

BRI-2H67  
23-24

ORIGINAL

1

ಈ ದಸ್ತಾವೇಜು 25 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ ✓  
2H67 ದಸ್ತಾವೇಜಿನ ಒಂದನೇ ಪುಟ  
23-24

2723

**:SREE:**  
**:SALE DEED:**

THIS SALE DEED IS MADE AND EXECUTED ON THIS FOURTEENTH DAY OF SEPTEMBER, YEAR TWO THOUSAND AND TWENTY THREE (14/09/2023) AT BANGALORE:

**:BY:**

**M/s. BANGALORE CERAMICS,**  
A Registered Partnership Firm,  
Having its Registered Office at:  
Nos.10/2, 23/1 and 23/2,  
Venkataala Village,  
Yelahanka Hobli,  
BANGALORE NORTH TALUK.  
**PAN - AACFM 2064 N**

Represented by all its Partners:

- 1) **Mr. K. THOMAS MATHAI** also known as **MATHAI THOMAS KUNNATH,**  
Aged about 68 years,  
Son of Mr. K.M. Thomas,  
V 300, Bellary Road,  
Near Bimal Auto,  
Yelahanka Post,  
Venkataala Village,  
BANGALORE – 560 064.  
**Aadhaar No.6903 5990 1966**  
**PAN – ADCPK 8891 N**



For **BANGALORE CERAMICS**

  
**K.T. MATHAI**  
Managing Partner

For **BANGALORE CERAMICS**

  
Partner

For **BANGALORE CERAMICS**



Partner

For **BANGALORE CERAMICS**

  
Partner

For **BANGALORE CERAMICS**

  
Partner

For **BRIGADE TETRARCH PVT LTD.**

  
Authorised Signatory

2467 ದಸ್ತಾವೇಜಿನ 2 ನೇ ಪುಟ  
20-09



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

**M/s. BRIGADE TETRARCH PRIVATE LIMITED. is Rep. by Kumari .PAVITRA SHANKAR (Director)** ಇವರು ₹7,03,83,880.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

| ಪ್ರಕಾರ    | ಮೊತ್ತ (ರೂ.)    | ಹಣದ ಪಾವತಿಯ ವಿವರ  |
|-----------|----------------|--|
| E-Payment | 6,28,42,750.00 | <b>Online Challan Reference Number<br/>RG0923000002955585CJ Dated:15/09/2023</b> |
| E-Payment | 12,56,855.00   | <b>Online Challan Reference Number<br/>RG0923000002955585CJ Dated:15/09/2023</b> |
| E-Payment | 62,84,275.00   | <b>Online Challan Reference Number<br/>RG0923000002955585CJ Dated:15/09/2023</b> |
| Total:    | 7,03,83,880.00 |  |

ಸ್ಥಳ : ಮಲ್ಲೇಶ್ವರಂ

ದಿನಾಂಕ: 15/09/2023

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಮಲ್ಲೇಶ್ವರಂ  
ಮೆಟ್ರೋಪಾಲಿಟನ್ ಕಾರ್ಪೊರೇಷನ್

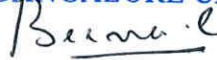
2467  
23-24  
ದಸ್ತಾವೇಜಿನ 3 ನೇ ಪುಟ ✓

- 2) **Mr. TONY CHAKOLA,**  
Aged about 80 years,  
Son of Mr. C. K. Devassy,  
Chakola House,  
Peringavu Post,  
Thrissur- 680 008,  
KERALA STATE.  
**Aadhaar No.6718 5413 2636**  
**PAN – ABFPC 1329 Q**
- 3) **Mrs. ALICE VARGHESE,**  
Aged about 71 years,  
Wife of Dr. Varghese Chakola,  
Chakola House,  
Peringavu Post,  
Thrissur- 680 008,  
KERALA STATE.  
**Aadhaar No. 5007 7153 5683**  
**PAN – AAVPV 4725 E**
- 4) **Mrs. BEENA CHACKO,**  
Aged about 64 years,  
Wife of Mr. Chacko Chakola,  
Brook Land (Chakola House),  
Peringavu Post,  
Thrissur- 680 008,  
KERALA STATE.  
**Aadhaar No.4031 2397 2320**  
**PAN – ADDPC 0138 R**

For BANGALORE CERAMICS

  
**K.T. MATHAI**  
Managing Partner

For BANGALORE CERAMICS

  
Beena

Partner

For BANGALORE CERAMICS

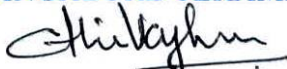
  
Partner

For BANGALORE CERAMICS



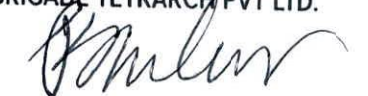
Partner

For BANGALORE CERAMICS



Partner

For BRIGADE TETRARCH PVT LTD.




  
Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- MLS-1-02467-2023-24

ಮಲ್ಲೇಶ್ವರಂ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 15/09/2023 ರಂದು 04:48:32 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ                       | ₹ ರೂ.ಪೈ        |
|-------------|----------------------------|----------------|
| 1           | ನೋಂದಣಿ ಶುಲ್ಕ               | 1,25,68,550.00 |
| 2           | ಸೇವಾ ಶುಲ್ಕ                 | 945.00         |
| 3           | ನಕಲು ನೋಂದಣಿ ಶುಲ್ಕ          | 200.00         |
| 4           | ಪ್ರಮಾಣ ಪತ್ರ ಮುದ್ರಾಂಕ ಶುಲ್ಕ | 40.00          |
|             | ಒಟ್ಟು                      | 1,25,69,735.00 |

M/s. BRIGADE TETRARCH PRIVATE LIMITED. is Rep. by Kumari .PAVITRA SHANKAR (Director) ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು  | ಫೋಟೋ   | ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು  | ಸಹಿ   |
|-------------|--|--|---|---|
| 1           | M/s. BRIGADE TETRARCH PRIVATE LIMITED. is Rep. by Kumari .PAVITRA SHANKAR (Director) ,<br>, 43, Resident of: 29th & 30th Floor, 'World Trade Center Bangalore', Brigade Gateway Campus, No.26/1, Dr. Rajkumar Road, Malleshwaram-Rajajinagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560055 (Presenter) |  | <br>Left Thumb |  |

ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಹಿರಿಯ ಮಲ್ಲೇಶ್ವರಂ  
ಮಲ್ಲೇಶ್ವರಂ, ಬೆಂಗಳೂರು.

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|-------------|-------|------|--------------------|-----|
|             |       |      |                    |     |

ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಮಲ್ಲೇಶ್ವರಂ, ಬೆಂಗಳೂರು

- 5) **Mr. C. D. ITTYMATHEW**  
also known as **MATHEW D. CHAKOLA**  
also known as **CHACKOLA DEVASSY**  
**ITTYMATHEW,**  
Aged about 75 years,  
Son of Mr. Chackola Kunjuvareed Devassy,  
C/o. Chackola Devassy,  
Chackola House,  
VTC – Thrissur,  
Peringavu Village,  
Thrissur Taluk,  
THRISSUR DISTRICT – 680 008.  
KERALA STATE.  
**Aadhaar No. 9103 9569 5223**  
**PAN - AACPI 9564 P**

No.5 Represented by his General  
Power of Attorney Holder:

**Mr. CHAKO CHAKOLA,**  
Son of Mr. Chackola Kunjuvareed Devassy,  
Aged about 72 years,  
Residing at:  
Brook Lands (Chakola House),  
Peringavu Village,  
Peringavu Desam,  
Thrissur Taluk,  
THRISSUR DISTRICT – 680 008.  
KERALA STATE.

**Aadhaar No. 9365 6057 2547**  
**PAN - ABFPC 1327 A**

Vide General Power of Attorney dated 05/01/2023  
Registered as Document No.4/2023 in Book-IV,  
Volume-46 at Pages 227 to 234, in the Office of  
The Joint Sub-Registrar, Kerala.

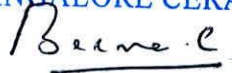
Hereinafter referred to as the **"SELLERS"**

(Which expression wherever it so requires shall mean  
and include all its partners, their respective heirs, legal  
representatives, administrators, executors and assigns  
etc.) **OF THE ONE PART:**

For **BANGALORE CERAMICS**

  
**K.T. MATHAI**  
Managing Partner

For **BANGALORE CERAMICS**



Partner

For **BANGALORE CERAMICS**

  
Partner

For **BANGALORE CERAMICS**






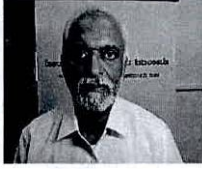










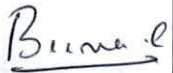
Partner

For **BRIGADE TETRARCH PVT LTD.**

  
Authorised Signatory

For **BANGALORE CERAMICS**

  
Partner

|   |   |  |   |   |
|---|---|--|---|---|
| 1 | <p><b>M/s. BRIGADE TETRARCH PRIVATE LIMITED. is Rep. by Kumari .PAVITRA SHANKAR (Director) ,</b><br/> , 43, Resident of: 29th &amp; 30th Floor, 'World Trade Center Bangalore', Brigade Gateway Campus, No.26/1, Dr. Rajkumar Road, Malleshwaram-Rajajinagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560055 (Claimant)</p> |    |  <p>Left Thumb</p>   |    |
| 2 | <p><b>M/s. BANGALORE CERAMICS. is Rep. by Mrs .K. THOMAS MATHAI also known as MATHAI THOMAS KUNNATH (Partner) ,</b><br/> , 68, Resident of: Nos.10/2, 23/1 and 23/2, Venkatala Village, Yelahanka Hobli, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560064 (Executant)</p>   |    |  <p>Left Thumb</p>   |    |
| 3 | <p><b>M/s. BANGALORE CERAMICS. is Rep. by Mr .TONY CHAKOLA (Partner) ,</b><br/> , 80, Resident of: Nos.10/2, 23/1 and 23/2, Venkatala Village, Yelahanka Hobli, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560064 (Executant)</p>  |  |  <p>Left Thumb</p> |  |
| 4 | <p><b>M/s. BANGALORE CERAMICS. is Rep. by Mrs .ALICE VARGHESE (Partner) ,</b><br/> , 71, Resident of: Nos.10/2, 23/1 and 23/2, Venkatala Village, Yelahanka Hobli , Bengaluru North, BENGALURU URBAN, KARNATAKA - 560064 (Executant)</p>  |  |  <p>Left Thumb</p> |  |
| 5 | <p><b>M/s. BANGALORE CERAMICS. is Rep. by Mrs .BEENA CHACKO (Partner) ,</b><br/> , 64, Resident of: Nos.10/2, 23/1 and 23/2, Venkatala Village, Yelahanka Hobli , Bengaluru North, BENGALURU URBAN, KARNATAKA - 560064 (Executant)</p>  |  |  <p>Left Thumb</p> |  |

ಹಿರಿಯ ಅಧಿಕಾರಿಯ ಅನುಮೋದನೆಯನ್ನು  
ಮಾಡುವುದು, ದಿಂಗಳೂರು

**:IN FAVOUR OF:****M/s. BRIGADE TETRARCH PRIVATE LIMITED,**

a Company incorporated under  
the Companies Act, 1956,  
Having its Registered Office at:  
29<sup>th</sup> & 30<sup>th</sup> Floor,

'World Trade Center Bangalore',  
Brigade Gateway Campus,  
No.26/1, Dr. Rajkumar Road,  
Malleshwaram-Rajajinagar,  
BANGALORE – 560 055.

**PAN - AAAC 7266 Q**

Represented by its Director:

**Ms. PAVITRA SHANKAR.**hereinafter referred to as the "**PURCHASERS**"

(Which expression wherever it so requires shall mean  
and include all its successors and assigns etc..) **OF THE  
OTHER PART:**

**WITNESSETH:**

WHEREAS the Sellers herein represent that they are the full and absolute owners by title and in actual possession and enjoyment of all that Properties measuring (i) 05 Acres 26 Guntas of cultivable land in Sy.No.10/2 (ii) 00 Acres 4.25 Guntas in Sy.No.23/1A (old Sy.No.23/1) and (iii) 00 Acres 05 Guntas in Sy.No.23/2A (old Sy.No.23/2) situated at Venkata Village, Yelahanka Hobli, Bangalore North Taluk, in all measuring 05 Acres 35.25 Guntas and presently bearing Municipal No.1141/387/262/200, Sy. Nos. 10/2, 23/2, 23/1, Municipal Ward No.1 of Kempegowda, PID No. 16 and PID No.17, Venkata Village, Yelahanka Sub-Division, Bangalore and morefully described in the Schedule herein and hereinafter referred to as "Schedule Property" for convenience.

For **BANGALORE CERAMICS**

  
**K.T. MATHAI**  
Managing Partner

For **BANGALORE CERAMICS**

  
Partner

For **BANGALORE CERAMICS**For **BANGALORE CERAMICS**

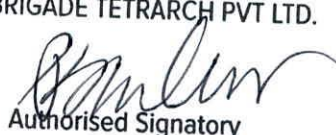
  
Partner

For **BANGALORE CERAMICS**




  
Partner

  
Partner

For **BRIGADE TETRARCH PVT LTD.**



  
Authorised Signatory

2467 ದಸ್ತಾವೇಜಿನ ಸಂಖ್ಯೆ  
23-24

|   |  |  |   |   |
|---|--|--|---|---|
| 6 | <p><b>M/s. BANGALORE CERAMICS. is Rep. by Mr .C. D. ITTYMATHEW also known as MATHEW D. CHAKOLA also known as CHACKOLA DEVASSY ITTYMATHEW (Partner) , whose POA is Mr .CHAKO CHAKOLA S/o Mr. Chackola Kunjuvareed Devassy, , 75, Resident of: Nos.10/2, 23/1 and 23/2, Venkatala Village, Yelahanka Hobli, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560064 (Executant)</b></p> |  | <br>Left Thumb |  |
|---|--|--|---|---|

  
 ಉಪನಿರ್ದೇಶಕರು  
 ಸಿಬಿಡಿ ಮತ್ತು ಉಪನಿರ್ದೇಶಕರು  
 ಮಲ್ಲೇಶ್ವರಂ, ಬೆಂಗಳೂರು

### ಗುರುತಿಸುವವರು

| SR.No | Identifier Name   | Address   | ಸಹಿ   |
|-------|---|---|---|
| 1     | Suresh Sreeramachandran Nair<br>S/o K S Nair (Identifier) | No.106/1,Lakeshore Homes,<br>kasavanahalli , Bengaluru South,<br>BENGALURU URBAN,<br>KARNATAKA - 560035   |  |
| 2     | Pramod S P S/o S A<br>Parthasarathy (Identifier)          | .,29th & 30th Floor, 'World Trade<br>Center Bangalore', Brigade<br>Gateway Campus, No.26/1, Dr.<br>Rajkumar Road, Malleshwaram-<br>Rajajinagar,, Bengaluru North,<br>BENGALURU URBAN,<br>KARNATAKA - 560055 |  |

  
 ಉಪನಿರ್ದೇಶಕರು  
 ಸಿಬಿಡಿ ಮತ್ತು ಉಪನಿರ್ದೇಶಕರು  
 ಮಲ್ಲೇಶ್ವರಂ, ಬೆಂಗಳೂರು

**There is no difference between the original copy and the duplicate presented for registration**

  
 ಉಪನಿರ್ದೇಶಕರು  
 ಸಿಬಿಡಿ ಮತ್ತು ಉಪನಿರ್ದೇಶಕರು  
 ಮಲ್ಲೇಶ್ವರಂ, ಬೆಂಗಳೂರು

2167  
 23-24  
 ದಾಖಲೆನಂ. 9 ನೇ ಪುಟ ✓

WHEREAS the Sellers further represent that the Schedule Property is a portion of Property as measuring (i) 06 Acres 05 Guntas in Sy.No.10/2 (ii) 00 Acres 05 Guntas in Sy.No.23/1A (old Sy.No.23/1) and (iii) 00 Acres 05 Guntas in Sy.No.23/2A (old Sy.No.23/2), in all measuring 06 Acres 15 Guntas at Venkatala Village, hereinafter referred to as 'Said Property'.

WHEREAS the Sellers represent that the 'Said Property' was originally owned and possessed by Mr. Anthony da Costa who sold the same in favour of M/s. Sylvia Gratian Family Trust, represented by its Trustee Mr. Gratian Edmond Saldanha, in terms of a Sale Deed dated 29/06/1973, registered as Document No.1401/1973-74 in Book-I, Volume-2879 at Pages 23 to 30, in the Office of the Sub-Registrar, Bangalore North Taluk and since then the M/s. Sylvia Gratian Family Trust started enjoying the 'Said Property' as absolute owner.

WHEREAS the Sellers further represent that the aforesaid M/s. Sylvia Gratian Family Trust, joined as one of the Partners of a firm known as M/s. Bangalore Ceramics (Sellers' Firm) constituted by (1) Mr. K. Thomas Mathai, (2) Mr. Tony Chakola, (3) Mrs. Alice Varghese, (4) Mrs. Beena Chacko, (5) Mrs. Chinnamma Thomas, (6) Mrs. Mary Devassy in terms of a Partnership Deed dated 01/12/1981. The aforesaid Sylvia Gratian Family Trust contributed the 'Said Property' to the said Firm as its capital and thereby the said Trust ceased to be the exclusive owner of the 'Said Property' and started holding ownership in the capacity of a Partner in the said Firm and the Sellers' firm became full and absolute owner of the 'Said Property'.

WHEREAS infact (1) Mr. K. Thomas Mathai, (2) Mr. Tony Chakola, (3) Mrs. Alice Varghese, (4) Mrs. Beena Chacko, (5) Mrs. Chinnamma Thomas, (6) Mrs. Mary Devassy had earlier constituted Sellers' Firm under the name and style of M/s.Bangalore Ceramics in terms of a Partnership Deed dated 01/04/1981. Subsequently, the aforesaid M/s. Sylvia Gratian Family Trust retired from the said firm

For **BANGALORE CERAMICS**

  
**K.T. MATHAI**  
 Managing Partner

For **BANGALORE CERAMICS**

  
 Partner

For **BANGALORE CERAMICS**

  
 Partner

For **BANGALORE CERAMICS**

  
 Partner

For **BANGALORE CERAMICS**

  
 Partner

For **BRIGADE TETRARCH PVT LTD.**

  
 Authorised Signatory

2H67 ದಸ್ತಾವೇಜು 10 ನೇ ಪುಟ ✓  
23-24




1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ MLS-1-02467-2023-24 ಆಗಿ

ನಾಂಕ 15/09/2023 ರಂದು ನೋಂದಾಯಿಸಿ  
ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ  
ಕೈರಿದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.



  
ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಮಲ್ಲೇಶ್ ರಠಾಧಿಕಾರಿ  
ಕೋಶದರ್ಶಿ, ಬೆಂಗಳೂರು

THE BANGALORE CERAMICS

K. P. NATAL

in terms of a Retirement Agreement dated 21/02/1985 executed by and between (1) Mr. K. Thomas Mathai, (2) Mr. Tony Chakola, (3) Mrs. Alice Varghese, (4) Mrs. Beena Chacko, (5) Mrs. Chinnamma Thomas, (6) Mrs. Mary Devassy and (7) the said M/s. Sylvia Gratian Family Trust, registered as Document No.61/1984-85 in Book-IV, SF. Volume-67 at Pages 212 to 217, in the Office of the Sub-Registrar, Bangalore North Taluk, wherein Trust received agreed amounts due and payable and the 'Said Property' continued to be one of the assets of the Sellers' Firm. The Continuing Partners reconstituted the Sellers' Firm in terms of a Reconstitution of Partnership Deed dated 28/02/1985 and the Sellers' Firm continue to be absolute owner of the 'Said Property'. The Sellers' Firm underwent reconstitution from time to time and the Sellers' Firm was lastly reconstituted in terms of a Partnership Deed dated 30/03/2012 with its present partners being (1) Mr. K. Thomas Mathai, (2) Mr. Tony Chakola, (3) Mrs. Alice Varghese, (4) Mrs. Beena Chacko and (5) Mr. C.D. Ittymathew alias Mathews D. Chakola who are executants to this Sale Deed as only Partners of the Sellers' Firm and Sellers' Firm as aforesaid continue to enjoy the 'Said Property' as absolute owners.

WHEREAS the 'Said Property' having come within the municipal limits of Bruhat Bangalore Mahanagara Palike was assessed for municipal property taxes and was assigned with Municipal Khata No.1141/387/262/200, Sy.Nos.10/2, 23/2, 23/1, Venkata Village, Yelahanka Sub-Division, Bangalore by the Bruhat Bangalore Mahanagara Palike and the Sellers' firm (hereinafter referred to as Sellers) started paying the municipal property taxes regularly and upto date.

WHEREAS the Sellers are thus fully seized and possessed of the 'Said Property' with power and authority to sell or otherwise dispose of the same in favour of any person/s of its choice.

For BANGALORE CERAMICS

  
K.T. MATHAI  
Managing Partner

For BANGALORE CERAMICS

  
Beena  
Partner

For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

For BRIGADE TETRARCH PVT LTD.

  
Authorised Signatory

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WHEREAS the Sellers were running an industry in manufacturing and sale of ceramic products and have closed the industry and wound up its business and the Sellers presently holding the Schedule Property in vacant site condition. In view of the same, the Sellers decided to dispose of the 'Said Property' and utilize the sale proceeds for beneficial investments.

WHEREAS the Sellers are not in need of 'Said Property' anymore and unable to maintain and manage the same as all the partners are sufficiently aged and four of them are residing in Kerala State and for all the aforesaid reasons the Sellers are desirous of disposing of the 'Said Property' and were on lookout for buyers and had approached the Purchasers herein and offered to sell the 'Said Property' and after negotiations, the Purchasers agreed to purchase the 'Said Property' on terms agreed herein. The Sellers have agreed to sell the 'Said Property' in favour of the Purchasers in terms of an Agreement to Sell dated 27/02/2023, registered as Document No.3781/2022-23 in Book-I and stored in C.D. No.MLSD1196, in the Office of the Sub-Registrar, Gandhinagar (Malleshwaram), Bangalore, based on the area of the Said Property at 06 Acres 15 Guntas. Subsequent to the execution of said Agreement to Sell, the Sellers have demolished the existing buildings.

WHEREAS subsequent to the execution of the Agreement to Sell aforesaid, in a joint-survey of the land in the 'Said Property', the actual extent of the 'Said Property' was ascertained at 05 Acres 35.25 Guntas consisting of (i) 05 Acres 26 Guntas in Sy.No.10/2 (ii) 00 Acres 4.25 Guntas in Sy.No.23/1A (old Sy.No.23/1) and (iii) 00 Acres 05 Guntas in Sy.No.23/2A (old Sy.No.23/2), which is the Property described in the Schedule herein and hereinafter referred to as 'Schedule Property'.

For BANGALORE CERAMICS

  
K.T. MATHAI  
Managing Partner

For BANGALORE CERAMICS

  
Beema  
Partner

For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

For BRIGADE TETRARCH PVT LTD.

  
Authorised Signatory

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WHEREAS pursuant to the aforesaid joint survey and reduction in the extent of land agreed to be sold under the aforesaid Agreement to Sell, the Parties revised the sale price and have mutually agreed that the sale of the Schedule Property shall be completed for the consideration stipulated in this Sale Deed accordingly.

WHEREAS, the Sellers for the reasons stated above have hence offered to sell the Schedule Property by making the aforesaid representations for a sum of Rs.123,50,62,500/- (Rupees One Hundred Twenty Three Crores Fifty Lakhs Sixty Two Thousand and Five Hundred Only) free from all encumbrances and the Purchasers herein who are in need of the Schedule Property and acting on the below mentioned representations agreed to purchase the Schedule Property for the said sum of Rs.123,50,62,500/- (Rupees One Hundred Twenty Three Crores Fifty Lakhs Sixty Two Thousand and Five Hundred Only) free from all encumbrances.

WHEREAS the Purchasers being the General Power of Attorney Holders of the Sellers had applied for sanction of Residential Development Plan before Bangalore Development Authority, Bangalore (BDA) in the Schedule Property vide Resolution No.3.4.3/2023 dated 20/03/2023 (DP File No. DLP/52/2022-23) and in compliance of the requirement of BDA, portions of land in Schedule Property were relinquished for Parks and Open Spaces vide Relinquishment Deed dated 30/08/2023 registered as Document No.1679/2023-24 in Book-I and stored in the Centralized Data Cell in Electronic Form, in the Office of the Addl. District Registrar, Bangalore Urban District, Bangalore by relinquishing portion of land in the Schedule Property for Park and Open Spaces. Notwithstanding the relinquishment, the Parties agreed to execute this Sale Deed for the sale of the Schedule Property subject to the aforesaid relinquishment of the portions of land in the Schedule Property for Parks and Open Spaces as the Purchasers propose to undertake development in the Schedule Property in terms of the aforesaid and other approvals. Even otherwise the Purchasers on purchase are entitled to the benefits arising from such relinquished areas.

For BANGALORE CERAMICS

  
K.T. MATHAI  
Managing Partner

For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

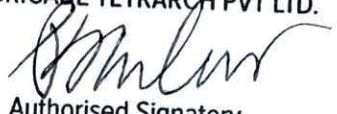
For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

For BRIGADE TETRARCH PVT LTD.

  
Authorised Signatory

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WHEREAS under the provisions of Income Tax Act of 1961, the Purchasers are obligated to deduct 1% of the sale consideration stipulated herein and payable to the Sellers in the form of Tax Deducted at Source (TDS) and pay the same to the Income Tax Authorities and in view thereof the Sellers have authorized the Purchasers to do so. The Purchasers have accordingly retained the same for payment of the said sum to the Income Tax Authorities. The Purchasers undertake to pay the said sums and make available the evidence thereof to the Sellers.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:**

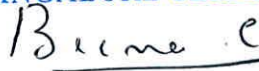
That in pursuance of the aforesaid agreement and in consideration of the payment of the sale consideration of Rs.123,50,62,500/- (Rupees One Hundred Twenty Three Crores Fifty Lakhs Sixty Two Thousand Five Hundred Only) paid by the Purchasers to the Sellers as detailed below:

|    |                   |   |
|----|-------------------|---|
| a) | Rs.99,00,000/-    | (Rupees Ninety Nine Lakhs Only) by Cheque bearing No.000166 dated 09/01/2023 drawn on HDFC Bank, Kasturba Road Branch, Bangalore, drawn by the Purchasers in favour of the Sellers as advance towards sale price (as desired and directed by the Sellers);  |
| b) | Rs.1,00,000/-     | (Rupees One Lakh Only) being the amount retained on payment of advance towards sale price by the Purchasers on behalf of Sellers for payment/remittance of the same to the Income Tax Department towards Tax Deduction at Source.   |
| c) | Rs.12,26,36,250/- | (Rupees Twelve Crores Twenty Six Lakhs Thirty Six Thousand Two Hundred and Fifty Only) by Cheque bearing No.000015 dated 21/02/2023 drawn on HDFC Bank, Kasturba Road Branch, Bangalore, drawn by the Purchasers in favour of the Sellers as part payment of towards sale price (as desired and directed by the Sellers); |

For BANGALORE CERAMICS

  
K. P. MATHAI  
Managing Partner

For BANGALORE CERAMICS

  
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Partner

For BANGALORE CERAMICS

For BANGALORE CERAMICS

  
Partner

  
Partner

Partner

For BANGALORE CERAMICS

  
Partner

Partner

For BRIGADE TETRARCH PVT LTD.

  
Authorised Signatory

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| d) | Rs.12,38,750/-     | (Rupees Twelve Lakhs Thirty Eight Thousand Seven Hundred and Fifty Only) being the amount retained on payment of part payment of sale price by the Purchasers on behalf of Sellers for payment/remittance of the same to the Income Tax Department towards Tax Deduction at Source.   |
| e) | Rs. 1,88,32,900/-  | (Rupees One Crore Eighty Eight Lakhs Thirty Two Thousand Nine Hundred Only) by DD bearing No. 229998 dated 24/08/2023 issued by Axis Bank, Malleswaram Branch, Bangalore, towards payment of betterment charges in respect of the Schedule Property paid by the Purchasers on behalf of the Sellers (as desired and directed by the Sellers); |
| f) | Rs. 1,23,90,000/-  | (Rupees One Crore Twenty Three Lakhs Ninety Thousand Only), towards various charges paid by the Purchasers on behalf of the Sellers (as desired and directed by the Sellers);   |
| g) | Rs. 7,63,77,510/-  | (Rupees Seven Crores Sixty Three Lakhs Seventy Seven Thousand Five Hundred Ten only) by Cheque bearing No. 000022 dated 29/08/2023 drawn on HDFC Bank, WTC Branch, Bangalore, drawn by the Purchasers in favour of the Sellers being balance sale consideration (as desired and directed by the Sellers);                                     |
| h) | Rs.7,71,490/-      | (Rupees Seven Lakhs Seventy One Thousand Four Hundred Ninety Only) being the amount retained on payment of part payment of sale price by the Purchasers on behalf of Sellers for payment/remittance of the same to the Income Tax Department towards Tax Deduction at Source.   |
| i) | Rs. 98,25,75,215/- | (Rupees Ninety Eight Crores Twenty Five Lakhs Seventy Five Thousand Two Hundred and Fifteen Only) by Pay Order bearing No. 009576 dated 13/09/2023 drawn on HDFC Bank, WTC Branch, Bangalore, drawn by the Purchasers in favour of the Sellers being balance sale consideration (as desired and directed by the Sellers);                     |

For BANGALORE CERAMICS

  
K.T. MATHAI  
Managing Partner

For BANGALORE CERAMICS

  
Beeme C  
Partner

For BANGALORE CERAMICS

  
Partner


For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

For BRIGADE TETRARCH PVT LTD.

  
Authorised Signatory

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| j) | Rs.1,02,40,385/- | (Rupees One Crore Two Lakhs Forty Thousand Three Hundred Eighty Five Only) being the amount retained on payment of balance sale price by the Purchasers on behalf of Sellers for payment/remittance of the same to the Income Tax Department towards Tax Deduction at Source. |
|----|------------------|---|

thus totaling Rs.123,50,62,500/- (Rupees One Hundred and Twenty Three Crores Fifty Lakhs and Sixty Two Thousand Five Hundred Only) and payment (i) being made before the witnesses at the time of execution of this Sale Deed, which sum Rs.123,50,62,500/- (Rupees One Hundred and Twenty Three Crores Fifty Lakhs and Sixty Two Thousand Five Hundred Only) the Sellers hereby admit and acknowledge the receipt of the same in full settlement and acquit the Purchasers of any further payment and in consideration thereof the Sellers hereby grant, convey, sell, transfer, assign and assure UNTO AND TO THE USE of the said Purchasers all their right, title, interest and ownership in the Schedule Property free from all encumbrances, mortgages, court attachments, litigations, maintenance charges, trust, liens, proceedings for acquisition/requisition or creation of easements, rights of way or rights of user and other claims and demands whatsoever together with benefit of aforesaid development plan for residential development and with all the rights of way, easements of necessity, water, water courses, drains, privileges, appurtenances, advantages, compound, sewerage, drains etc., whatsoever pertaining to or belonging to the Schedule Property or usually held, used, occupied or enjoyed therewith over Schedule Property and the Purchasers shall hereafter be entitled to hold, possess, use and enjoy all their right, title and interest in the Schedule Property and also hold, possess and enjoy, claims, payments of the Sellers and all other rights, privileges, appurtenances and amenities belonging thereto and TO HAVE AND TO HOLD the Schedule Property and every part thereof TO AND UNTO THE Purchasers absolutely and forever.

For BANGALORE CERAMICS

  
K.T. MATHAI  
Managing Partner

For BANGALORE CERAMICS

  
B. Srinivas  
Partner

For BANGALORE CERAMICS

  
Partner

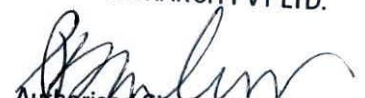
For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

For BRIGADE TETRARCH PVT LTD.

  
Authorised Signatory

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The Sellers hereby covenant with the Purchasers that the Sellers are the absolute owners of the Schedule Property hereby conveyed and they have good and marketable title to convey the same in terms of this deed and other than Sellers there are no other persons interested in the Schedule Property and they have not done or knowingly suffered or been party or privy to or aware of anything done whereby their title and interest to the Schedule Property or any part thereof or their right to transfer the same is or may be impeached in any manner. And notwithstanding any act, deed or thing heretofore done, excluded or knowingly suffered, the Sellers have full power and absolute authority and indefeasible title to sell the Schedule Property and the said property is free from all encumbrances and obligations whatsoever and the Purchasers shall hereafter peacefully and actually HOLD, POSSESS AND ENJOY THE Schedule Property without any claim or demand, disturbance or interruption whatsoever from the Sellers and/or from person/s claiming through or under them.

The Sellers have already delivered to the Purchasers at the time of registration of the Agreement to Sell dated 27/02/2023, all the available original/certified copies of the title deeds of the Schedule Property in their possession and custody and they have not retained with them any original title deeds relating to Schedule Property. The Sellers confirm having delivered to the Purchasers Certified Copies of the (1) Sale Deed dated 29/06/1973 registered as Document No.1401/1973-74 in Book-I Volume No. 2879 at Pages 23 to 30, in the Office of the Sub-Registrar, Bangalore North Taluk and (2) Retirement Agreement dated 21/02/1985, registered as Document No.61/1984-85 in Book-IV Volume No. 67 at Pages 212 to 217, in the Office of the Sub-Registrar, Bangalore North Taluk, since the Sellers' banker South Indian Bank Ltd., Cantonment Branch, No.10, B.M. Complex, Infantry Cross Road, Bangalore – 560 001 have either lost or mislaid the originals thereof which were deposited with them towards security to the credit facilities vide Letter bearing No.G/57/85 dated 04/03/1985 and are unable to trace the same inspite of their best efforts as stated vide their Letter bearing No.

For BANGALORE CERAMICS

  
 K.T. MATHAI  
 Managing Partner

For BANGALORE CERAMICS

  
 Partner

For BANGALORE CERAMICS

  
 Partner

For BANGALORE CERAMICS

  
 Partner

For BANGALORE CERAMICS

  
 Partner

For BRIGADE TETRARCH PVT LTD.

  
 Authorised Signatory

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GEN/118/12-13 dated 25/07/2012. The Sellers have lodged a complaint with The Sub-Inspector of Police, Commercial Street, Police Station, Bangalore on 02/05/2023 and got issued a Public Notice in the Times of India, Newspapers on 04/08/2023 about the loss of the said title Deeds and inspite of the said steps taken by the Sellers, they are unable to trace the same and further have not received any response in respect of the action taken by them.

The Sellers assure the Purchasers that they have not used or utilized originals of the aforesaid title deeds to create any transaction or charge or mortgage or raise any loan thereon and in the event of they coming into possession or custody of the said title deeds, they undertake to deliver the same to the Purchasers immediately without making use of the same. In the event of any claims by any person claiming on the basis of the custody of the said original title deeds or for any other reason of whatsoever nature, the Sellers agree to answer such claims and demands at their cost and protect the Purchasers therefrom and agree to indemnify and keep the Purchasers indemnified from such claims and demands, actions, proceedings and are liable jointly and severally for consequences arising therefrom and they undertake the sole responsibility of answering such claims at their cost and will not make the Purchasers liable or responsible for the same.

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

For BANGALORE CERAMICS

  
K.T. MATHAI  
Managing Partner

For BANGALORE CERAMICS

  
Beema  
Partner

For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

For BRIGADE TETRARCH PVT LTD.

  
Authorised Signatory

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The Sellers hereby assure and covenant with the Purchasers that there are no encumbrances or any settlement, will, charge, lien, mortgages, attachments, maintenance charges, either by agreement, order or decree pending or threatened legal proceedings or land acquisition proceedings or notifications of any kind or any other security or claims on the Schedule Property that may in any manner derogate from the full and absolute ownership of the Schedule Property hereby conveyed and in case of any claims, the Sellers agree to answer such claims and demands and protect the Purchasers therefrom and accordingly offer full and complete indemnity.

The Sellers hereby covenant, assure and warrant with the Purchasers to the effect that:

- the Sellers are the sole and absolute owners of the Schedule Property and their title to the Schedule Property is a free hold property and their title to the same is good, marketable and subsisting and none else has any right, title, interest or share therein and cost of good title shall be that of Sellers and Schedule Property is free from encumbrances and claims including all claims by way of sale, exchange, mortgage, gift, inheritance, trust, possession, easement, lien or otherwise;
- the Sellers declare that they have full right, power and absolute authority to sell and transfer to the Purchasers the full ownership and possession and all other right, title and interest in the Schedule Property and that the Sellers have not done any act of omission or commission whereby the ownership, possession and/or occupation of the Schedule Property has been rendered illegal and/or un-authorized for any reason or on any account whatsoever;
- the Sellers have not entered into with anyone else any agreement or arrangement for sale of the Schedule Property save and except the Agreement to Sell dated 27/02/2023 entered with the Purchaser, duly registered as document No. 03781 of 2022-23, in Book No.1, stored in CD No. MLSD1196, in the office of the Sub-Registrar, Gandhinagar (Malleswaram), Bengaluru in favour of the Purchasers herein and have not executed any Power of Attorney to anyone else to deal with the Schedule Property;

For BANGALORE CERAMICS

  
K.T. MATHAI  
Managing Partner

For BANGALORE CERAMICS

  
Beemal  
Partner

For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

For BRIGADE TETRARCH PVT LTD.

  
Authorised Signatory

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- d) the Schedule Property is not subject matter of any litigations or proceedings and the same is not attached or sold or sought to be sold in whole or in portions in any Court or other Civil or Revenue or other proceedings and not subject to any attachment by the process of the courts or in the possession or custody by any Receiver, Judicial or Revenue Court or any officer thereof;
- e) the Sellers are not restrained, as on date under any statute, law or enactment or any order, verdict or judgment for the time being in force from dealing with or disposing of or parting with possession of the Schedule Property and there is no prohibition under any law or enactment for sale of Schedule Property in terms herein;
- f) the Sellers have duly paid and discharged in full, all the dues and liabilities in respect of the Schedule Property including, but not limited to property taxes, rates and all other outgoings/expenses and confirm that there are no dues payable in this regard as at the date of execution of this Sale Deed including the betterment charges which has been paid to the authority;
- g) that the Sellers do not have any pending liabilities with regard to income tax or any other taxes which would affect their title to the Schedule Property and no proceedings are pending against Schedule Property in any forum;
- h) the Sellers hereby declare that it is not in arrears of Income Tax or any other direct or indirect taxes and other assessments payable to the Central and State Government or to the local authorities in respect of the Schedule Property, and, if any such tax is payable by the Sellers, then the Sellers will pay the same and will protect the Purchasers there from and in respect thereto agree to indemnify and keep indemnified the Purchasers and their successors/assigns against all costs and expenses that may be incurred by the Purchasers in this regard;
- i) the Sellers have not received any notice of acquisition or requisition from the Government or other authorities including the Bruhat Bangalore Mahanagara Palike, Bangalore Development Authority or from any other authorities and the Schedule Property is not being acquired under the provisions of any act and the Schedule Property is free from all such proceedings;
- j) there are no industrial disputes/claims pending against the Sellers in respect of the industrial operations earlier held in the Schedule Property and no claims of labourers are pending to be settled and the Sellers confirm having settled the provident fund, gratuity, to each of the labourers who were employed by the Sellers in the Schedule Property;

For BANGALORE CERAMICS

  
K.T. MATHAI  
Managing Partner

For BANGALORE CERAMICS

  
Beema C.  
Partner

For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

For BRIGADE TETRARCH PVT LTD.

  
Authorised Signatory

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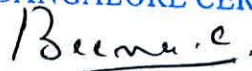
- k) no proceedings are pending for recovery of any amount due against the Sellers or the Schedule Property by any banks, financial institutions, Non-Banking Financial Company and by any other creditors and third parties and no proceedings are pending under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) before any court, tribunal or other forums;
- l) there is no Order of prohibition from any Court Tribunal or Authority under any of the laws, for sale of the Schedule Property and the Sellers are capable of conveying title and delivering vacant possession and title deeds of the Schedule Property to the Purchasers thereof;
- m) the Sellers are in exclusive peaceful possession and enjoyment of the Schedule Property as absolute owners and capable of delivering the same to the Purchasers on sale;
- n) in the event of any inaccuracies or calculation errors in respect of the facts and figures, including the description of the Schedule Property in this deed, the same shall not affect the sale made herein and on the other hand the Sellers agree to execute appropriate Deed/s of Rectification/Modification as and when the Purchasers request the Sellers to do so and the cost thereof will be met by the Purchasers; and
- o) the Sellers' Firm is registered as No.17/1981-82 with the Registrar of Firms, Bangalore, governed by the last of the Partnership Deed dated 30/03/2012 consisting of five partners who are executants to this Sale Deed and further declare that the Firm has not undergone any further reconstitution as on date and each of the partners who are executants to this Sale Deed declare and confirm the same as true and correct.

The Sellers assure that apart from them, there is no other person interested in the Schedule Property or portions thereof and the Sellers hereby agree to keep the Purchasers at all times fully indemnified and hold harmless against any loss or liability, including costs, charges or expenses, action or proceedings, cost or claims made by any person or claims which may arise against and be suffered by the Purchasers or the Schedule Property by reason of any defect in or want of title on the part of the Sellers and/or breach of any of the representations, warranties and/or assurances

For BANGALORE CERAMICS

  
K. T. MATHAI  
Managing Partner

For BANGALORE CERAMICS

  
Beema

Partner

For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

For BRIGADE TETRARCH PVT LTD.

  
Authorised Signatory

For BANGALORE CERAMICS

  
Partner

Partner

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contained in this Deed of Sale including the recitals thereof and/or in respect of any arrears in taxes, demands or charged in respect of the Schedule Property. The Sellers agree and bind to defend the right, title, interest and ownership of the Purchasers herein to the Schedule Property against all claims and demands and the expenses in this regard will be fully borne to by the Sellers.

The Sellers have paid the municipal property taxes and other taxes and charges in respect of the Schedule Property to the concerned authorities upto date and the Purchasers can pay the same hereafter from this day and in case any taxes or charges are still due unpaid in respect of the Schedule Property, the same shall be paid by the Sellers.

The Sellers have this day signed and delivered to the Purchasers the requisite letters for transfer of Khata of the Schedule Property in the records of the Bruhat Bangalore Mahanagara Palike, Bangalore, in favour of the Purchasers and have no objection for transfer of Khata of Schedule Property as aforesaid.

The Sellers have delivered and put the Purchasers in actual, physical, vacant and peaceful possession of the Schedule Property. The Purchasers shall hold, possess and enjoy the Schedule Property as absolute owners and it shall be lawful for the Purchasers at all times to possess, occupy and enjoy the Schedule Property hereby conveyed and sold with all its appurtenances together with all the rights for their benefit without any interference from the Sellers and their predecessors-in-title or any person claiming through or under the Sellers.

One of the executants of this Sale Deed namely **Sri.CHAKO CHAKOLA**, who is the Power of Attorney Holder of the Fifth Partner of the Sellers' Firm namely Mr. C.D. Ittymathew also known as Mathew D. Chakola declares, assures and covenants with the Purchasers that the Power of Attorney dated 05/01/2023 executed by the Mr. C.D.

For **BANGALORE CERAMICS**

  
**K.T. MATHAI**  
Managing Partner

For **BANGALORE CERAMICS**

  
Partner

For **BANGALORE CERAMICS**

  
Partner

For **BANGALORE CERAMICS**

  
Partner

For **BRIGADE TETRARCH PVT LTD.**

  
Authorised Signatory

For **BANGALORE CERAMICS**

  
Partner

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Ittymathew also known as Mathew D. Chakola in his favour, appointing him as his Power of Attorney Holder is still in force and subsisting and he is empowered to execute this Deed and sell the Schedule Property along with other partners of Sellers' Firm and in case of any claims by the said partner questioning the authority of the executant herein or any other claims made by him, the same will be answered by the executant and the Purchasers are not liable to answer the same and further the Purchasers will be protected from such claims and he agrees to indemnify and keep the Purchasers indemnified from all claims and demands and consequential losses.

**:SCHEDULE PROPERTY:**

All that undeveloped Residential Property measuring (i) 05 Acres 26 Guntas in Sy.No.10/2, (ii) 00 Acres 4.25 Guntas in Sy.No.23/1A (Old Sy.No.23/1) and (iii) 00 Acres 05 Guntas in Sy.No.23/2A (Old Sy.No.23/2) situated at Venkata Village, Yelahanka Hobli, Bangalore North Taluk in all measuring 05 Acres 35.25 Guntas or 2,56,187.25 Sq.Ft. and bearing Municipal Khata No.1141/387/262/200, Sy.Nos.10/2, 23/2, 23/1, Municipal Ward No.1 of Kempegowda, PID No.16 and PID No.17, Venkata Village, Yelahanka Sub-Division, Bangalore and bounded by:


East : Road;  
West : Property belonging to Missionaries of Charity and Bellary Road;  
North : Private Property; and  
South : Private Property.

The above Property is shown in the plan annexed hereto in Blue Lines.

For BANGALORE CERAMICS

  
K.T. MATHAI  
Managing Partner

For BANGALORE CERAMICS

  
Partner

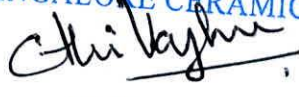
For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

For BANGALORE CERAMICS

  
Partner

For BRIGADE TETRARCH PVT LTD.

  
Authorised Signatory

2467  
23-24

IN WITNESS WHEREOF THE SELLERS ABOVE NAMED HAVE SIGNED AND EXECUTED THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN AND THE PURCHASERS HAVE ALSO SIGNED THIS SALE DEED.

**WITNESSES:**

1)



Suresh Sreevaramachandran

Nair  
106/1 Lakeshore Homes  
Kasavanahalli, Bengaluru  
560035

2)



PRAMOD S.P.  
WTC, Brigade Gateways  
Campus,  
Bengaluru- 55

for M/s. BANGALORE CERAMICS,

1.



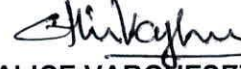
[K. THOMAS MATHAI also known as  
MATHAI THOMAS KUNNATH]

2.



[TONY CHAKOLA]

3.



[ALICE VARGHESE]

4.



[BEENA CHACKO]

5.



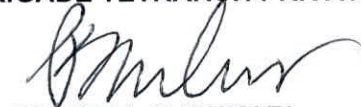
[C.D. ITTYMATHEW alias  
MATHEWS D. CHAKOLA]

Represented by his General Power of  
Attorney Holder: Mr. CHAKO CHAKOLA.

Partners.

SELLERS.

for M/s. BRIGADE TETRARCH PRIVATE LTD.,



(PAVITRA SHANKAR),

Director.

PURCHASERS.

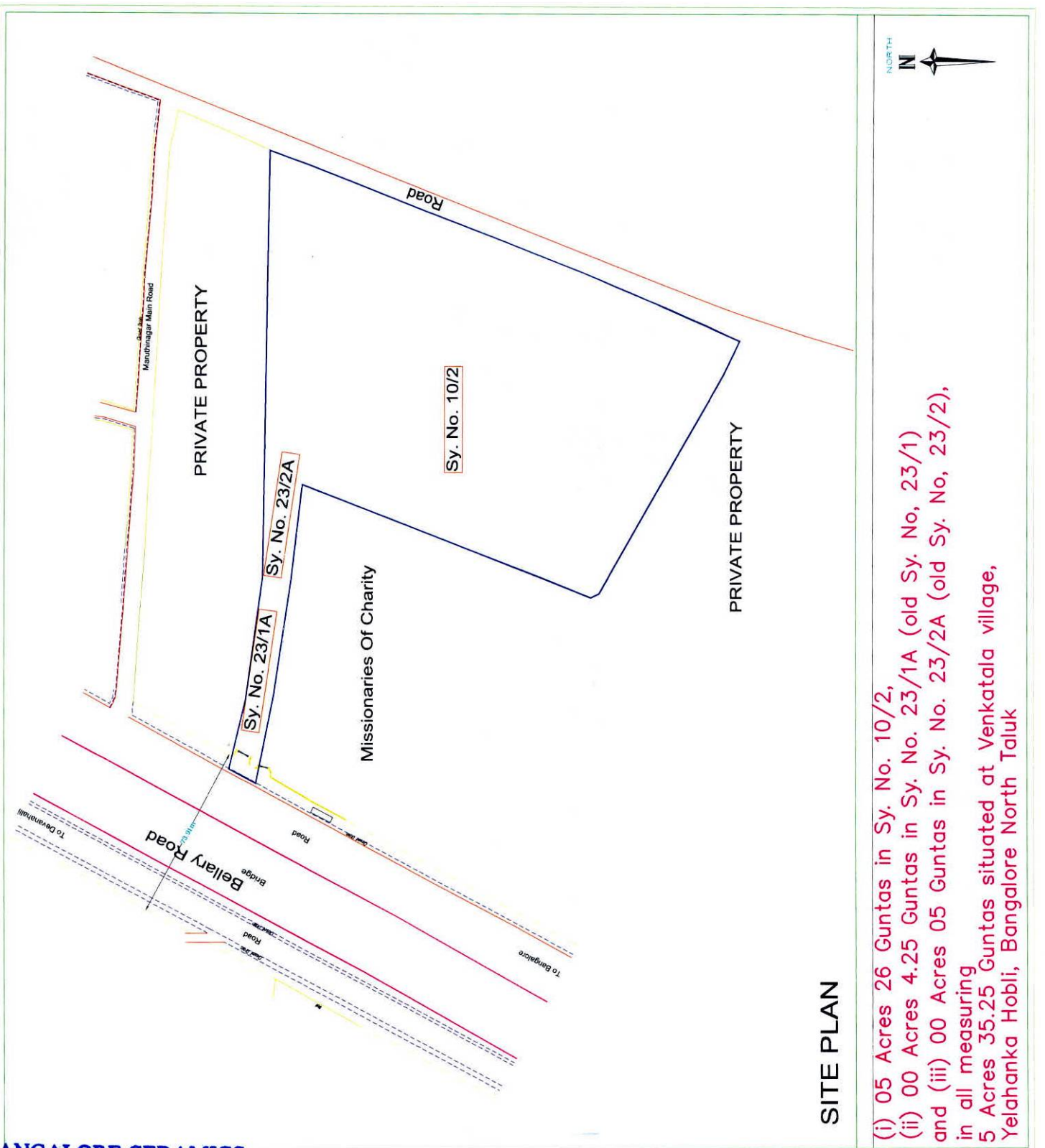
**Drafted by:**



[SUSHMA K.S.]

Advocate,  
Bangalore.

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23-24



**SITE PLAN**

(i) 05 Acres 26 Guntas in Sy. No. 10/2,  
(ii) 00 Acres 4.25 Guntas in Sy. No. 23/1A (old Sy. No, 23/1)  
and (iii) 00 Acres 05 Guntas in Sy. No. 23/2A (old Sy. No, 23/2),  
in all measuring  
5 Acres 35.25 Guntas situated at Venkataala village,  
Yelahanka Hobli, Bangalore North Taluk

**For BANGALORE CERAMICS**

*K.T. Mathai*  
**K.T. MATHAI**  
Managing Partner

**For BANGALORE CERAMICS**

*[Signature]*  
Partner

**For BANGALORE CERAMICS**

*[Signature]*  
Partner

**For BANGALORE CERAMICS**

*[Signature]*  
Partner

**For BANGALORE CERAMICS**

*[Signature]*  
Partner

**For BRIGADE TETRARCH PVT LTD.**

*[Signature]*  
Authorized Signatory