

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152-ಮು.ನೋ.ಮು. 2003
ತೀರ್ಮಾನ 09-05-2003ರ ಪ್ರಕಾರ ಮುಪ್ಪಿಸಲಾಗಿದೆ.

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 ಬಳಸಬಹುದು.
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಕ್ಕೆ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

Handwritten signatures and stamps, including a date '12' and a signature '11-12'.

Handwritten text: T/3679, 11-12

SALE DEED

Handwritten text: NO. 11-12

THIS DEED OF SALE executed at Mysore on this the 18th day of August 2011 by

1. **Mr. G. SHASHIDHAR, (PAN NO. AOOPS7404J)** Son of late S. Govindaraju, aged about 45 years, residing at "Govinda Krishna", No. 389, 26th Cross, D Block, J.P. Nagar, Khille Mohalla, Mysore City : and
2. **Mr. K.R. SATHYANARAYANA, (PAN NO. AJOPS2226B)** Son of late K.V. Ramaswamy, aged about 50 years, residing at "Inchara" No. 905/85, 4th Main, 5th Cross, Vidyaranyapuram, Khille Mohalla, Mysore City, hereinafter called the VENDORS

TO AND IN FAVOUR OF

M/s. HINDUSTAN ENGINEERING TRAINING CENTRE, (PAN NO. AAATH1787P) a Society registered under the Societies Registration Act, having its Head Office at No. 40, GST Road, St. Thomas Mount, Chennai 600 016, represented by its Vice President **Mr. ANAND JACOB VERGHESE**, Son of K.C.G. Verghese, who has been duly authorized in this behalf by the Hindustan Engineering Training Centre by their resolution dated 06-07-2011, hereinafter called the PURCHASER

Handwritten signatures of the vendors and purchaser.



"TRUE COPY"
Compared with the Original
and found correct
NOTARY, MYSORE DIST. (KARNATAKA)



Print Date & Time : 18-08-2011 11:30:55 AM

ದಾಖಲೆ ಸಂಖ್ಯೆ : 3679

ಸೆಲ್ ರಜಿಸ್ಟ್ರಾರ್ ಮೈಸೂರು(ದಕ್ಷಿಣ) ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 18-08-2011 ರಂದು 10:35:16 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊಂದಣಿ ಶುಲ್ಕ	162000.00
2	ಪ್ಯಾನ್ ಸಿಂಗ್ ಟಾ	480.00
3	ದ್ರಿ ಪ್ರತಿ ಶುಲ್ಕ	100.00
4	ಪರಿಶೋಧನೆ ಮತ್ತು ಪರಿವೀಕ್ಷಣೆ	35.00
	ಒಟ್ಟು :	162615.00



ಶ್ರೀ M/s. Hindustan Engineering training Centre rep by its Vice President Anand Jacob Verghese ಇವರದ ಹಾಗೂ ಮಾದಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Hindustan Engineering training Centre rep by its Vice President Anand Jacob Verghese			

Handwritten signature
ಸೆಲ್ ರಜಿಸ್ಟ್ರಾರ್

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ನ ಗುರುತು	ಸಹಿ
	M/s. Hindustan Engineering training Centre rep by its Vice President Anand Jacob Verghese (ಬರೆದುಕೊಟ್ಟವರು)			
	G. Shashihar (ಬರೆದುಕೊಟ್ಟವರು)			



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ಉಪನಿರ್ದೇಶಕರು

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

Gove

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ಜಾ

ನೋಂದಣಿ
Registration

ಹೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Stamps Department

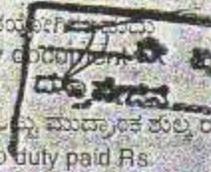
ಪುಟ: ರೂ. 2

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ
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ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಾರದು
Not to be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ವಾಸಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮತ್ತಿ ರೂ.
Total stamp duty paid Rs



3679
20/11/10

* 2

The terms VENDORS and PURCHASER shall wherever the context admits or permits mean and include their respective heirs, legal representatives, executors, administrators and assigns.

WHEREAS the VENDORS are the absolute (joint) owners of Industrial site bearing No.27/F, situated in 3rd Stage of Industrial Suburb, Mysore South, Fort Mohalla, Mysore, measuring East to West 20 feet, and North to South 100 feet, together with the building thereon consisting of 18.00 squares of ground Floor and 18.00 squares of First floor with RCC roofing, Mosaic flooring and morefully described in the schedule hereunder, they having purchased the same from Mr. Mahadevaswamy in and by a deed of sale dated 23/06/2010, registered as document No. NYS-1-2091 of 2010-2011 on the file of SRO, Mysore South

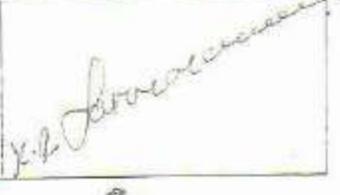
WHEREAS the schedule mentioned property was originally allotted to Mr. S.G. Narayana by City Improvement Trust Board as an industrial plot by their allotment order bearing reference No. 1549/71-72 dated 13/10/1971 measuring 100 x 200 feet and

[Handwritten signature]
K.R. [Handwritten signature]

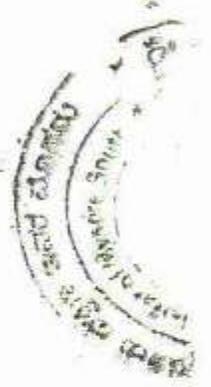


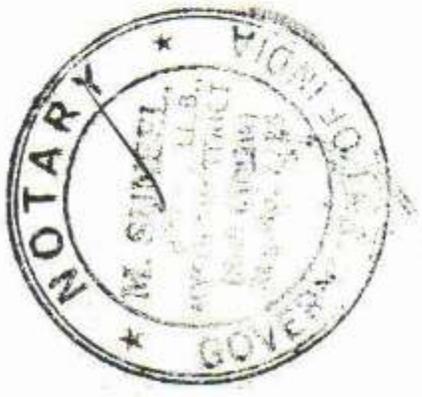
For HINDUSTAN ENGINEERING CENTRE

VICEDIRECTOR

ಕ್ರಮ ನಂ.ಗೆ	ಹೆಸರು	ವಿಳಾಸ	ಹಸ್ತಚಿಹ್ನೆ	ಸಹಿ
3	K.R. Sathyanarayana . (ಸಾರ್ವಜನಿಕತಾಂತ್ರಿಕ ವರದಿ)			


ಸಹಿ


ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಸಾರ್ವಜನಿಕತಾಂತ್ರಿಕ ವರದಿ


NOTARY
M. SRINIVAS
GOVERNMENT OF INDIA

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು
Docu sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: 2/-

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಈ ಹಾಲೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಲು ಸಾಧ್ಯವಿಲ್ಲ
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3679
3
Total stamp duty paid Rs

Page 3

WHEREAS after compliance with the conditions stipulated in the allotment order and payment of the sale consideration thereof, the City Improvement Trust Board in and by a deed of sale dated 21/11/1972 registered as document No.2540 of 1972 on the file of Office of Headquarters Sub Registrar, Mysore sold the schedule mentioned property in favour of the said Mr. S.G. Narayana.

WHEREAS the said Mr. S.G. Narayana sold the schedule mentioned property in favour of M/s. Vasu Home Products Private Limited as detailed below:

Sl. No.	Date	Document No.	On the file of	Extent
1.	12/09/2004	2142 of 1994	SRO, Mysore South	200 feet x 50 feet
2.	14/09/2004	2161 of 1994	SRO, Mysore South	200 feet x 50 feet

S.G. Narayana
S.G. Narayana

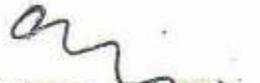


ಗುರುತಿಪವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	K.V.V.K. Balaji No F2, Selvaraja Apts, Plot NO 6, Vembullamman Koil Street, Madipakkam, Chennai	
2	R. Senthil Kumar No 86, Eldams Rd, Teynampet, Chennai	


ಸಹಿ ರಚಿಸಿ

ಆಸಲು ಪ್ರತಿಯೊಂದಿಗೆ ಓಂದು ನಕಲು ಪ್ರತಿಯನ್ನು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಆಸಲು ಪ್ರತಿಗೂ ನಕಲು ಪ್ರತಿಗೂ ಹೋಲಿಸಿದಾಗ ಯಾವುದೇ ವ್ಯತ್ಯಾಸವಿರುವುದಿಲ್ಲ


ಗುರುತಿಸಲಾಗಿದೆ

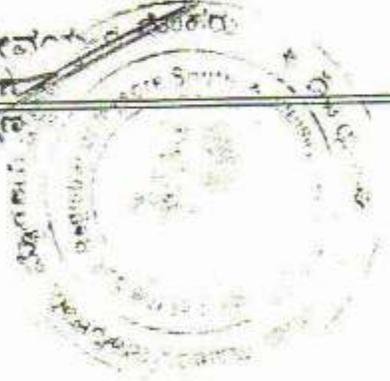



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ MYS-1-03679-2011-12 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ MYSD170 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 18-08-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಕೆ.ಎಸ್. ಪುಷ್ಪಾಧಿಕಾರಿ
ಸಹಿ ರಚಿಸಿ
ಮೈಸೂರು ರಕ್ಷಣಾ


NOTARY
GOVERNMENT OF INDIA

Designed and Developed by C-DAC, ACTS, Pune



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಜಾ



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

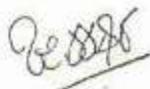
ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs

3679
4

WHEREAS later the name of the company, M/s. Vasu Home Products Private Limited was changed as M/s. PN Foods Private Limited, which was duly approved by the Registrar of Companies, Karnataka, Bangalore by their order dated 31/03/1997 by issuing a fresh certificate of incorporation

WHEREAS subsequently, the name of the company was once again changed to M/s. Cholayil Pure and Natural Foods Private Limited, which was also duly approved by the Registrar of Companies, Chennai by issuing a certificate of incorporation afresh dated 09/10/2003 consequent upon the change of name

WHEREAS M/s. Cholayil Pure and Natural Foods Private Limited, represented by its Director Mr.A.V.Anoop (authorized and approved by a resolution passed by the Board of Directors dated 29/06/2007), later by a deed of sale dated 17/09/2007, registered as document No.MY


Mr. A.V. Anoop

For HINDUSTAN ENGINEERING TRAINING CENTRE





ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s. Hindustan Engineering training Centre rep by its Vice President Anand Jacob Verghese ಇವರು 1088700.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

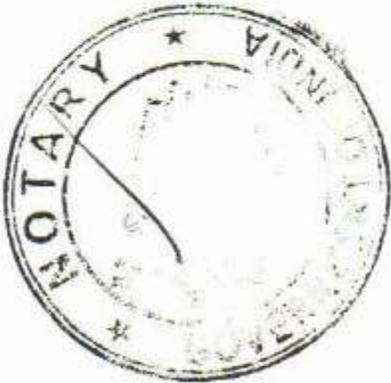
ಸ್ವಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1088700.00	No.821780, dt: 6/8/11, IOB, Gemini Circle- Chennai
ಒಟ್ಟು :	1088700.00	

ಸ್ಥಳ : ಮೈಸೂರು(ದಕ್ಷಿಣ)

ದಿನಾಂಕ : 18/08/2011

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
(ಮೈಸೂರು(ದಕ್ಷಿಣ))

Designed and Developed by C-DAC ,ACTS Pune.



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕಿ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ದಸ್ತಾವೇಜನ್ನು ಏರ್ಪಡಿಸಿದ ದಿನಾಂಕ
Date of execution

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಒಟ್ಟು ಮುದ್ರಾಂಕ ದರ
Total stamp duty paid Rs.

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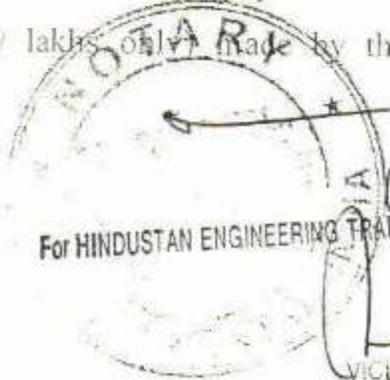
2007-2008 on the file of SRO, Mysore South sold the schedule mentioned property in favour of N. Mahadevaswamy

WHEREAS subsequently the said Mr. Mahadevaswamy in and by a deed of sale dated 23/06/2010, registered as document No.MYS-1-2091 of 2010-2011 sold the schedule mentioned property in favour of the VENDORS herein

WHEREAS the VENDORS having thus become the absolute/ joint owners of the schedule mentioned property offered to sell the same free of all encumbrances to the PURCHASER for a consideration of Rs.1,20,00,000/- (Rupees One Crore twenty lakhs only), and the PURCHASER has agreed to purchase the same at the said consideration free from all encumbrances.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the aforesaid agreement and in consideration of the payment of Rs.1,20,00,000/- (Rupees One Crore twenty lakhs only) made by the PURCHASER in the following manner:


K.R. Anjanappa


For HINDUSTAN ENGINEERING TRAINING CENTRE
VICE-PRESIDENT

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಜಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಅಂಟಿಸಿಕೊಳ್ಳಬಹುದಾಗಿದೆ.
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

3679
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Page 6

- a. Demand Draft bearing No. 778217784 dated 06/08/2011, for Rs.60,00,000/- (Rupees Sixty lakhs only) drawn on Indian Overseas Bank, Gemini Circle Branch, Chennai payable at Mysore in favour of the first vendor herein
- b. Demand Draft bearing No. 778217791 dated 06/08/2011, for Rs.60,00,000/- (Rupees Sixty lakhs only) drawn on Indian Overseas Bank, Gemini Circle Branch, Chennai payable at Mysore in favour of the second vendor herein

and the receipt of which sums the VENDORS do hereby admit, accept and acknowledge and release the PURCHASER from any further payment, the VENDORS do hereby transfer, sell and assign absolutely the piece and parcel of the Industrial site No.27/F, situated in 3rd Stage of Industrial Suburb, Mysore South, Fort Mohalla, Mysore, measuring East to West 200 feet, and North to South 100 feet, together with the superstructure constructed thereon measuring 18.00 squares (ground floor and 18.00

[Handwritten signature]
Sd/- *[Handwritten signature]*

NOTARY
For HINDUSTAN ENGINEERING TRAINING CENTRE
INDIA
VIDE PRESIDENT

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕೌಇ 152 ಮುನ್ಸೂಚನೆಯು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖ್ಯ ಸಲಾಹಿದ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
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[Signature]

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

Page 7

squares (First floor), with RCC roofing, Mosaic floor and more fully described in the schedule hereunder absolutely to the PURCHASER together with all ditches, watercourses, easements, liberties, privileges, additions and appurtenances whatsoever to the said property hereby sold and more fully described in the Schedule hereunder belonging or reputed to belong and possessed and enjoyed therewith or reputed to possess and enjoy or known as part and parcel thereof and all the estate, rights, title and interest in the said property and claims, demands, whatsoever of the VENDORS into and upon the said property and TO HAVE AND TO HOLD the same absolutely and forever free from all encumbrances whatsoever:

i. The VENDORS do hereby covenant with and assure the PURCHASER that the Schedule mentioned property is free from all encumbrances, viz. Mortgages, maintenance claims and attachments or any other obligation annexed to the ownership of the property and that the VENDORS have got full, absolute and indefeasible right

[Signature]
K.R. [Signature]

NOTARY
For HINDUSTAN ENGINEERING TRAINING CENTRE
VICE PRESIDENT

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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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

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Page 8

power and authority to convey the Schedule mentioned property or any part thereof by way of absolute sale to the PURCHASER.

2. The VENDORS further covenant with the PURCHASER that there is no impediment legal or otherwise, disabling the VENDORS from conveying a good and lawful title, to the PURCHASER the Schedule mentioned property and that the VENDORS have not knowingly committed or suffered or have been party or privy to any acts, deeds or thing whereby or by means of which the property hereby conveyed or any part thereof is or may be encumbered or charged in any way.

3. The VENDORS also covenant with the PURCHASER that the VENDORS and all persons lawfully and equitably claiming through or under them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER execute and register or cause to be executed or registered all such acts, deeds,

Handwritten signature
K.R. Srinivasan

NOTARY
For HINDUSTAN ENGINEERING TRAINING CENTRE
VICE-PRESIDENT

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆವಣಿ ಸಂಖ್ಯೆ 152 ಮುನ್ಸೂಚನೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಪಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

Page 9

and things whatsoever for further and more perfectly assuring her title to the Schedule mentioned property or any part thereof unto the PURCHASER in the manner aforesaid or as may be required.

4. The VENDORS have this day put up the PURCHASER in vacant possession of the Schedule mentioned property and the VENDORS covenant that the PURCHASER shall at all times hereafter quietly and peacefully possess and enjoy the Schedule mentioned property without any let, hindrances, interruption or claims from the VENDORS.
5. The VENDORS covenant with the PURCHASER that they shall sufficiently indemnify and will keep indemnified the PURCHASER against all claims, damages demands and actions at law and other proceedings as against the Schedule mentioned property.

Ve. S. S. S. S.
K. R. Lakshminarayana

For HINDUSTAN ENGINEERING TRAINING CENTRE



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕ೦೯ 152 ಮುನ್ಸೂಚನೆಯು 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.

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Page 10

- The VENDORS covenant with the PURCHASER that they have paid or will pay all public dues or any other dues in respect of the Schedule mentioned property up to the date of sale.
- The VENDORS covenant with the PURCHASER that the PURCHASER shall be entitled to transfer of all the revenue records pertaining to the schedule mentioned property in the name of the purchaser.


N R Srinivasan

NOTARY
For HINDUSTAN ENGINEERING TRAINING CENTRE

VICE PRESIDENT

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ಸೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ವೆಲೆ: ರೂ. 2/-

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Date of execution

ಹಾಕಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs

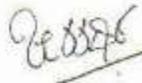
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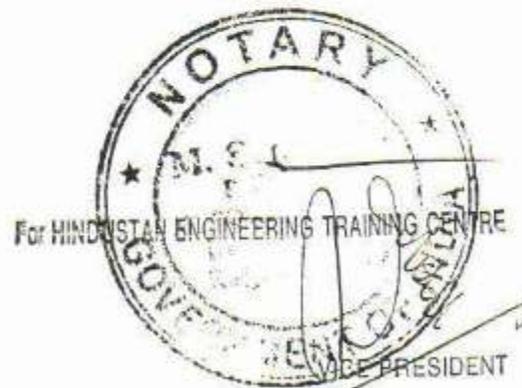
Page 17

SCHEDULE

All that piece and parcel of the Industrial site No.27/F, situated in 3rd Stage of Industrial Suburb, Mysore South, Fort Mohalla, Mysore, measuring East to West 200 feet, and North to South 100 feet, consisting of 18.00 squares ground Floor and 18.00 squares First floor, RCC, Mosaic Building and the same is bounded on:

East : Site No.27/H
West : Road
North : Site No.27/E
South : Trust Board Land


K. B. Srinivasan



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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.

36790/-
12/05/03
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Stamp duty paid as per market rate.

IN WITNESS WHEREOF THE VENDORS AND THE PURCHASER
HERETO HAVE SET THEIR HANDS, SIGNED THEIR NAMES ON
THIS DAY, MONTH AND YEAR ABOVE WRITTEN IN THE
PRESENCE OF :

WITNESSES :

1.
K.V.V.K. Balaji
F2, Selvanagar Ah
Plot 6, Venkateswaram Road
Madhapakkam, Chennai-91.

2.
R. Senthil Kumar
no: 86, Eldams Road,
Teynampet, Ch-18.

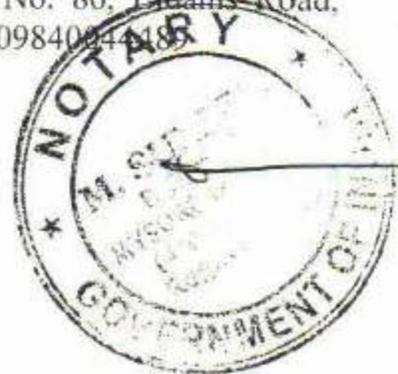
1.

2.

VENDORS
For HINDUSTAN ENGINEERING TRAINING CENTRE

VICE PRESIDENT
PURCHASER

Drafted by : Mr. K.G. Vasudevan, Advocate, No. 86, Eldams Road,
Teynampet, Chennai-600018 Ph : 044-24356011, 09840044185



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ದಸ್ತಾವೇಜು ಹಾಳೆ

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ದಿನಾಂಕ
Date

ಈ ದಸ್ತಾವೇಜು	8
ಪಾಲಿಸಿ/ದಾಖಲೆ/ಇತರೆ	I ನೇ ಎ
1832	ದಸ್ತಾವೇಜು ಕೊಡಲು
ದಸ್ತಾವೇಜು ಮೌಲ್ಯ ರೂ:	

I-1832
2016-17

SALE DEED

THIS DEED OF SALE IS MADE AND EXECUTED THIS THE TENTH DAY OF JUNE 2016
(10/06/2016) AT MYSURU,

MR. A.R CHAR

Aged about 73 years,
Son of Late N. Srirangachar,
Residing at No.389/A,
Cheluvamba Agrahara,
Mysuru.

[PAN No: ALMPC0797P]

[Hereinafter called the **VENDOR**, which term wherever the context permits shall mean and include his respective heirs successors, assigns, executors, administrators and legal representatives of the **FIRST PART**;]

AND:

Hindustan Engineering Training Centre

(A Society Registered under the Societies Registration Act XXI of 1860)

40, G.S.T Road, St. Thomas Mount, Chennai – 600016

Represented by its Vice President,

Dr. Anand Jacob Verghese.

Aged about 47 years

S/o. Dr. K.C.G. Verghese

[PAN No: AATH1787P]

[Hereinafter called the **PURCHASER** which term shall wherever the context so permits shall mean and include its, successors, assigns, executors, administrators and legal representatives of the **SECOND PART**;]

For HINDUSTAN ENGINEERING TRAINING CENTRE

VICE PRESIDENT

A. R. Char



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ಮೊಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Hindustan Engineering Training Centre Rep By its Vice President Dr. Anand Jacob
 Verghese , ಇವರು 1210000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1100000.00	No 958767 dt:- 8-6-2016 UB Mysore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	110000.00	No 958769 dt:- 8-6-2016 UB Mysore
ಒಟ್ಟು :	1210000.00	



ಸ್ಥಳ : ಮೈಸೂರು(ದಕ್ಷಿಣ)
 ದಿನಾಂಕ : 10/06/2016

Uwee

Senior Sub-Registrar
 Mysore South



DOCUMENT SHEET

ದಸ್ತಾವೇಜು ಹಾಳೆ

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ಇಲ್ಲಿಗೆ ಸ್ವೀಕರಿಸಿದವರ ದಸ್ತಾವೇಜಿನ ಸಂಖ್ಯೆ	ಇಲ್ಲಿಗೆ ಸ್ವೀಕರಿಸಿದವರ ದಸ್ತಾವೇಜಿನ ದಿನಾಂಕ

NOW THIS DEED WITNESSETH AS FOLLOWS;

WHEREAS, the VENDOR is the absolute owner in possession of the property bearing Industrial site bearing No.27/E situated at III stage, Industrial Suburb, Mysuru measuring east to west 200 feet and North to south 100 feet, which is more fully described in the schedule hereunder, and hereinafter referred to as the SCHEDULE PROPERTY, having acquired the same vide a Title Deed dated 19/07/2007 executed by Mysore Urban Development Authority (MUDA), Mysore registered as Document No. MDA-1-01862-2007-08 in Book-I in the Office of the Additional District Registrar, Mysore District, and ever since is in peaceful possession and enjoyment of the SCHEDULE PROPERTY as its absolute Owner.

WHEREAS, the SCHEDULE PROPERTY was allotted to the VENDOR herein by the erstwhile CITB, Mysore now known as MYSURU URBAN DEVELOPMENT AUTHORITY, hereinafter referred to as MUDA in this Deed and as it is officially known, vide allotment letter dt 22/6/1979.

WHEREAS, the VENDOR after having paid the full value of the site was handed over possession of the SCHEDULE PROPERTY by CITB, Mysore, vide Memo dated 13/7/1981.

WHEREAS, the VENDOR has been in continuous peaceful possession and enjoyment of the SCHEDULE PROPERTY free from all interruptions since 13/7/1981.

WHEREAS, MUDA has levied a penalty of Rupees One Lakh on the VENDOR for keeping the site vacant, which he has paid on 8/06/2007. On receipt of the fine amount and on fulfillment by the VENDOR of the terms of the allotment, the Title deed dated 19/07/2007 came to be executed in favour of the VENDOR in the manner stated above.

For HINDUSTAN ENGINEERING TRAINING CENTRE

VICE PRESIDENT

A. R. C.



Print Date & Time : 10-06-2016 12:43:05 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1832

ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಮೈಸೂರು(ದಕ್ಷಿಣ) ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 10-06-2016 ರಂದು 11:41:07 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲ್ಯದೊಂದಿಗೆ



ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊಂದಣಿ ಕುಲ್ಯ	220000.00
2	ಸ್ಯಾನ್ವಿಂಗ್ ಫೀ	385.00
3	ಪರಿಶೋಧನೆ ಮತ್ತು ಪರಿವೀಕ್ಷಣೆ	35.00
	ಒಟ್ಟು :	220420.00

ಶ್ರೀ Hindustan Engineering Training Centre Rep By its Vice President Dr. Anand Jacob Verghese ಇವರಿಂದ ಹಾಜರಾದ ಮಾದಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Hindustan Engineering Training Centre Rep By its Vice President Dr. Anand Jacob Verghese			 VICE PRESIDENT

ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	Hindustan Engineering Training Centre Rep By its Vice President Dr. Anand Jacob Verghese . (ಬರೆದುಕೊಂಡವರು)			 VICE PRESIDENT
2	A.R. Char . S/o Late. N. Srirangachar . (ಬರೆದುಕೊಂಡವರು)			

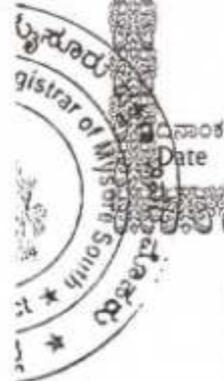
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ಸ್ಥಳೀಯ ಸಂಖ್ಯೆ:	3
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ತರಗತಿ:	3
ದಸ್ತಾವೇಜು ಮೌಲ್ಯ:	



WHEREAS, there is a typographical mistake in the name of the **VENDOR** in the Title Deed dated 19/07/2007 executed by Mysore Urban Development Authority (MUDA), Mysore, registered as Document No. MDA-1-01862-2007-08 in Book-I in the Office of the Additional District Registrar, Mysore District. The said mistake has been rectified by the Mysore Urban Development Authority (MUDA), Mysore vide Rectification Deed dated 7/6/2016, and registered as Document No. MDA-1-00251-2016-17 in Book-I in the Office of the Additional District Registrar, Mysuru District.

WHEREAS the Mysuru Mahanagara Palike has assessed the **SCHEDULE PROPERTY** to tax and the Khata of the **SCHEDULE PROPERTY** stands in the name of the **VENDOR**.
WHEREAS the **VENDOR** has paid upto date taxes on the **SCHEDULE PROPERTY**.

AND WHEREAS, the **VENDOR** hereby covenants that the **SCHEDULE PROPERTY** was purchased by the **VENDOR** out of his own earnings and that his heirs and assigns had no independent rights nor claims of ownership and title over the same.

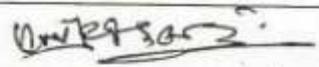
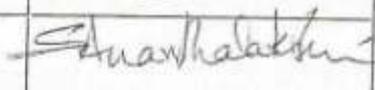
AND WHEREAS, the **VENDOR** has decided to sell the **SCHEDULE PROPERTY** for meeting his immediate requirements and the **PURCHASER** has approached the **VENDOR** to purchase the **SCHEDULE PROPERTY**. After negotiations, the **VENDOR** has agreed to sell the **SCHEDULE PROPERTY** in favour of the **PURCHASER** for a total sale consideration of Rs. 2,20,00,000/- (Rupees Two Crores Twenty Lakhs Only) and the **PURCHASER** has agreed to purchase the **SCHEDULE PROPERTY** for the said consideration.

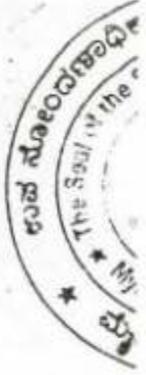
WHEREAS the parties herein have entered into an Agreement of Sale dt.01/04/2016 in this regard, AND the **VENDOR** in furtherance of the Agreement for Sale has conveyed the **SCHEDULE PROPERTY** for a valuable consideration of Rs.2,20,000,00/- (Rupees Two Crores Twenty Lakhs only) which is paid as follows:

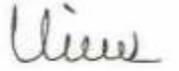
For HINDUSTAN ENGINEERING TRAINING CENTRE
3
VICE PRESIDENT

A. R. Ch...

ಗುರುತಿರುವವರು

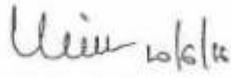
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	K.V.V.K Balaji Plot No 6, Vembulamman Koil Street, Madipakkal, Chennai	
2	Dr. S Ananthalakshmi 13th cross, J.L. Puram, Mysore	





ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್

I hereby certify that on production of the original document No MYS-1-00002-2016-17, CD No MYSD 268, dt:-01-04-2016 I have satisfied myself that the stamp duty of Rs. 22000/- has been paid thereon.

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ MYS-1-01832-2016-17 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ MYSD279 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 10-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಮೈಸೂರು(ದಕ್ಷಿಣ))	
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DOCUMENT SHEET

ದಸ್ತಾವೇಜು ಹಾಳೆ

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಇದೇ ಭಸ್ತಕದಡಿ ದಸ್ತಾವೇಜಿನ ಸಂಖ್ಯೆ	4
ದಸ್ತಾವೇಜಿನ ಸಂಖ್ಯೆ	೮
ದಸ್ತಾವೇಜಿನ ದಿನಾಂಕ	೨೦೧೬.೦೬.೦೮

A] A sum of Rs 500,000/- (Rupees Five Lakhs only) vide Cheque bearing no.221316, dated 14/3/2016 drawn on Indian Overseas Bank, JP Nagar Branch has been paid to the VENDORS brother A.K.CHAR in whose favour the VENDOR has executed a General Power of Attorney to execute the Sale in favour of the PURCHASER in the event the VENDOR is unable to do so due to his professional commitments. The VENDOR hereby accepts the payment made to his GPA holder, as payment made to the VENDOR himself.

B] A sum of Rs. 1,62,88,200/- (RUPEES ONE CRORE SIXTY TWO LAKHS EIGHTY EIGHT THOUSAND TWO HUNDRED ONLY) paid to VENDOR by way of Demand Draft bearing No. 958770 dated 08.06.2016 drawn on Union Bank of India, Chennai.

C] A sum of Rs.52,11,800/- (RUPEES FIFTY TWO LAKHS ELEVEN THOUSAND EIGHT HUNDRED ONLY) deducted towards TDS by the PURCHASER, and shall be paid by the PURCHASER to the Income Tax Department, which is agreed to by the VENDOR.

The receipt of which the VENDOR hereby acknowledges before the witnesses attesting hereunder, and further the VENDOR hereby sells, conveys, grants, assigns, and transfers in favor of the PURCHASER, its heirs, assigns the SCHEDULE PROPERTY free from all encumbrances and appurtenances whatsoever, TO HAVE AND TO HOLD the same without any hindrance, interruption, disturbance, claims or demands by the VENDOR or anybody claiming through or under him as predecessors in title. The VENDOR further admits that the amount deducted towards TDS forms a part of the Sale consideration of the SCHEDULE PROPERTY and that no further amounts are due from the PURCHASER.

The receipt of which the VENDOR hereby acknowledges before the witnesses attesting hereunder, and further the VENDOR hereby sells, conveys, grants, assigns, and transfers in favor of the PURCHASER, its heirs, assigns the SCHEDULE PROPERTY free from all encumbrances and appurtenances whatsoever, TO HAVE AND TO HOLD

For HINDUSTAN ENGINEERING TRAINING CENTRE

4

A. R. Char

VICE PRESIDENT

DOCUMENT SHEET

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ಖರೀದಿದಾರರ ಹೆಸರು:
ದಸ್ತಾವೇಜಿನ ಸಂಖ್ಯೆ:
ದಸ್ತಾವೇಜಿನ ವಿವರ:
ದಸ್ತಾವೇಜಿನ ದಿನಾಂಕ:

the same without any hindrance, interruption, disturbance, claims or demands by the VENDOR or anybody claiming through or under him as predecessors in title. The VENDOR further admits that the amount deducted towards TDS forms a part of the Sale consideration of the SCHEDULE PROPERTY and that no further amounts are due from the PURCHASER.

NOW THE VENDOR COVENANTS AS FOLLOWS:

1. That the VENDOR as the absolute owner of all that piece and parcel of the SCHEDULE PROPERTY hereby conveys UNTO the PURCHASER all that piece and parcel of the SCHEDULE PROPERTY TO HAVE AND TO HOLD the same as its absolute property with all rights, liberties, privileges, drains, easements, hereditaments, ways, water courses free from all encumbrances.
2. The VENDOR assures the PURCHASER that the SCHEDULE PROPERTY is his personal, absolute Property and that no other member/s of his/their family has/have any manner of claim, right, title or interest over the same.
3. The VENDOR assures the PURCHASER that he has not entered into an Agreement for sale with any third parties with respect to the SCHEDULE PROPERTY and he has a clear, valid, subsisting and marketable title in relation to the SCHEDULE PROPERTY and that there is no legal impediment for the absolute sale of the SCHEDULE PROPERTY in favour of the PURCHASER herein.
4. The VENDOR assures the PURCHASER that the SCHEDULE PROPERTY is free from encumbrances of whatsoever nature such as court attachments, acquisition proceedings, minor claims, maintenance claims, charges, lien, lispendens etc.,

For HINDUSTAN ENGINEERING TRAINING CENTRE

A. R. Chari

5
VICE PRESIDENT

DOCUMENT SHEET

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ಇ. ಸಂಖ್ಯೆ: 183/2018
ದಸ್ತಾವೇಜಿನ ನಂ. 6 ನೇ ಹಾಳೆ
ಉ.ನೋ.ಅ.

ದಿನಾಂಕ
Date

5. The **VENDOR** assures the **PURCHASER** that the taxes for the earlier years in relation to the **SCHEDULE PROPERTY** to the concerned authorities has been paid and undertakes to indemnify the **PURCHASER** against any such payment/expense.
6. The **VENDOR** further covenants that he shall, at all times, at the request of the **PURCHASER** do or execute, or cause to be done, or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying the **SCHEDULE PROPERTY** in favour of the **PURCHASER**.
7. The **VENDOR** undertakes to indemnify the **PURCHASER** at his cost against any loss/damage/expense the **PURCHASER** may incur/suffer on account of defect in title, if any of the **VENDOR** or arising from the claim of his predecessors in title, any other third parties, or from interference and any consequential disturbance to the peaceful possession and quiet enjoyment of the **SCHEDULE PROPERTY** if any.
8. The **VENDOR** has already handed over all the original documents of title in relation to the **SCHEDULE PROPERTY** to the **PURCHASER** and the **PURCHASER** acknowledges having received the same.
9. The **PURCHASER** shall henceforth be entitled to peacefully and quietly hold, possess, enjoy and exploit the **SCHEDULE PROPERTY** as its absolute Property with all benefits accruing thereto, without any let or hindrance either by the **VENDOR** or any one claiming through or under him.
10. The **VENDOR** has no objection for the **PURCHASER** to get the Khata of the **SCHEDULE PROPERTY** transferred into its name and shall render all assistance/cooperation in this regard.

For HINDUSTAN ENGINEERING TRAINING CENTRE

A. R. Choudhary

Signature
6

DOCUMENT SHEET

ದಸ್ತಾವೇಜು ಹಾಳೆ

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ಇ.ನಂ. ಪುಸ್ತಕದ/83ನಂ:	
ದಸ್ತಾವೇಜಿನ ಇ.ನಂ. ಹಾಳೆ	
ದಸ್ತಾವೇಜು ಮೌಲ್ಯ: ರೂ.೯.೦೦.೦೦	

ದಿನಾಂಕ
Date

11. The expenses of Stamp duty and registration fee is borne by the PURCHASER. The PURCHASER has already paid a sum of Rs.22,000/- at the time of entering into an Agreement of Sale dt 1/4/2016 with the VENDOR with respect to the "SCHEDULE PROPERTY," and the same is registered in Book-I as Document No. MYS-1-00002-2016-17 in the Office of the Sub Registrar, Mysore South. The said sum of Rs.22,000/- paid on the Agreement of Sale dt. 1/4/2016 is adjusted in the stamp duty payable in this Deed of Sale.
12. The PURCHASER has this day been put in actual physical possession of the SCHEDULE PROPERTY and the PURCHASER acknowledges having taken possession.

SCHEDULE PROPERTY

All that piece and parcel of Industrial site bearing No.27/E situated at III Stage, Industrial Suburb, Mysuru measuring East to West 200 feet and North to South 100 feet, in all measuring 20,000 Sq.ft. and bounded on the:

- | | | |
|----------|---|---------------|
| East by | : | Site No.27/G, |
| West by | : | Road, |
| North by | : | Site No.27/D, |
| South by | : | Site No.27/F. |

The market value of the property Rs.2,20,00,000/- (Rupees Two Crores Twenty Lakhs only).

For HINDUSTAN ENGINEERING TRAINING CENTRE

VICE PRESIDENT

A. H. Chou

DOCUMENT SHEET

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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಇಲ್ಲಿ ಪುಸ್ತಕದ 18.32ನೇ
ದಸ್ತಾವೇಜಿನ ಶೇನೇ ಹಾಳೆ
C
ಮೈಸೂರು ನಗರ ಸರ್ಕಾರ.

ದಿನಾಂಕ
Date

IN WITNESS WHEREOF the parties have set their respective hands to this Deed of Absolute Sale in the presence of the Witnesses attesting hereunder,

WITNESSES:

1. K.V.V.X. RAOJI (Vendor)
S/o K. SWAMYRAJU
Plot: 6, Venkateswara Temple Street
Madhavaram, Channarayana For HINDUSTAN ENGINEERING TRAINING CENTRE
P.O.: 600 091

A.R. CHAR,
VENDOR (A.R. CHAR)

2. S. ANANTHA LAKSHMI
S. Ananthalakshmi
4th 13th Cross
V.V. MOHALLA,
MYSURU-570002.

(DR ANAND JACOB)
VICE PRESIDENT
PURCHASER VER GHESE

DRAFTED BY

K.R. Sathyanarayana

K.R.SATHYANARAYANA
Document Writer
Licence No. 581/93-94
D. No. 1036/20, 4th Main,
Vidyaranyaapuram, Mysore-8
Phone : 98451 15470



I-3878
17-18

SALE DEED

THIS DEED OF SALE IS MADE AND EXECUTED THIS THE TWENTY FOURTH DAY OF AUGUST 2017 (24/08/2017) AT MYSURU,

Smt. L.Rajamma,
Aged about 50 years,
Wife of M. Rangaraj,
Resident of Malligehalli Village,
Yellandur Taluk,
Chamarjnar District.
[PAN No: ABGPR1658A]

[Hereinafter called the **VENDOR**, which term wherever the context permits shall mean and include her respective heirs successors, assigns, executors, administrators and legal representatives of the **FIRST PART**];

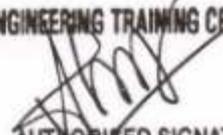
AND:

Hindustan Engineering Training Centre
(A Society Registered under the Societies Registration Act XXI of 1860)
40, G.S.T Road, St. Thomas Mount, Chennai – 600016
[PAN No: AAATH1787P]
Represented by its Special Officer,
Mr. Abel Mathew Prasad
S/o. Mr. Prasad.
Aged about 29 years
[Authorized vide Governing Council Resolution of the Society dt. 18/8/2017]

[Hereinafter called the **PURCHASER** which term shall wherever the context so permits shall mean and include its, successors, assigns, executors, administrators and legal representatives of the **SECOND PART**];

L. Rajamma

For HINDUSTAN ENGINEERING TRAINING CENTRE


AUTHORISED SIGNATORY¹



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ಮೊದಲಣ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Hindustan Engineering Training Centre Rep By its Special Officer Abel Mathew Prasad , ಇವರು 952000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	867000.00	No 766952.Dt 21/8/17. Union Bank of India,Chennai
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	85000.00	No 766951.Dt 21/8/17. Union Bank of India,Chennai
ಒಟ್ಟು :	952000.00	

ಸ್ಥಳ : ಮೈಸೂರು(ದಕ್ಷಿಣ)

ದಿನಾಂಕ : 24/08/2017

U
 Senior Sub-Registrar
 Mysore South
 (ಮೈಸೂರು(ದಕ್ಷಿಣ))



Designed and Developed by C-DIGI ARTS Pune.

DOCUMENT SHEET

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ವಿಸ್ತಾರದ ಸಂಖ್ಯೆ: _____
ರಾಜ್ಯವೆಣಿಸಿದ ಸಂಖ್ಯೆ: _____
ತಾ.ಸಂಖ್ಯೆ: _____



NOW THIS DEED WITNESSETH AS FOLLOWS;

WHEREAS, the VENDOR is the absolute owner in possession of the bit of land adjacent to Industrial site bearing No.27/F, now bearing Muncipal N0 27/ F & 27/F1, situated at III stage, Industrial Suburb, Vishweshwar Nagar, Fort Mohalla, Mysuru South, Mysuru, measuring east to west 200 feet and North to south 50 feet, which is more fully described in the schedule hereunder, and hereinafter referred to as the SCHEDULE PROPERTY, having acquired the same vide Gift Deed dt 11/4/2016 registered in Book-I as Document No. MYS-1-00193-2016-17 in the Office of the Sub Registrar, Mysuru South. The Gift was made by the VENDORS sister Smt M.L Leelavathi.

WHEREAS, the Schedule property was originally granted by The Mysuru Urban Development Authority, Mysuru to M/S Cholayil Pure and Natural Foods Pvt Ltd. In pursuance there of The Mysuru Urban Development Authority, (MUDA) Mysuru vide Title Deed dated 01/06/2007 conveyed the SCHEDULE PROPERTY for a valuable consideration in favour of M/S Cholayil Pure and Natural Foods Pvt Ltd., registered as Document No. MDA-1-01023-2007-08 in Book-I in the Office of the Additional District Registrar, Mysuru Development Authority, Mysuru and ever since was put in peaceful possession and enjoyment of the SCHEDULE PROPERTY as its absolute Owner.

AND WHEREAS, M/S Cholayil Pure and Natural Foods Pvt Ltd represented by its Director Mr A.V Anoop have in turn conveyed the SCHEDULE PROPERTY for a valuable consideration in favour Sri. G. Shashidhara son of Shri C.H Govindaraju, vide Sale Deed dated 17/09/2007, registered as Document No. MYS-1-03377-2007-08 in Book-I in the Office of the Sub Registrar, Mysuru South, Mysuru.

WHEREAS, Sri. G. Shashidhara has conveyed a portion of the SCHEDULE PROPERTY measuring an extent of 5000 sq.ft for a valuable consideration in favour Smt Shivamallamma wife of Shri Mahadevswamy, vide Sale deed 05/02/2009 registered as Document No. MYS-1-06803-2008-09, in Book-I, in the Office of the Sub Registrar, Mysuru South, Mysuru.

L. Rajamma

For HINDUSTAN ENGINEERING TRAINING CENTRE

AUTHORISED SIGNATORY



Print Date & Time : 24-08-2017 11:40:22 AM

ದಾಖಲೆ ಸಂಖ್ಯೆ : 3878

ಈ ರಜಿಸ್ಟ್ರಾರ್ ಮೈಸೂರು(ದಕ್ಷಿಣ) ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 24-08-2017 ರಂದು 11:16:14 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವೊಂದಿಗೆ



ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ.
1	ನೋಂದಣಿ ಶುಲ್ಕ	170000.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	385.00
3	ಪರಿಶೋಧನೆ ಮತ್ತು ಪರಿವೀಕ್ಷಣೆ	35.00
	ಒಟ್ಟು :	170420.00

ಶ್ರೀ Hindustan Engineering Training Centre Rep By its Special Officer Abel Mathew Prasad ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Hindustan Engineering Training Centre Rep By its Special Officer Abel Mathew Prasad			For HINDUSTAN ENGINEERING TRAINING CENTRE AUTHORISED SIGNATORY

U
Senior Sub Registrar
Mysore South

ಬರಹಗೊಳಿಸಿದವರು ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	Hindustan Engineering Training Centre Rep By Its Special Officer Abel Mathew Prasad . (ಬರಹಗೊಳಿಸಿದವರು)			For HINDUSTAN ENGINEERING TRAINING CENTRE AUTHORISED SIGNATORY
2	L.Rajamma W/o M. Rangaraj . (ಬರಹಗೊಳಿಸಿದವರು)			L.Rajamma

U
Senior Sub Registrar
Mysore South

DOCUMENT SHEET

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ವಸ್ತು ದಾಖಲೆಗೆ
ದಸ್ತಾವೇಜಿನ ತೆರನೇ ಹಾಳೆ
೨೦.೧೨.೨೦

AND WHEREAS, Sri. G. Shashidhara & Smt Shivamallamma have joined together and conveyed for a valuable consideration, the respective properties owned by them, when combined forms the **SCHEDULE PROPERTY** in favour of M.L Leelavathi wife of Shri Mahadevswamy, vide Sale Deed dated 27/10/2010 registered as Document No. MYS-1-05213/2010-11 in Book-I in the Office of the Sub Registrar, Mysuru South, Mysuru.

WHEREAS, Smt M.L Leelavathi as stated above, has out of natural love and affection gifted the **SCHEDULE PROPERTY** in favour of the **VENDOR** herein vide Gift Deed dt 11/4/2016, registered in Book-I as Document No. MYS-1-00193-2016-17 in the Office of the Sub Registrar, Mysuru South, and ever since is in peaceful possession and enjoyment of the **SCHEDULE PROPERTY** as its absolute Owner.

WHEREAS the Mysuru Mahanagara Palike has assessed the **SCHEDULE PROPERTY** to tax and the Khata of the **SCHEDULE PROPERTY** stands in the name of the **VENDOR**.

WHEREAS the **VENDOR** has paid up to date taxes on the **SCHEDULE PROPERTY**.

WHEREAS, the **VENDOR** hereby covenants that she is the absolute owner of the **SCHEDULE PROPERTY** and that her heirs and assigns have no independent rights nor claims of ownership and title over the same.

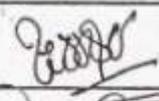
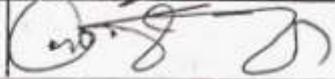
AND WHEREAS, the **VENDOR** has decided to sell the **SCHEDULE PROPERTY** for meeting her immediate requirements and the **PURCHASER** has approached the **VENDOR** to purchase the **SCHEDULE PROPERTY**. After negotiations, the **VENDOR** has agreed to sell the **SCHEDULE PROPERTY** in favour of the **PURCHASER** for a total sale consideration of Rs. 1,70,00,000/- (Rupees One Crores Seventy lakhs only) and the **PURCHASER** has agreed to purchase the **SCHEDULE PROPERTY** for the said consideration.

WHEREAS the **VENDOR** in furtherance thereof has conveyed the **SCHEDULE PROPERTY** for a valuable consideration of Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs only) which is paid as follows:

L. Rajanna

For HINDUSTAN ENGINEERING TRAINING CENTRE

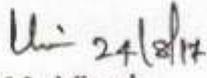
AUTHORISED SIGNATORY

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	G.Shashidhara. No 389, 26th Cr D Bl, J.P.Nagar.Mysore.	
2	M.Rangaraj Malligehalli Village, Yelladur.	




**Senior Sub-Registrar
Mysore South**


1 ನೇ ವ್ಯವಹಾರ ದಸ್ತಾವೇಜು
ನಂಬರ MYS-1-03878-2017-18 ಅಗಿ
ಸಿ.ಡಿ. ನಂಬರ MYSD330 ನೇ ಧರಣಿ
ದಿನಾಂಕ 24-08-2017 ರಂದು ಮೊಂಡಾಯಿಸಲಾಗಿದೆ


M. Vivek
Senior Sub Registrar
Mysore South



DOCUMENT SHEET

ದಸ್ತಾವೇಜು ಹಾಳೆ

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಪುಸ್ತಕದ ಸಂಖ್ಯೆ	78
ದಸ್ತಾವೇಜಿನ ಸಂಖ್ಯೆ	4
ಹಾಕಿದವರ ಹೆಸರು	ಶಾಂತ

A] A sum of Rs. 5,00,000/- (Rupees Five Lakhs only) vide Cheque bearing No. 221330, dated 10/07/2017 drawn on Indian Overseas Bank, JP Nagar Branch has been paid to the VENDOR.

B] A sum of Rs. 1,63,30,000/- (Rupees One Crore Sixty Three Lakhs Thirty Thousand only) paid to VENDOR by way of Demand Draft bearing No. 766955 dated 21/08/2017 drawn on Union Bank of India, Chennai.

C] A sum of Rs. 1,70,000/- (Rupees One Lakh Seventy Thousand only) deducted towards TDS by the PURCHASER, paid online to the Income Tax Authorities vide Challan dated 22/08/2017 bearing No 20654 (Challan handed over to the Vendor) and the same is agreed to by the VENDOR.

The receipt of which the VENDOR hereby acknowledges before the witnesses attesting hereunder, and further the VENDOR hereby sells, conveys, grants, assign, and transfers in favor of the PURCHASER, their heirs, assigns the SCHEDULE PROPERTY free from all encumbrances and appurtenances whatsoever, TO HAVE AND TO HOLD the same without any hindrance, interruption, disturbance, claims or demands by the VENDOR or anybody claiming through or under her as predecessors in title. The VENDOR further admits that the amount deducted towards TDS forms a part of the Sale consideration of the SCHEDULE PROPERTY and that no further amounts are due from the PURCHASER.

NOW THE VENDOR COVENANTS AS FOLLOWS:

1. That the VENDOR as the absolute owner of all that piece and parcel of the SCHEDULE PROPERTY hereby conveys UNTO the PURCHASER all that piece and parcel of the SCHEDULE PROPERTY TO HAVE AND TO HOLD the same as his absolute property with all rights, liberties, privileges, drains, easements, hereditaments, ways, water courses free from all encumbrances.

L. Rajanna

For HINDUSTAN ENGINEERING TRAINING CENTRE

AUTHORISED SIGNATORY 4

DOCUMENT SHEET

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ಉ.ವೇ.ಆ.

ದಿನಾಂಕ
Date

2. The **VENDOR** assures the **PURCHASER** that the **SCHEDULE PROPERTY** is her personal, absolute Property and that no other member/s of her/their family has/have any manner of claim, right, title or interest over the same.
3. The **VENDOR** assures the **PURCHASER** that she has not entered into an Agreement for sale with any third parties with respect to the **SCHEDULE PROPERTY** and she has a clear, valid, subsisting and marketable title in relation to the **SCHEDULE PROPERTY** and that there is no legal impediment for the absolute sale of the **SCHEDULE PROPERTY** in favour of the **PURCHASER** herein.
4. The **VENDOR** assures the **PURCHASER** that the **SCHEDULE PROPERTY** is free from encumbrances of whatsoever nature such as court attachments, acquisition proceedings, minor claims, maintenance claims, charges, lien, lis pendens etc.,
5. The **VENDOR** assures the **PURCHASER** that the taxes for the earlier years in relation to the **SCHEDULE PROPERTY** to the concerned authorities has been paid and undertakes to indemnify the **PURCHASER** against any such payment/expense.
6. The **VENDOR** further covenants that she shall, at all times, at the request of the **PURCHASER** do or execute, or cause to be done, or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying a valid title of **SCHEDULE PROPERTY** in favour of the **PURCHASER**.
7. The **VENDOR** undertakes to indemnify the **PURCHASER** at her cost against any loss/damage/expense the **PURCHASER** may incur/suffer on account of defect in title, if any of the **VENDOR** or arising from the claim of her predecessors in title, any other third parties, or from interference against any consequential disturbance to the peaceful possession and quiet enjoyment of the **SCHEDULE PROPERTY** if any.

For HINDUSTAN ENGINEERING TRAINING CENTRE

L. Rajanna

AUTHORISED SIGNATORY

DOCUMENT SHEET

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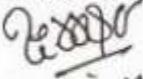
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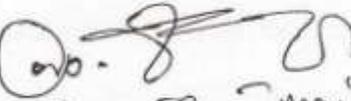


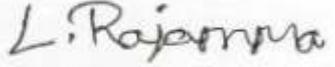
The market value of the property Rs.1,70,00,000/- (Rupees One Crore Seventy Lakhs only).

IN WITNESS WHEREOF the parties have set their respective hands to this Deed of Absolute Sale in the presence of the Witnesses attesting hereunder,

WITNESSES:

1. 
389, 26th cross 10' Block
J.P. Nagar, Mysore 8

2. 
No. 259, 2 main
3rd Block, 3rd Stage
Basaveshranagar
Bengaluru - 560079

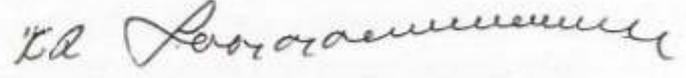

VENDOR

For HINDUSTAN ENGINEERING TRAINING CENTRE

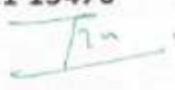
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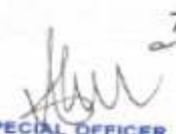
PURCHASER

DRAFTED BY



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Document Writer
Licence No. 581/93-94
D. No. 1036/20, 4th Main,
Vidyaranyaapuram, Mysore-8
Phone : 98451 15470


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(A Unit of Hindustan Educational and Charitable Trust)
No. 27/F, 3rd Stage, Rajarajeshwari Temple Road,
J.P. Nagar, Mysore-570 008


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J.P. NAGAR, MYSORE-570 008