00
	ಒಟ್ಟು :	32000840.00

ಶ್ರೀ Palladium Constructions Private Limited Rep. by its Authorised Signatory Dipesh Gandhi ಇವರಿಂದ ಹಾಜರ
ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ನುರುಕು	ಸಹಿ
ಶ್ರೀ Palladium Constructions Private Limited Rep. by its Authorised Signatory Dipesh Gandhi			

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ನುರುಕು	ಸಹಿ
1	Palladium Constructions Private Limited Rep. by its Authorised Signatory Dipesh Gandhi . (ಬರೆಸಿಕೊಂಡವರು)			
2	Platinum Hospitality Services Private Limited Represented by its Authorised Signatory Ms. Fazana Mojganil . (ಬರೆಸಿಕೊಂಡವರು)			

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು



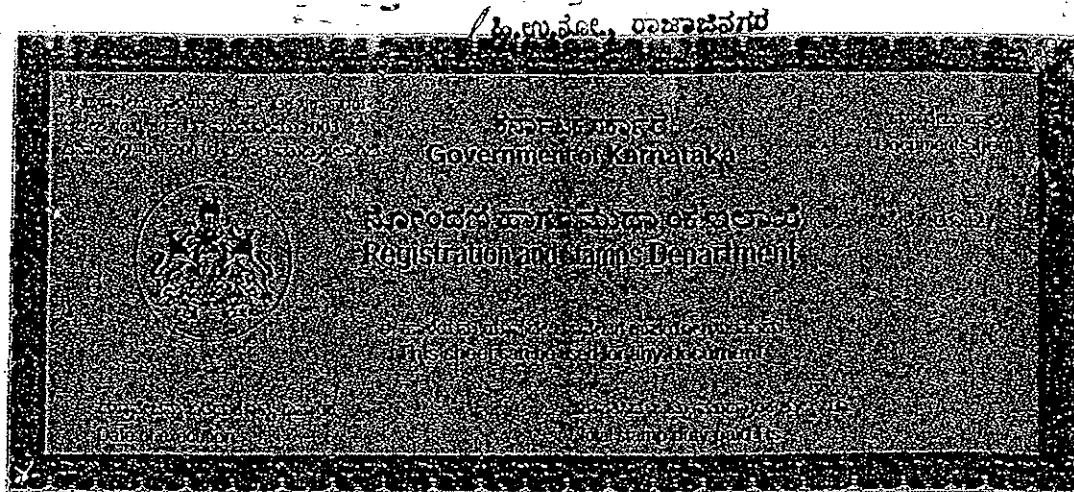
respectively and collectively as the "Purchasers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors and assigns) of the **OTHER PART**:

WHEREAS:—

- a) The Government of Mysore formed an industrial suburb to the west of Bangalore and entrusted all work relating thereto to the City Improvement Trust Board, Bangalore. The Government of Mysore sanctioned the formation of sites for construction of factories in the north zone of the said suburb and also approved the grant of sites;
- b) By a Possession Memo dated 5th March 1959, the City Improvement Trust Board, Bangalore, handed over possession of land more particularly described in Schedule (A) hereunder and herein after referred to as the "Schedule (A) Land" to Sankey Electrical Stampings Pvt. Ltd.;

SB Majumdar

G. Murasani



- c) By an order dated 9th March 1964, the Calcutta High Court sanctioned a scheme of amalgamation in terms of Section 394(2) of the Companies Act 1956, between Sankey Electrical Stampings Pvt. Ltd. (therein referred to as the Transferor Company) with the Vendor then known as Guest, Keen, Williams Ltd. (therein referred to as the Transferee Company) and by virtue of the sanctioned scheme, the Vendor came in possession of the Schedule (A) Land;
- d) By Deed of Sale dated 17th April 1965 between the City Improvement Trust Board, Bangalore, and the Vendor and registered with the Sub-Registrar, Bangalore City, South Bangalore, as Document No.344/65-66 at Volume 566, Book-I, Pages 44 to 54 on 19th April 1965, the City Improvement Trust Board, Bangalore, sold and conveyed to the Vendor absolutely free from all encumbrances the Schedule (A) Land for the consideration and on the terms therein mentioned;
- e) Vide order no: PWD/169/BMD/65 dated 17th September 1966 of Governor of Mysore, the grant of land more particularly described in



Schedule (B) hereunder written and hereinafter referred to as "Schedule (B) Land" to the Vendor was approved and Schedule (B) Land was handed over to the Vendor on 10th June 1967;

- f) By a Deed of Sale dated 29th September 1967 between the Governor of Mysore and the Vendor and registered with the District Registrar of Bangalore as Document No.2/68-69 at Volume 93, Book-I on 10th April 1968, the Governor of Mysore sold and conveyed to the Vendor free from all encumbrances the Schedule (B) Land for the consideration and on the terms therein mentioned;
- g) By a Possession Memo dated 24th November 1965, the City Improvement Trust Board, Bangalore, handed over possession of land more particularly described in Schedule (C) hereunder written and hereinafter referred to as "Schedule (C) Land" to the Vendor on 30th November 1965;

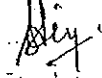
YBMojani

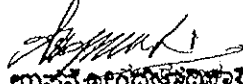
G. S. S. S. S.

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 ಡಿ.ಉ.ನೋ., ರಾಜಾಜಿನಗರ

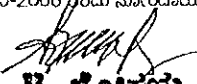
ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	J.D. Curavala No. 11, Hilpa A.G. Bell Road, Malabar Hill, Mumbai-400 006.	
2	Savitha Singh No. 4, Sunil Apartments, General J. Bhosle Marg, Opposite Mantralaya, Nariman Point, Mumbai - 400 021.	


 ಉಪನೋದಧಿಕಾರಿ
 ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು



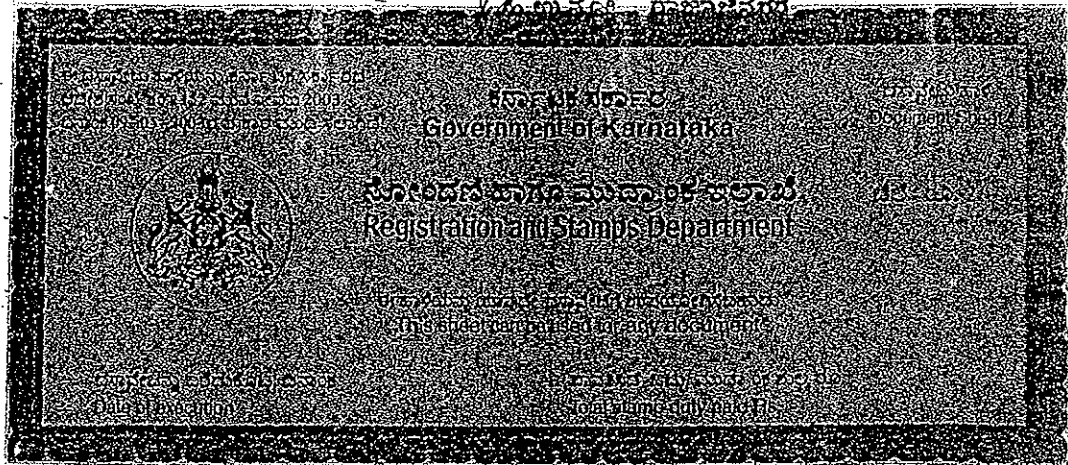
1 ನೇ ಪುಸ್ತಕದ ಬಹುಮತ
 ಸಂಖ್ಯೆ RJN-1-05584-2007-08 ಆಗಿ
 ಸಿ.ಡಿ. ಸಂಖ್ಯೆ RJND121 ನೇ ಪುಟದಲ್ಲಿ
 ದಿನಾಂಕ 25-03-2008 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಎ. ಟಿ. ಬೋಸಯ್ಯ
 ಉಪನೋದಧಿಕಾರಿ
 ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು



Designed and Developed by C-DAC, ACIS, Pune

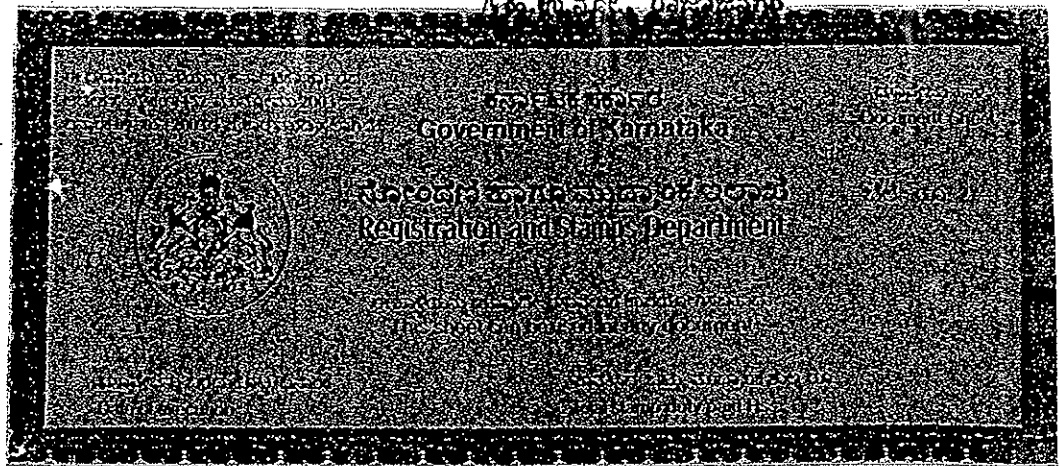


- h) By a Deed of Sale dated 6th October 1967, between the City Improvement Trust Board, Bangalore and the Vendor and registered with the Sub-Registrar, Bangalore, as Document No. 4119/67-68 at Volume 33, Book-I on 20th October 1967, the City Improvement Trust Board, Bangalore sold to the Vendor free from all encumbrances the Schedule (C) Land for the consideration and on the terms therein mentioned;
- i) The aggregate area of Schedule (A) Land, Schedule (B) Land and Schedule (C) Land is 81,010 sq yards equivalent to 67,734.7 sq mtrs;
- j) The Vendor has constructed various structures on the Said Land for its own use and same are described in Schedule (D) hereunder written (the said structures are herein after referred to as "the Structures");

Y. M. J. J.

G. P. J. J.

Baudhi



- k) The Schedule (A) Land, Schedule (B) Land, Schedule (C) Land and the Structures are hereinafter collectively referred to as the "Said Premises" and are more particularly described in the Schedule hereunder written and are shown by a red colour boundary line on the plan annexed hereto and marked as Annexure '1';
- l) On and from 21st October 1994, the name of the Vendor was changed from Guest Keen Williams Ltd. to its present name i.e. GKW Limited. A fresh Certificate of Incorporation dated 21st October 1994 was issued by the Registrar of Companies, West Bengal certifying the change of name, a copy of which Certificate is annexed hereto and marked as Annexure "2";
- m) Pursuant to the negotiations for sale which took place between the Parties, the Purchasers have agreed to purchase the Said Premises with marketable title, free from encumbrances and with quiet, vacant and peaceful possession for the consideration of Rs.320,00,00,000

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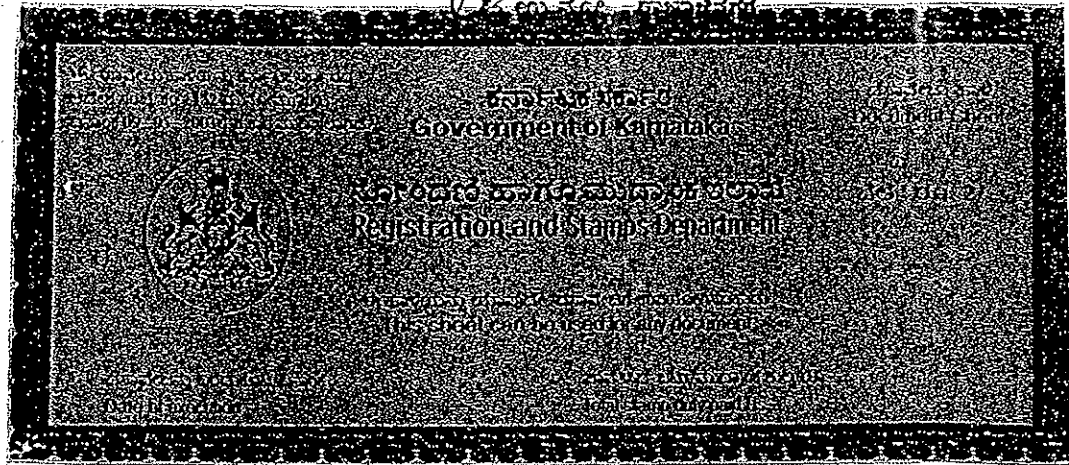
(Rupees Three hundred and twenty crores Only) and on the terms and conditions set out herein;

- n) The Purchasers, relying upon the statements, representations and assurances of the Vendor regards its clear and marketable title free from encumbrances to the Said Premises as made in this Conveyance and as set out in the Declaration-cum-Indemnity bearing even date and executed by the Vendor through its Authorized Director, have accepted the Title of the Vendor to the Said Premises and agreed to pay Rs.320,00,00,000 (Rupees Three hundred and twenty crores Only) being the full purchase price agreed between the Vendor and the Purchasers for the absolute sale of the Said Premises and vacant possession of the Said Premises handed over by the Vendor to the Purchasers on the execution of these presents as hereinafter appearing;

G. Swatan.

Y. Mojsani

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- o) The PAN Number of the Vendor is AABCG0671K;
- p) The PAN Number of the Purchaser No.1 is AAECF5444J; and
- q) The PAN Number of the Purchaser No.2 is AAECF4929L.

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201

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in consideration of the sum of Rs.320,00,00,000 (Rupees Three hundred and twenty crores Only) paid by the Purchasers to the Vendor on or before execution of these presents being the full consideration money agreed to be paid hereunder (the receipt whereof the Vendor do hereby admit and acknowledge and of and from the same and every part thereof for ever acquits releases and discharges the Purchasers) **THEY the Vendor do hereby indefeasibly grant, sell, convey, transfer, assign, release and assure unto and to the use of the Purchasers forever free from any encumbrances and all reasonable doubts ALL THAT the Said Premises being:**

For Vendor

G. Prasad.

Bandu

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- 15/1/51
- a) All that piece or parcel of land or ground hereditaments and premises situated in the jurisdiction of Bruhat Bangalore Mahanagara Palike of District Bangalore at Rajaji Nagar Industrial Suburb bearing site nos 134, 135, 136, 137, 138, and 139 and the strip of land adjoining site nos. 136, 137, 138 and 139 and admeasuring 50,455 sq yards equivalent to 42,186.7 sq.mtrs, hereinafter referred to as Schedule (A) Land and more particularly described in Schedule (A) hereunder written;
- b) All that piece or parcel of land or ground hereditaments and premises situated in the jurisdiction of Bruhat Bangalore Mahanagara Palike of District Bangalore, in Rajaji Nagar Industrial Suburb bearing site nos. 132 – 133 out of the area, then occupied by Bitumen Emulsion Factory, Bangalore and admeasuring 6,800 Sq. Yds. equivalent to 5,686 Sq Mts, hereinafter referred to as Schedule (B) Land and more particularly described in Schedule (B) hereunder written; and

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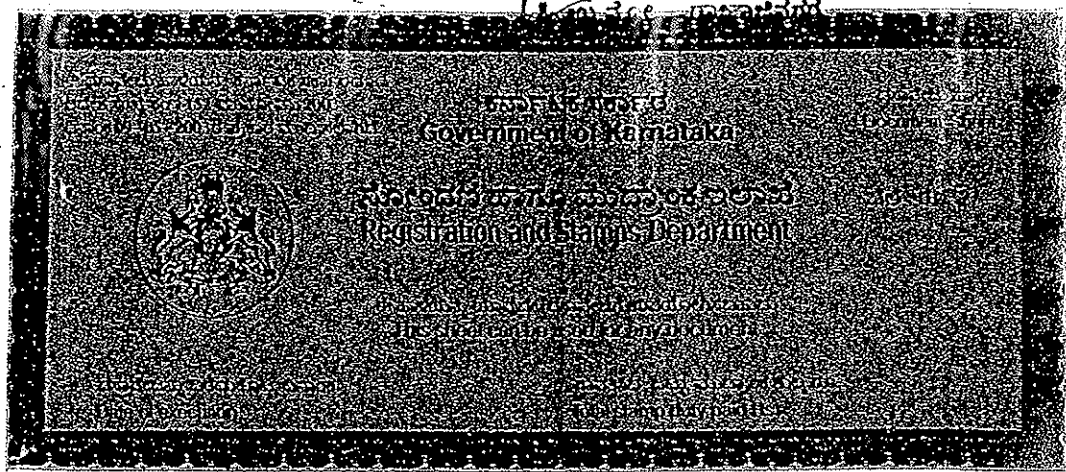
- c) All that piece or parcel of land or ground hereditaments and premises situated in the jurisdiction of Bruhat Bangalore Mahanagara Palike of District Bangalore in Rajaji Nagar Industrial Suburb and admeasuring 23,755 Sq. Yds. equivalent to 19,862 Sq. Mts. and lying on the West of the Lands owned by the Vendor being Schedule C hereto, hereinafter referred to as Schedule (C) Land and more particularly described in Schedule (C) hereunder written.

The properties described in Schedule (A), Schedule (B) and Schedule (C) admeasuring in aggregate 81,010 sq Yds. equivalent to 67,734.7 sq mtrs. together with the Structures described in Schedule (D) are hereinafter collectively referred to as the "Said Premises" and more particularly described in the Schedule hereunder written and shown by a red colour boundary line on the plan thereof hereto annexed and marked as Annexure '1' TOGETHER WITH all and singular the compound, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passages, commons gullies, wells, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights,

G. Swasath.

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members and appurtenances whatsoever to the Said Premises or ground hereditaments and premises or any part thereof belonging or in any wise appurtenant to or with the same or any part thereof now or at or any time heretofore usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto free from all encumbrances whatever **AND ALL THE ESTATE** right, title, interest, use, inheritance, possession, benefit, claim and demand whatsoever in law and in equity of the Vendor in to out of or upon the Said Premises or any part thereof **TO HAVE AND TO HOLD** all and singular the Said Premises hereby granted, released, conveyed, sold, transferred and assured or intended or expressed so to be with its and every of their rights members and appurtenances **UNTO AND TO THE USE** and benefit of the Purchasers for ever absolutely on the terms as mutually agreed between the Purchasers and in proportions as agreed between them **SUBJECT TO** the payment of all future rates, cesses assessments, taxes, outgoings, duties, and dues chargeable upon the same and hereafter to become payable to the Government or Bruhat Bangalore Mahanagar Palike or any other public body or local authority in respect thereof **AND** the Vendor do hereby for

G. Prasad.

M. J. J. J.

Sandhu

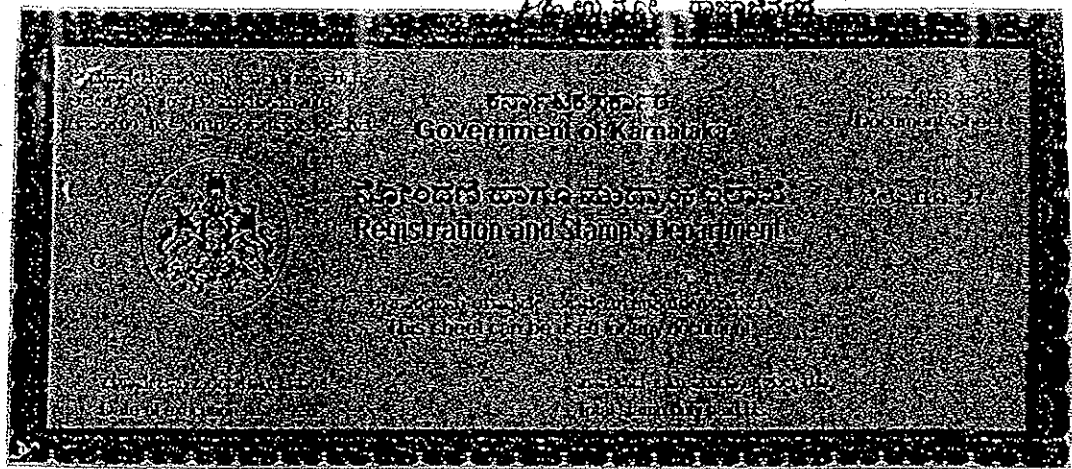


itself and its successors covenant with the Purchasers THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by from through, under or in trust for it made, done, committed, omitted or knowingly or willingly suffered to the contrary, the Vendor now has in itself good right, full power and absolute authority to grant, assign, release, convey, transfer and assure the Said Premises hereby granted, conveyed, assigned, released, transferred and assured or intended so to be unto and to the use of the Purchasers in manner aforesaid AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold, enter upon, use, occupy, possess and enjoy the Said Premises hereby granted, conveyed, assigned, released, transferred and assured with their appurtenances and receive the rents, issues and profit thereof and of every part thereof to and for its own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or its successors and assigns or any of them from or by any person lawfully or equitably claiming or to claim by, from, under or in trust for them AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever

Majumdar

G. Prasad Rao.

Dandekar



discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of, from and against all title, charges and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by from or in trust for them or any of them; AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Said Premises hereby granted conveyed, assigned, released, transferred and assured or any part thereof by from under or in trust for them, the Vendor or its successors shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required by the Purchasers or their Counsel or Counsels-in-law for assuring the Said Premises and every part thereof hereby

Y. M. J. J.

G. Anwaran.

Santhi



granted conveyed transferred and assured unto and to the use of the Purchasers.
in manner aforesaid .

IN WITNESS WHEREOF Common Seal of the Vendor has hereunto affixed and
the Purchasers has set and subscribed their respective hands and seals on the
day and year first hereinabove written;

THE SCHEDULE ABOVE REFERRED TO :

(Description of the Said Premises)

14/6/2017
All that piece and parcels of Industrial land aggregating to an area of 81,010
square yards equivalent to 67,734.7 square meters described below in
Schedule (A) Land, Schedule (B) Land, Schedule (C) Land and Schedule (D)
Structures and located within the jurisdiction of Bruhat Bangalore Mahanagara
Ward no. 67 (old no. 14)
Palike, Ward No. 14 - Nagapura Bearing Municipal New No. 1 and Property
Identification No. 14-1-1 in Industrial Suburb, Rajaji Nagar, Bangalore.

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Schedule (A) Land

ALL THAT piece or parcel of Industrial land or ground hereditaments and premises situated in the jurisdiction of Bruhat Bangalore Mahanagara Palike of District Bangalore at Rajaji Nagar, 80 feet Road, Dr. Rajkumar Road, Industrial Suburb bearing site nos 134, 135, 136, 137, 138, and 139 and the strip of land adjoining site nos. 136, 137, 138 and 139 and bounded as follows:

On or towards the East by : by 80' Main Parallel road
 On or towards the West by: by Trust Board Land;
 On or towards the North by: by site No. 133; and
 On or towards the South by: by road to Reservoir.

and admeasuring East to West $\frac{612' + 879'}{2}$

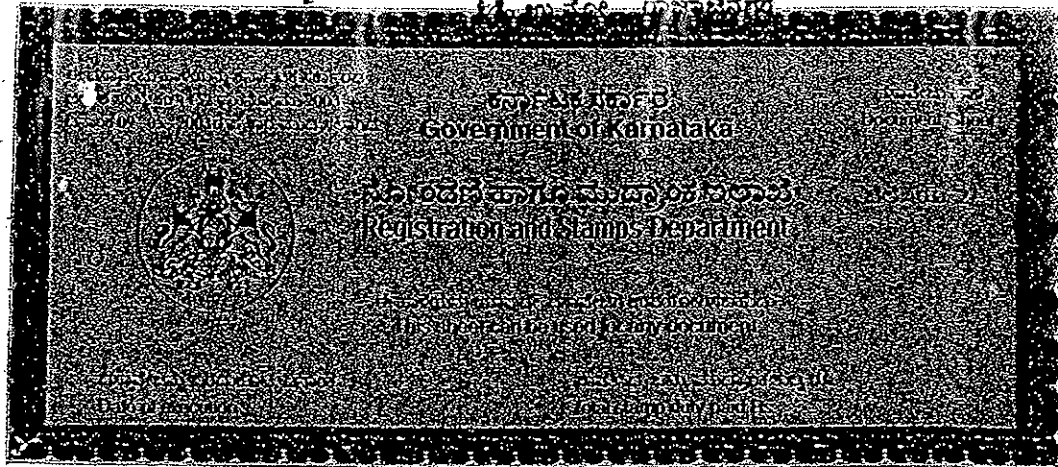
and North to South $\frac{612' + 687'}{2}$

i.e. 50,455 sq.yards equivalent to 42,186.7 sq.mtrs

G. Murugan.

M. M. M.

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Schedule (B) Land

ALL THAT piece or parcel of Industrial land or ground hereditaments and premises situated in the jurisdiction of Bruhat Bangalore Mahanagara Palike of District Bangalore, at Rajaji Nagar Industrial Suburb bearing site nos. 132 – 133 out of the area, then occupied by Bitumen Emulsion Factory, Bangalore, and bounded as hereunder:

- On or towards the East by : Chord roads leading to Rajajinagar
On or towards the West by: E.M.S. Property
On or towards the North by: other property of government, Bitumen Emulsion Factory, and
On or towards the South by : GKW Sankey Division Factory

admeasuring East to West 510 feet and North to South 120 feet i.e. 6,800 Sq. Yds. equivalent to 5,686 sq.mtrs.

M. M. J. J.

G. Shivanan

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Schedule (C) Land

All that piece or parcel of Industrial land or ground hereditaments and premises situated in the jurisdiction of Bruhat Bangalore Mahanagara Palike of District Bangalore in Rajaji Nagar Industrial Suburb and lying on the West of the lands owned by the Vendor and bounded as follows:-

On or towards the East by: site nos. 137 and 138 belonging to Vendor;

On or towards the West by: Reservoir and trust Board Land;

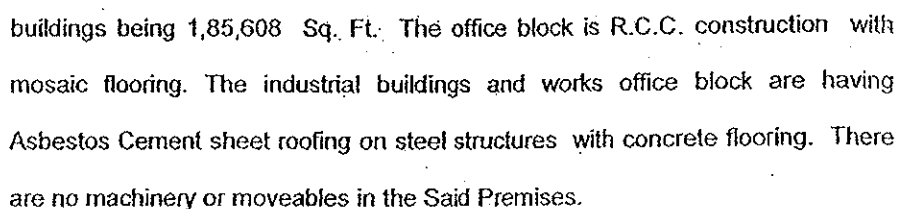
On or towards the North by : Trust Board Land;

On or towards the South by : road to Reservoir, and

Tomajani

G. Srinivasan

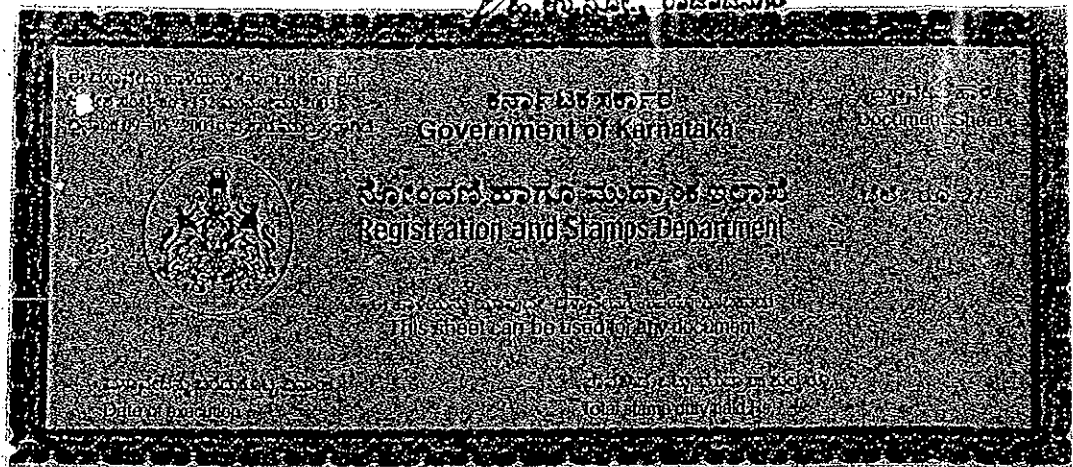
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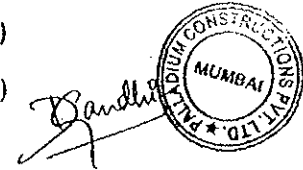
and in the presence of....)

Fayaziyon Shosh

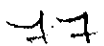
J. K. Mendenhall



SIGNED SEALED AND DELIVERED)
By the within named "PURCHASER NO.1")
PALLADIUM CONSTRUCTIONS PRIVATE)
LIMITED)
Through its Authorized Signatory)
Mr. Dipesh Gandhi)
Pursuant to the Resolution passed by its)
Board of Directors in its meeting held on)
17th day of March 2008 in the presence of)



(1) Mr. *Parimal K. Shetty*
Chairman
17/3/08





RECEIPT

RECEIVED from the withinnamed Purchasers sum of Rs.320,00,00,000 (Rupees Three hundred and twenty crores Only) being the full consideration payable under these presents vide (1) Pay Order bearing No.798775 for Rs.204,31,00,000/- (Rupees two hundred and four crores thirty one lakhs only) dated 25th March, 2008 drawn on Corporation Bank, Lower Parel Branch, Mumbai, drawn on behalf of Palladium Constructions Private Limited and (2) Pay Order bearing No.798776 for Rs.115,69,00,000/- (Rupees one hundred and fifteen crores and sixty nine lakhs only) dated 25th March, 2008 drawn on Corporation Bank, Lower Parel Branch, Mumbai, drawn on behalf of Platinum Hospitality Services Private Limited

TOTAL Rs.320,00,00,000

We say Received

For GWK LTD. (formerly known as Guest, Keen, Williams Ltd.)

G. Prasad
VENDOR

Witness:

1. *[Signature]*
J.D. CURRAVALA
11, HILL PARK,
AG BELL ROAD
NALABAR HILL
G. D

2. *[Signature]*
Parimal
Shirga
Calicut
Himal.
Tamanindane, Yomoinani

[Signature]
Jagadeesan Shree

[Signature]
Dandekar



DRAFTED BY

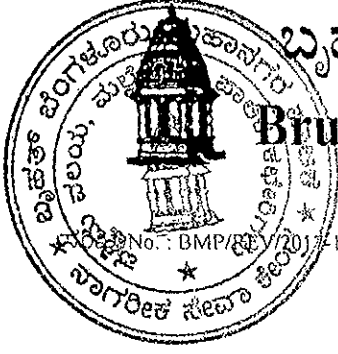
Msj (SAVITA SINGH)

KHAIYAN & CO.
ADVOCATES, NOTARIES, PATENT
& TRADEMARK ATTORNEYS
SUNRISE CHAMBERS,
22 ULSOOR ROAD,
BANGALORE - 560 042.

70Moffani

G. Mwasu

Gandhi



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ Bruhat Bangalore Mahanagara Palike

ಸ್ಥಳ/Place : CSC West Counter1

ದಿನಾಂಕ/Date : 18-05-2017

ಖಾತಾದೃಢೀಕರಣ ಪತ್ರ/ KHATHA CERTIFICATE

ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವಾರ್ಡ್ ಸಂಖ್ಯೆ 14 - NAGAPURA, ಮುನಿಸಿಪಲ್ ಸಂಖ್ಯೆ ಹೊಸದು 1 (ಹಳೆಯ ಸಂಖ್ಯೆ ---) INDUSTRIAL SUBURB, BANGALORE, ಈ ಸ್ವತ್ತಿನ ಖಾತೆಯು ನಗರಪಾಲಿಕೆ ದಾಖಲೆಯಲ್ಲಿ ಶ್ರೀ/ಶ್ರೀಮತಿ PALLADIUM CONSTRUCTIONS PRIVATE LIMITED ರವರ ಹೆಸರಿನಲ್ಲಿ ದಾಖಲಾಗಿದೆ ಎಂದು ದೃಢೀಕರಿಸಿದೆ. ಸದರಿ ಸ್ವತ್ತಿಗೆ "ಸ್ವತ್ತಿನ ಗುರುತಿನ ಸಂಖ್ಯೆ" (ಪಿಐಡಿ) 14-1-1 ನೀಡಲಾಗಿದೆ. ಮುಂದೆ ಈ ಸ್ವತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ವ್ಯವಹರಿಸುವಾಗ ದಯವಿಟ್ಟು ಈ "ಪಿಐಡಿ" ಸಂಖ್ಯೆಯನ್ನು ಉಪಯೋಗಿಸುವುದು.

Certified that the Khatha of Property bearing Municipal No. New 1 (Old No. ---) at INDUSTRIAL SUBURB, BANGALORE, Ward No 14 - NAGAPURA, stands in the name of Sri/Smt. PALLADIUM CONSTRUCTIONS PRIVATE LIMITED in the register of Bangalore Mahanagara Palike. The unique "Property ID No." (PID) allotted to this Property is: 14-1-1. Please refer the "PID No." for all further correspondence.

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ /Assistant Revenue Officer ಬೆಂಗಳೂರು

ಮಹಾನಗರ ಪಾಲಿಕೆ /Bruhat Bangalore Mahanagara Palike

ನಾಗರೀಕ ಸೇವಾ ಕೇಂದ್ರ

ಪಶ್ಚಿಮ ವಲಯ, ಮಲ್ಲೇಶ್ವರಂ ಪಾಲಿಕೆ ಕಛೇರಿ

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

ಗೆ/To,

ಶ್ರೀ/ಶ್ರೀಮತಿ/ Sri/Smt. PALLADIUM CONSTRUCTIONS PRIVATE LIMITED

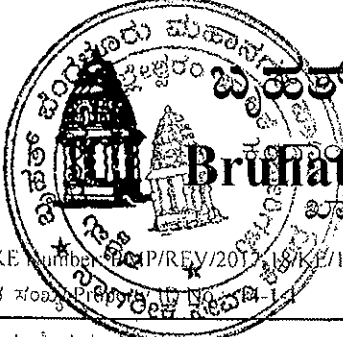
1(---) INDUSTRIAL SUBURB
BANGALORE

ಈ ಪ್ರಮಾಣ ಪತ್ರಕ್ಕಾಗಿ 25/- ರೂ. ಗಳನ್ನು ಸ್ವೀಕರಿಸಲಾಗಿದೆ. ರಸೀದಿ ಸಂಖ್ಯೆ :- 2017/2219573

Received Rs. 25/- for Khatha Certificate. Receipt No:- 2017/2219573

ಗಮನಿಸಿ : ಈ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಗಣಕೀಕರಣ ಮಾಡಿರುವ ಮಾಹಿತಿಗಳ ಆಧಾರದ ಮೇಲೆ ನೀಡಲಾಗಿದೆ. ಈ ಸಂಬಂಧ ತಪ್ಪುಗಳಿದ್ದಲ್ಲಿ ದಯವಿಟ್ಟು ಸಂಬಂಧಪಟ್ಟ ಸಹಾಯಕ ಅಧಿಕಾರಿಯನ್ನು ಸಂಪರ್ಕಿಸಿ.

This Certificate is issued from the Computerised records. If any discrepancies are found, please contact the concerned Assistant Revenue Officer.



ಖಾತಾ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

Brundal Bangalore Mahanagara Palike

ಖಾತಾ ನಕಲು / KHATHA EXTRACT

ಕ್ರಮ ಸಂಖ್ಯೆ/KE Number: P/REV/2017/18/K/1245732

ಸ್ಥಳ/ Place : CSC West Counter I

ಆಸ್ತಿ ಗುರುತಿನ ಸಂಖ್ಯೆ/Property No.: 14

ದಿನಾಂಕ/ Date : 18-05-2017

01	ವಾರ್ಡ್ ಸಂಖ್ಯೆ ಮತ್ತು ಹೆಸರು / Ward No. and Name	14/NAGAPURA
02	ರಸ್ತೆಯ ಹೆಸರು / Road Name	INDUSTRIAL SUBURB
03	ಮುನ್ಸಿಪಲ್ ಸಂಖ್ಯೆ / Municipal No.: ಹಳೆಯದು / Old No.:	ಹೊಸದು / New No.:1
04	ಮಾಲೀಕರ ಹೆಸರು / Owners Name	PALLADIUM CONSTRUCTIONS PRIVATE LIMITED
05	ನಿವೇಶನದ ಅಳತೆ / Sital Area (Sq.ft)	729090.0
06	ಕಟ್ಟಡದ ಅಳತೆ / Total Builtup Area (Sq.ft)	
07	ಖಾಲಿ ನಿವೇಶನದ ವಾರ್ಷಿಕ ಮೌಲ್ಯ / Vacant Land ARV	Rs. 2187270.00
08	ವಸತಿಗಾಗಿ ಉಪಯೋಗ ವಾರ್ಷಿಕ ಮೌಲ್ಯ / Residential ARV	
09	ವಸತಿಯೇತರ ಉಪಯೋಗ ವಾರ್ಷಿಕ ಮೌಲ್ಯ / Non-Residential ARV	
10	ತೆರಿಗೆ ದರ / Rate of Tax: ವಸತಿಯೇತರ ವಾರ್ಷಿಕ ಮೌಲ್ಯದ ಮೇಲೆ ಶೇ 25/25% on Non-Residential ARV ವಸತಿ / ಖಾಲಿ ನಿವೇಶನದ ವಾರ್ಷಿಕ ಮೌಲ್ಯದ ಮೇಲೆ ಶೇ 20 / 20% on Residential/ Vac. Land ARV	NR-TAX : --- R-TAX : --- VL-TAX :Rs. 437454.00
11	ಕಂದಾಯ ಬೇಡಿಕೆ / Property Tax Demand	Rs. 437454.0
12	ಉಪಕರಗಳು (ಆರೋಗ್ಯ, ಶಿಕ್ಷಣ, ಗ್ರಂಥಾಲಯ, ಬಿಕ್ಕುಕರ) ಶೇ 34 / Cessess (Health, Education, Library, Beggary) : 34%	Rs. 148734.00
13	ಒಟ್ಟು ಬೇಡಿಕೆ / Total Tax	Rs. 586188.00
14	ಕಂದಾಯ ನಿಗದಿ ಮಾಡುವ ಅಧಿಕಾರಿಯ ರಾಜು / Signature of the Concerned Assessor	
15	ಕಮ್ಮಿ ಜಾಸ್ತಿ ದಾಖಲೆ ಪುಸ್ತಕದಲ್ಲಿರುವ ಕ್ರಮ ಸಂಖ್ಯೆ / SI No in Mutation Register	SAS 447725
16	ಜಾರಿಗೆ ಬರುವ ತಾರೀಖು / Effective Date	01-04-2008
17	ಮೇಲ್ದಾಟು ವೆಚ್ಚ / Improvement Charges	

ಷರಾ / Remarks

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ / Assistant Revenue Officer

ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ / Bangalore Mahanagara Palike

ನಾಗರೀಕ ಸೇವಾ ಕೇಂದ್ರ

1. ಖಾತಾ ನಕಲು ಪ್ರಮಾಣ ಪತ್ರಕ್ಕಾಗಿ 100/- ರೂ. ಗಳನ್ನು ಸ್ವೀಕರಿಸಲಾಗಿದೆ. ರಸೀದಿ ಸಂಖ್ಯೆ :- 2017/2219574

Received Rs. 100/- for Khatha Extract. Receipt No:-2017/2219574

2. ವಿಶೇಷ ಸೂಚನೆ : ಈ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಗಣಕೀಕರಣ ಮಾಡಿರುವ ಮಾಹಿತಿಗಳ ಆಧಾರದ ಮೇಲೆ ನೀಡಲಾಗಿದೆ. ಪಟ್ಟಿಮೆ ವಲಯ, ಮಲ್ಲೇಶ್ವರಂ ಪಾಲಿಕೆ ಕಛೇರಿ
ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿಯನ್ನು ಸಂಪರ್ಕಿಸಿ.

Note:- This Certificate is issued from the Computerized records. If any discrepancies are found, please contact the concerned Assistant Revenue Officer.



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ - ಕಂದಾಯ ಇಲಾಖೆ
BRUHAT BENGALURU MAHANAGARA PALIKE - REVENUE DEPARTMENT

ಎಸ್.ಎ.ಎಸ್. ಮೂಲ ಅರ್ಜಿ ಸಂಖ್ಯೆ
SAS Base Application No:

447725

2017-2018	ಅರ್ಜಿ ಸಂಖ್ಯೆ Application No :	1600050793	ಅಯ್ಯ ಮಾಡಿದ ವಾರ್ಡ್ ಸಂಖ್ಯೆ ಮಾನ್ಯ ಹೆಸರು Ward No & Name as declared	67- Nagapura	ಪಾವತಿಸಿದ ಸ್ಥಳ : Payment Location :	CANARA BANK(CAB) BBMP
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ಆಸ್ತಿ ತರಿಗೆ ರಸೀದಿ PROPERTY TAX RECEIPT (ಎಂ.ಎ.ಆರ್. 31ಎ ನಿಯಮ 73 M.A.R. 31A Rule 73)

ರಸೀದಿ ಸಂಖ್ಯೆ Receipt No.	1718665195	ದಿನಾಂಕ: Date:	29-05-2017	ವಸತಿ ವಲಯ ವರ್ಗೀಕರಣ Residential zone classification declared by tax payer	C	ವಸತಿಯೇತರ ವಲಯ ವರ್ಗೀಕರಣ Non Residential zone classification declared by tax payer
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ಮಾಲೀಕರ ಹೆಸರು : Owner's Name :	PALLADIUM CONSTRUCTIONS PRIVATE LIMITED	ಸ್ಥಳೀಯ ವಿಳಾಸ : Property Address :	1 INDUSTRIAL SUBURB , 1ST BLOCK, Rajajinagar	Old PID No / Khattha / Survey No :	14-1-1
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Mode of payment Online / Cheque / DD / PO / Cash	747866, HDFC BANK LTD. (HDF) ,WORLI (WLI), MUMBAI	ಪಾವತಿ ವಿವರ Payment Details:	Full Payment	ಪಾವತಿ ವ್ಯವಹಾರ ಸಂಖ್ಯೆ Payment Transaction Number :	91634506716
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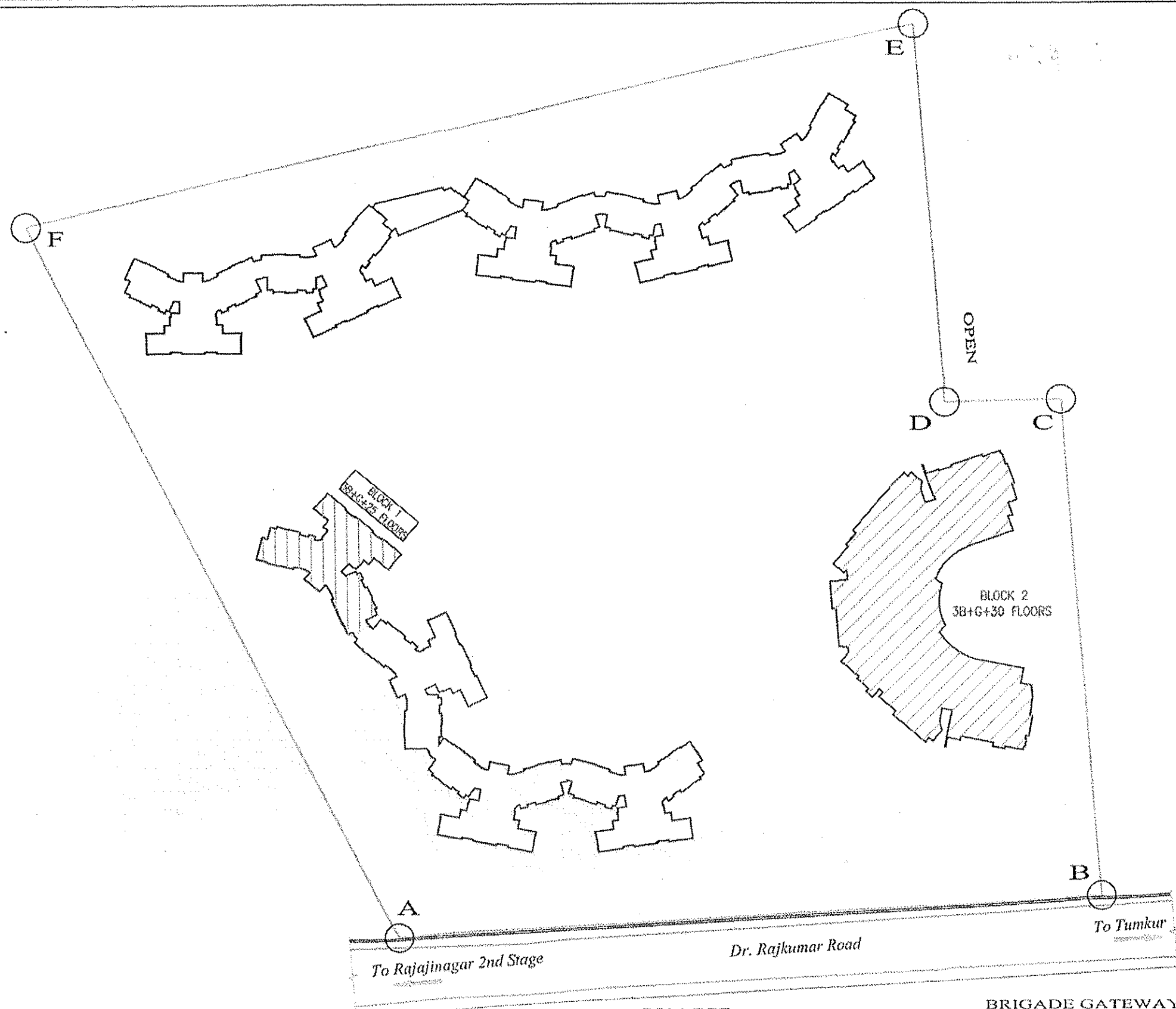
1	2	3	4	5	6	7	8	9	10	11	12
ತರಿಗೆ ಪಾವತಿ ವರ್ಷ Tax Paid Year	ಆಸ್ತಿ ತರಿಗೆ Property Tax	ಉಪತರಿಗೆ Cesses	ಒಟ್ಟು ತರಿಗೆ Total Tax	ಪಡೆದಿರುವ ರಿಬಾಟಿ Rebate Availed	ದಂಡ Penalty	ಬಡ್ಡಿ Interest	ಛೇದ ತ್ಯಾಜ್ಯ ಉಪರ SWM Cess	ಪಾವತಿಯಾಗದ ನೆಟ್ಟು ತರಿಗೆ ಮೊತ್ತ Net Tax to be Paid	ಮುಂಗಡ ತರಿಗೆ Advance Tax	ಪಾವತಿಸಲಾದ ಬಾಕಿ ತರಿಗೆ ಮೊತ್ತ Balance Tax Paid	ಹೊರಾಚಿಕೆ ಮಾಡಬೇಕಾದ ಮೊತ್ತ Excess amount to be adjusted
2017-2018	254680.80	61123.39	315804.19	15790.21	0.00	0.00	0.00	300014.00	0.00	300014.00	0.00

Amount in Words : Rupees Three Lakhs And Fourteen only

Please Note : This payment is accepted subject to verification of accounts. If payment instrument is dishonored, then action as per Negotiable Instruments Act will be initiated. Further this payment is accepted subject to verification of the property by the BBMP. If the above declaration made under SAS is found to be false action as per KMC Act will be initiated. If the tax-reassessed is more than 5 % than the tax remitted under self-declaration, the evaded tax shall be payable together with a penalty not less than twice the tax payable along with interest for the difference amount payable calculated @ 24% p.a.
Terms and conditions : This computation of property tax capping the increase to 20%-25% is subject to verification of property and verification of previous property tax returns filed. The tax payer is liable to pay the balance property tax as per rules in all cases of discrepancies.



This is a computer generated receipt and does not require a seal and signature.



SITE PLAN - Tower 6 (Block 1) & Kessaku (Block 2)

PRECISION SURVEYS (INDIA) PVT LTD

NO:407, 9th CROSS, B.C.C. LAYOUT,
CHANDRA LAYOUT 1ST STAGE, BANGALORE-40
PHONE-080-23392043, TELEFAX-080-23393603.

EMAIL: precision-surveys@rediffmail.com, precision-surveys@gmail.com