

90014-2 - 10309/23-24

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ. ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

 The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

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

ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

This Document Consist of.....
First page Doct. No. 10309
2023-24

ABSOLUTE SALE DEED

This **DEED OF ABSOLUTE SALE (SALE DEED)** is made and executed on this Twenty Seventh day of October, Two Thousand and Twenty Three (27/10/2023) at Bengaluru

BY:

1. **Mrs. ELMA PRAMILA REDDY @ ELMA REDDY**, wife of Late Mr. J. Narendra Reddy, aged about 69 years, holding PAN : AJJPR2006H and Aadhaar No.5629 8332 5554, hereinafter referred to as "**Vendor No.1**";
2. **Mr. PRATHIK REDDY**, son of Late Mr. J.Narendra Reddy, aged about 32 years, holding PAN : AUSPR3146C and Aadhaar No.4597 9401 9172, , hereinafter referred to as "**Vendor No.2**"
3. **Mr. JITHAN REDDY**, son of Late Mr. J.Narendra Reddy, aged about 28 years, holding PAN : BKSPR6508M and Aadhaar No.9652 3582 1608, , hereinafter referred to as "**Vendor No.3**"

Vendor No. 1 to Vendor No. 3 are residing at No.484, 2nd Main Road, Second Stage, Indiranagar, Bangalore – 560 038,

4. **Mrs. ARUNA REDDY B**, wife of Late Mr. P V B Reddy, aged about 76 years, residing at No.527, R M V Extension, Bangalore – 560080, holding PAN:AFKPR4423B and Aadhaar No.4004 1572 8693, , hereinafter referred to as "**Vendor No.4**"; and
5. **Mrs. SHOBA JAYARAM**, wife of Mr. Jay Jayaram, aged about 68 years, residing at No.709, 1st Main, 1st Stage, Indiranagar, Bengaluru – 560038, holding PAN:AGHPJ4151E and Aadhaar No.6093 8631 2328, , hereinafter referred to as "**Vendor No.5**",

Vendor No. 1, Vendor No. 2, Vendor No. 3. Vendor No. 4 and Vendor No. 5 are hereinafter collectively referred to as the "**VENDORS**" and individually referred to as a "**VENDOR**" (which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include their respective heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**:

B. Aruna Reddy, Shoba Jayaram
Elma Reddy

For Sumadhura Infracon Pvt. Ltd.


For Cornerstone Assetz Holding LLP

For CORNERSTONE PROPERTIES PVT. LTD.


Authorized Signatory


Authorized Signatory



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

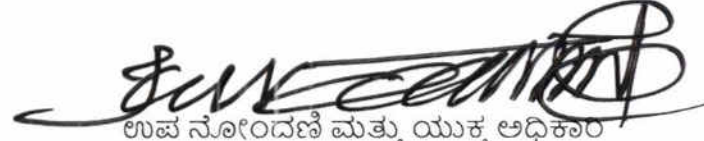
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

M/s. SUMADHURA INFRACON PRIVATE LIMITED is Rep. by Mr .K. RAHUL ಇವರು ₹5,91,36,000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	5,91,36,000.00	Online Challan Reference Number RG1023000003956089 Dated:27/10/2023
Total:	5,91,36,000.00	

ಸ್ಥಳ : ಇಂದಿರಾ ನಗರ

ದಿನಾಂಕ: 27/10/2023


ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಇಂದಿರಾ ನಗರ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

ALONG WITH

1. **CORNERSTONE PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at No.583, 9th Main, Off CMH Road, Indiranagar 1st Stage, Bangalore – 560038, having PAN : AACCC3343B, represented by its Authorised Signatory - Mr. M Kiran Poonacha, son of Mr. M.P.Poonacha, (Aadhaar No.3853 7846 1602) duly authorized vide Board Resolution dated 13.06.2023, hereinafter referred to as "**Confirming Party No.1**"; and
2. **CORNERSTONE ASSETZ HOLDINGS LLP (Now known as CORNERSTONE EDEN HOLDINGS LLP)**, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at No. 540, 3rd Floor, CMH Road, Indiranagar, Bengaluru – 560 038, holding PAN: AAHFC7828Hc, represented by its Designated Partner, Mr. M Kiran Poonacha (Aadhaar No. 3853 7846 1602) duly authorized vide Board Resolution dated 17.10.2023, hereinafter referred to as "**Confirming Party No.2**";

Confirming Party No. 1 and Confirming Party No. 2 are hereinafter collectively referred to as the "**CONFIRMING PARTIES**" and individually referred to as a "**CONFIRMING PARTY**" (which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include their successors-in- interest and permitted assigns) of the **SECOND PART**:

IN FAVOUR OF

SUMADHURA INFRACON PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Sy.No.108/2, Millenia Building, 1st Main MSR Layout, Munnekollala Village, Marathahalli, Outer Ring Road, Bangalore – 560 037, holding PAN: AAQCS9641A, represented by its Authorised Signatory **Mr.K.RAHUL** (Aadhaar No.938368395558), hereinafter referred to as the "**PURCHASER**" (which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors-in- interest, and assigns) of the **FOURTH PART**.

B. Aruna Reddy.
Shobu Jayaram
P. R. Reddy
S. R. Reddy
P. R. Reddy

For Sumadhura Infracon Pvt. Ltd.

Authorised Signatory

For CORNERSTONE PROPERTIES PVT. LTD.

Authorised Signatory

For Cornerstone Assetz Holding LLP

Authorised Signatory

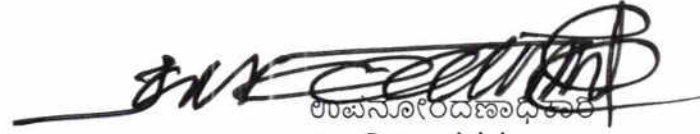
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- INR-1-10309-2023-24

ಇಂದಿರಾ ನಗರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 27/10/2023 ರಂದು 02:57:59 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1,05,60,000.00
2	ಸೇವಾ ಶುಲ್ಕ	980.00
3	ಒಪ್ಪಿಗೆ ಶುಲ್ಕ	200.00
4	ಪ್ರಮಾಣ ಪತ್ರ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು	1,05,61,220.00

M/s. SUMADHURA INFRACON PRIVATE LIMITED is Rep. by Mr .K. RAHUL ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

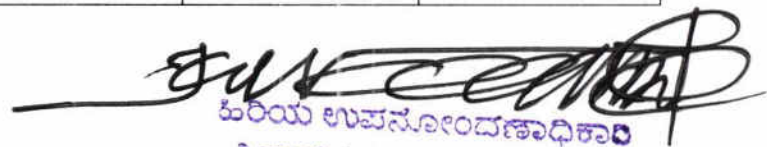
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s. SUMADHURA INFRACON PRIVATE LIMITED is Rep. by Mr .K. RAHUL , 35, Resident of: Sy.No.108/2, Millenia Building, , 1st Main MSR Layout, Munnekollala Village, Marathahalli, Outer Ring Road, , Bengaluru East, BENGALURU URBAN, KARNATAKA - 560037 (Presenter)		 Left Thumb	



ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾ ನಗರ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s. SUMADHURA INFRACON PRIVATE LIMITED is Rep. by Mr .K. RAHUL , 35, Resident of: Sy.No.108/2, Millenia Building, , 1st Main MSR Layout, Munnekollala Village, Marathahalli, Outer Ring Road, , Bengaluru East, BENGALURU URBAN, KARNATAKA - 560037 (Claimant)		 Left Thumb	



ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

WITNESSETH AS FOLLOWS:

WHEREAS

1. The Vendors have jointly and severally represented to the Purchaser as follows:

- (i) the Vendors herein are the joint and absolute owners in possession and enjoyment of all that piece and parcel of the land bearing Survey No.152 measuring 4 Acres and 4 Guntas situated in Pattandur Agrahara Village, Krishnarajapuram Hobli, earlier in Bangalore South Taluk, presently Bangalore East Taluk, duly converted for non-agricultural purposes vide Order of the Divisional Commissioner, Bangalore, bearing No.B.DIS.ALN.SR.94/1965-66 dated 17/09/1966 and vide Conversion Certificate bearing No.ALN.SR.1145 (A) dated 24/11/1966 issued by the Tahsildar, and presently bearing BBMP No.318 (Old No.263) of Pattandur Agrahara Village, Whitefield Sub-Division, Bangalore, which is morefully described in the Schedule herein and hereinafter referred to as the "**Schedule Property**" for convenience.
- (ii) The Schedule Property formed part of 05 Acres 04 Guntas in Survey.No.152 of Pattandur Agrahara Village, Krishnarajapuram Hobli, earlier in Bangalore South Taluk, presently Bangalore East Taluk, was partitioned amongst Mr. C.Jayarama Reddy and his children namely Mr. H. J. Aswathrama Reddy, Master Narendra Reddy, Miss Shoba Reddy (both minors represented by their father Mr. C. Jayarama Reddy) under the Partition Deed dated 31.5.1971, registered as Document No. 1173 of 1971-71, in Book I, stored in Volume No. 873, in Pages 84-96, in the office of the Sub-Registrar, Bangalore south taluk.
- (iii) Under the Partition Deed dated 31.5.1971, the entire extent of the land bearing Survey No. 152 measuring 5 Acres 4 Guntas i.e., the Larger land was allotted to the share of Master J. Narendra Reddy. Pursuant thereto, Mr. J. Narendra Reddy's name was recorded in Entry bearing No. MR 28 of 1970-71 made in the Mutation Register in respect of the land bearing Survey No. 152 measuring 5 Acres 4 Guntas.
- (iv) Subsequently, Mr.J.Narendra Reddy sold 1 Acre in the Larger land to The Indian Church of the Nazarene under Sale Deed dated 25.4.1985, registered as Document No. 290/1985-86 in Book-I, Volume 2301 at Pages 15 to 21, in the Office of the Sub-Registrar, Bangalore South Taluk, and continued to retain the remaining portion of 4 Acres 4 Guntas of land, described in the Schedule herein.
- (v) Mr.J.Narendra Reddy died intestate on 4.1.2005, leaving behind his wife, Vendor No.1 and his children Vendor No. 2 and 3 herein and his mother Mrs. J Padmamma, to succeed to the Schedule Property.

B. Jayama Reddy
Shob Jayama

Kithenholal

Sumasudha

For Sumadhura Infracon Pvt. Ltd.

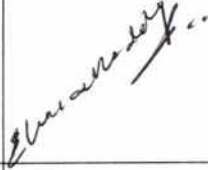
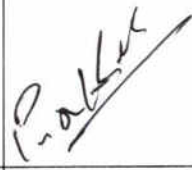
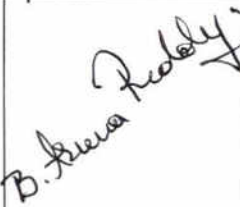
Authorised Signatory

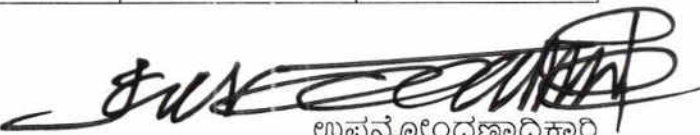
For CORNERSTONE PROPERTIES PVT. LTD.

Authorised Signatory

For Cornerstone Assetz Holding LLP

Page 3 of 17
Authorised Signatory

2	Mrs .ELMA PRAMILA REDDY , alias:ELMA REDDY W/o Late Mr. J. Narendra Reddy, , 69, Resident of: No.484, 2nd Main Road, Second Stage, , Indiranagar,, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560038 (Executant)		 Left Thumb	
3	Mr .PRATHIK REDDY S/o Late Mr. J. Narendra Reddy, , 32, Resident of: No.484, 2nd Main Road, Second Stage, , Indiranagar,, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560038 (Executant)		 Left Thumb	
4	Mr .JITHAN REDDY S/o Late Mr. J. Narendra Reddy, , 28, Resident of: No.484, 2nd Main Road, Second Stage,, Indiranagar,, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560038 (Executant)		 Left Thumb	
5	Mrs .ARUNA REDDY B W/o Late Mr. P V B Reddy, , 76, Resident of: No.527, R M V Extension, ,, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560080 (Executant)		 Left Thumb	
6	Mrs .SHOBA JAYARAM W/o Mr. Jay Jayaram, , 68, Resident of: No.709, 1st Main, 1st Stage, Indiranagar, ,, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560038 (Executant)		 Left Thumb	
7	CORNERSTONE PROPERTIES PRIVATE LIMITED is Rep. by Mr .M. Kiran Poonacha , , 40, Resident of: No.583, 9th Main, Off CMH Road,, Indiranagar 1st Stage, , Bengaluru East, BENGALURU URBAN, KARNATAKA - 560038 (Executant)		 Left Thumb	
8	CORNERSTONE ASSETZ HOLDINGS LLP (Now known as CORNERSTONE EDEN HOLDINGS LLP) is Rep. by Mr .M. Kiran Poonacha , , 40, Resident of: Assetz House, 30,, Crescent Road,, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560001 (Executant)		 Left Thumb	


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾ ನಗರ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

- (vi) Subsequently Vendor No.1, Vendor No. 2 and Vendor No. 3 herein entered into a Joint Development Agreement dated 14.07.2010, registered as Document No.MDP-1-01817-2010-11 stored in CD No.MDPD63 in the office of the Sub Registrar, Mahadevapura, Bangalore with Confirming Party No.1 herein, whereunder the Confirming Party No.1 agreed to develop the Schedule Property ("JDA"). Vendor No. 1, Vendor No. 2 and Vendor No. 3 also executed a General Power of Attorney dated 14.07.2010, registered as Document No.MDP-4-00069-2010-11 (stored in CD No.MDPD63) in the office of the Sub Registrar, Mahadevapura, Bangalore, in favour of Confirming Party No.1 empowering it to deal with the Schedule Property as per the powers conferred therein.
- (vii) Subsequently Confirming Party No.1 and Assetz Infrastructure Private Limited in order to develop a project on the Schedule Property in partnership constituted a Limited Liability Partnership namely "Cornerstone Assetz Holdings LLP" by entering into a Limited Liability Partnership Agreement dated 29.11.2011 registered as Document No.KRI-4-00222-2011-22 stored in CD No.KRID397 in the office of the Sub Registrar, Krishnarajapura, whereunder they reduced into writing the detailed terms and conditions of the development of the Schedule Property and sharing of profit and loss.
- (viii) At this juncture Mrs. J Padmamma mother of Late Mr. J Narendra Reddy under a Gift Deed dated 05.11.2012 registered as Document No.INR-1-03942-2012-13 stored in CD No.INRD48 in the office of the Sub Registrar, Indiranagar, Bangalore, gifted her 1/4th share in the Schedule Property i.e. 1 Acre 1 Gunta (44,649 sq.ft.) in favour of her daughters Mrs. Aruna Reddy i.e., Vendor No.4 and Mrs.. Shoba Jayaram i.e. Vendor No.5 herein.
- (ix) Under the said Gift Deed dated 05.11.2012, Mrs. Aruna Reddy i.e., Vendor No.4 has been gifted with 1/8th share i.e. 20 ½ Guntas (22,324.5 Sq.Ft) and Mrs. Shoba Jayaram i.e. Vendor No.5 has been gifted with 1/8th share i.e. 20 ½ Guntas (22,324.5 Sq.ft) out of Schedule Property by their mother Mrs. J Padmamma.
- (x) After entering into the Joint Development Agreement, for various reasons which are beyond the control of the parties therein, the parties could not commence the development work on the Schedule Property and as such Vendor No.1 to Vendor No.3 and Confirming Party No.1 after due discussions and deliberations have come to an understanding that Vendor No.1 to Vendor No. 3 herein shall convey the Schedule Property in favour of Confirming Party No.1 or its nominee/s by cancelling the said Joint Development Agreement dated 14.07.2010 and General Power of Attorney dated 14.07.2010 and accordingly Vendor No. 1 to Vendor No. 3 herein and Confirming Party No.1 entered into an Agreement to Sell dated 19.06.2023, registered as Document No. INR-1-03986-2023-24 in the office of the Sub Registrar, Shivajinagar (Indiranagar), Bangalore.

B. Aruna Reddy
Shoba Jayaram
Sumadhura Infracon Pvt. Ltd.

For Sumadhura Infracon Pvt. Ltd.

Authorised Signatory

For Cornerstone Assetz Holding LLP

Authorised Signatory

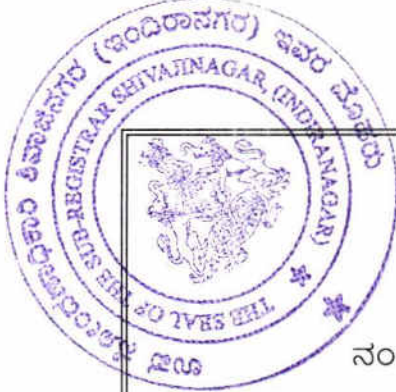
For CORNERSTONE PROPERTIES PVT. LTD.

Authorised Signatory

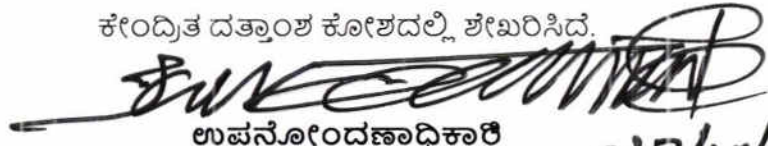
ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Naveen S/o Narayanappa (Identifier)	402,B Narayanapura, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560016	Naveen
2	Punith S/o Venkateshappa (Identifier)	402,B Narayanapura, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560016	Punith


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾ ನಗರ





1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ INR-1-10309-2023-24 ಆಗಿ
ದಿನಾಂಕ 27/10/2023 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ
ಮಾದರಿಯಲ್ಲಿ
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾ ನಗರ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

27/10/23

- (xi) Similarly, Vendor No.4 to Vendor No. 5 have come forward to sell their share in the Schedule Property in favour of Confirming Party No.1 or its nominee/s and in this regard have entered into an Agreement to Sell dated 19.06.2023 with Confirming Party No.1. Agreements to Sell dated 19.06.2023 executed by Confirming Party No. 1 with the Vendors as aforementioned are jointly referred to as the **"Agreements to Sell"**.
- (xii) Vendor No. 1 to Vendor No. 3 and Confirming Party No. 1 have cancelled the JDA and PoA under a Deed of Cancellation dated 10/10/2023, registered as Document No.INR-1-09658/2023-24 (stored in central storage system) in the office of the Sub-Registrar, Shivajinagar (Indiranagar) and a Deed of Revocation dated 10/10/2023, registered as Document No.INR-4-00711/2023-24 (stored in central storage system) in the office of the Sub-Registrar, Shivajinagar (Indiranagar)_(jointly referred to as **"Cancellation Deeds"**).
- (xiii) The Limited Liability Partnership being Confirming Party No.2 herein was reconstituted under a Deed of Amended and Restated dated 10/10/2023 registered as Document No.INR-4-00712-2023-24, (stored in central storage system) in the office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore, whereunder Assetz Infrastructure Private Limited was retired from the aforesaid Limited Liability Partnership and Mr.M Kiran Poonacha was inducted as a partner of Confirming No. 2. Confirming Party No. 1 and Mr.M Kiran Poonacha are the only partners in Confirming Party No. 2 as on date.
- (xiv) Confirming Party No. 2 has also executed the Cancellation Deeds thereby confirming that they do not have any rights or interest in the Schedule Property and the Vendors are entitled to convey the Schedule Property to any person as they deem fit.

2. Now Confirming Party No.1 having rights under the Agreements to Sell has nominated the Purchaser to purchase the Schedule Property, and therefore the Vendors and Confirming Party No.1 have jointly offered to convey the Schedule Property in favour of the Purchaser herein for a total sale consideration of Rs.105,60,00,000/- (Rupees One Hundred and Five Crore and Sixty Lakhs Only).

3. Confirming Party No.2 have also joined execution of this Sale Deed along with Confirming No.1 to morefully affirm and confirm that they do not have any rights, title or interest or any claim in/in relation to the Schedule Property, and assure the valid and marketable title of the Vendors to the Schedule Property.

B. Aruna Reddy,
Shobee Jayaram

For Sumadhura Infracon Pvt. Ltd.

Authorised Signatory

For CORNERSTONE PROPERTIES PVT. LTD.

Authorised Signatory

For Cornerstone Assetz Holding LLP

Authorised Signatory

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4. The Purchaser herein who is interested in purchasing the Schedule Property accepted the offer of the Vendors and Confirming Party No. 1 ies herein and agreed to purchase the Schedule Property from the Vendors and the Confirming Parties for a total sale consideration of Rs.105,60,00,000/- (Rupees One Hundred and Five Crore and Sixty Lakhs Only);

NOW THEREFORE IN CONSIDERATION MENTIONED HEREIN THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. CONVEYANCE

- 1.1. In consideration of a sum of **Rs.105,60,00,000/- (Rupees One Hundred and Five Crore and Sixty Lakhs Only)** paid by the Purchaser in the manner hereinafter set forth and the covenants contained herein, the Vendors and the Confirming Parties do hereby jointly and severally grant, convey, transfer and assign **BY WAY OF ABSOLUTE SALE** to the Purchaser all their rights, interest, title and claims in the Schedule Property together with all common ways, easements and appurtenances, estate, right, title, interest, property, claims and demands whatsoever belonging to the Schedule Property free from all encumbrances, attachments, charges and any other claims whatsoever and to have and to continue to hold the same as the absolute owner thereof.
- 1.2. On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits arising therefrom and from every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendors or by any person lawfully or equitably claiming through, under or in trust for the Vendors.

2. SALE CONSIDERATION

- 2.1. The sale consideration payable by the Purchaser to the Vendors and Confirming Parties for the conveyance of ownership of the Schedule Property by the Vendors to the Purchaser in terms hereof is an amount of **Rs.105,60,00,000/- (Rupees One Hundred and Five Crore and Sixty Lakhs Only) ("Sale Consideration")**.

B. Aruna Reddy.
Shobee Jayaram
Jithendra

For Sumadhura Infracon Pvt. Ltd.

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Authorised Signatory

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Pratik

For Cornerstone Assetz Holding LLP

Authorised Signatory

2.2. The Purchaser has upon specific instructions from the Vendors has paid a sum of Rs.105,60,00,000/- (Rupees One Hundred and Five Crore and Sixty Lakhs Only) being the entire amount of the Sale Consideration to the Vendors and Confirming Party No. 1 in the manner mentioned herein below:

- i. A sum of Rs.15,84,00,000/- (Rupees Fifteen Crore Eighty Four Lakhs Only) has been paid to Vendor No.1 through Demand Draft bearing No.835503 dated 21/10/2023, drawn on HDFC Bank, Richmond Road Branch;
- ii. A sum of Rs.16,00,000/- (Rupees Sixteen Lakhs Only) has been deducted from the Sale Consideration and remitted to the Income Tax Department towards Tax Deducted at Source as required under the applicable law.
- iii. A sum of Rs.15,34,50,000/- (Rupees Fifteen Crore Thirty Four Lakhs and Fifty Thousand Only) has been paid to Vendor No.2 through Demand Draft bearing No.835504, dated 21/01/2023 drawn on HDFC Bank, Richmond Road Branch;
- iv. A sum of Rs.15,50,000/- (Rupees Fifteen Lakhs Fifty Thousand Only) has been deducted from the Sale Consideration and remitted to the Income Tax Department towards Tax Deducted at Source as required under the applicable law.
- v. A sum of Rs.15,34,50,000/- (Rupees Fifteen Crore Thirty Four Lakhs and Fifty Thousand Only) has been paid to Vendor No.3 through Demand Draft bearing No.835502, dated 21/10/2023 drawn on HDFC Bank, Richmond Road Branch;
- vi. A sum of Rs.15,50,000/- (Rupees Fifteen Lakhs Fifty Thousand Only) has been deducted from the Sale Consideration and remitted to the Income Tax Department towards Tax Deducted at Source as required under the applicable law.
- vii. A sum of Rs.2.97,00,000/- (Rupees Two Crore Ninety Seven Lakhs Only) has been paid to Vendor No.4 through Demand Draft bearing No.835505, dated 21/01/2023 drawn on HDFC Bank, Richmond Road Branch;
- viii. A sum of Rs.3,00,000/- (Rupees Three Lakhs Only) has been deducted from the Sale Consideration and remitted to the Income Tax Department towards Tax Deducted at Source as required under the applicable law.

B. Arun Reddy
Shobu Jayaram
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For Sumadhura Infracon Pvt. Ltd.

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For CORNERSTONE PROPERTIES PVT. LTD.

Authorised Signatory

For Cornerstone Assetz Holding LLP

Authorised Signatory

- ix. A sum of Rs.2.97,00,000/- (Rupees Two Crore Ninety Seven Lakhs Only) has been paid to Vendor No.5 through Demand Draft bearing No.835501, dated 21/10/2023 drawn on HDFC Bank, Richmond Road Branch;
- x. A sum of Rs.3,00,000/- (Rupees Three Lakhs Only) has been deducted from the Sale Consideration and remitted to the Income Tax Department towards Tax Deducted at Source as required under the applicable law.
- xi. A sum of Rs.24,75,00,000/- (Rupees Twenty Four Crores Seventy Five Lakhs Only) to Confirming Party No. 1 through online transfer reference No.HDFCR52023062065615627 dated 20/06/2023, drawn on HDFC Bank, Richmond Road Branch and a of sum Rs. 25,00,000/- (Twenty Five Lakhs Only) has been deducted from the Sale Consideration and remitted to the Income Tax Department towards Tax Deducted at Source as required under the applicable law.

Out of the above sum of Rs.25,00,00,000/- (Rupees Twenty Five Crore Only) a sum of Rs.13,00,00,000/- (Rupees Thirteen Crore only) being the refund / reimbursement of advance sale consideration paid by Confirming Party No. 1 to the Vendors at Sl.No. 1 to 5 as under.

- a) A sum of Rs.2.97,00,000/- (Rupees Two Crore Ninety Seven Lakhs Only) has been paid to Vendor No.1, through Demand Draft bearing No.054002 dated 15/06/2023 drawn on Bank Of Baroda Bank, Indiranagar Branch; by the Confirming Party No.1 through the Agreement to Sell dated 19/06/2023.
- b) A sum of Rs.3,00,000/- (Rupees Three Lakhs Only) has been deducted from the Sale Consideration and remitted to the Income Tax Department towards Tax Deducted at Source as required under the applicable law.
- c) A sum of Rs.2.97,00,000/- (Rupees Two Crore Ninety Seven Lakhs Only) has been paid to Vendor No.2 through Demand Draft bearing No.054014 dated 17/06/2023 drawn on Bank Of Baroda Bank, Indiranagar Branch; by the Confirming Party No.1 through the Agreement to Sell dated 19/06/2023.
- d) A sum of Rs.3,00,000/- (Rupees Three Lakhs Only) has been deducted from the Sale Consideration and remitted to the Income Tax Department towards Tax Deducted at Source as required under the applicable law.
- e) A sum of Rs.2.97,00,000/- (Rupees Two Crore Ninety Seven Lakhs Only) has been paid to through Demand Draft bearing No.054013 dated 17/06/2023 drawn on Bank Of Baroda Bank, Indiranagar Branch; by the Confirming Party No.1 through the Agreement to Sell dated 19/06/2023.

B. Isma Ruddy
Sumadhura
Pra Kups

For Sumadhura Infracon Pvt. Ltd.

Authorised Signatory

Shree Jayman

For Cornerstone Assetz Holding LLP

Authorised Signatory

For CORNERSTONE PROPERTIES PVT. LTD.

Authorised Signatory

- f) A sum of Rs.3,00,000/- (Rupees Three Lakhs Only) has been deducted from the Sale Consideration and remitted to the Income Tax Department towards Tax Deducted at Source as required under the applicable law.
- g) A sum of Rs.1,98,00,000/- (Rupees One Crore Ninety Eight Lakhs Only) has been paid to Vendor No.4 through Demand Draft bearing No.054012 dated 17/06/2023 drawn on Bank Of Baroda Bank, Indiranagar Branch; by the Confirming Party No.1 through the Agreement to Sell dated 19/06/2023.
- h) A sum of Rs.2,00,000/- (Rupees Two Lakhs Only) has been deducted from the Sale Consideration and remitted to the Income Tax Department towards Tax Deducted at Source as required under the applicable law.
- i) A sum of Rs.1,98,00,000/- (Rupees One Crore Ninety Eight Lakhs Only) has been paid to through Demand Draft bearing No.054003 dated 15/06/2023 drawn on Bank Of Baroda Bank, Indiranagar Branch; by the Confirming Party No.1 through the Agreement to Sell dated 19/06/2023.
- j) A sum of Rs.2,00,000/- (Rupees Two Lakhs Only) has been deducted from the Sale Consideration and remitted to the Income Tax Department towards Tax Deducted at Source as required under the applicable law.
- xii. A sum of Rs.14,85,00,000/- (Rupees Fourteen Crore Eighty Five Lakhs Only) has been paid to Confirming Party No. 1 through online transfer reference No.HDFCR52023092991675623 dated 29/09/2023, drawn on HDFC Bank, Richmond Road Branch and a of sum Rs. 15,00,000/- (Fifteen Lakhs Only) has been deducted from the Sale Consideration and remitted to the Income Tax Department towards Tax Deducted at Source as required under the applicable law has been paid to the Confirming Party No.1 being the refund / reimbursement of amounts paid by Confirming Party No.1.
- xiii. A sum of Rs. 12,47,40,000/- (Rupees Twelve Crore Forty Seven Lakhs and Forty Thousand Only) has been paid to Confirming Party No.1 through Demand Draft bearing No.835506, dated 21/10/2023 drawn on HDFC Bank, Richmond Road Branch;
- xiv. A sum of Rs. 12,60,000/- (Rupees Twelve Lakhs Sixty Thousand Only) has been deducted from the Sale Consideration and remitted to the Income Tax Department towards Tax Deducted at Source as required under the applicable law.

B. Arun Praddy
Shree Jayaram
K. Ramesh

For Sumadhura Infacon Pvt. Ltd.

Authorized Signatory

For CORNERSTONE PROPERTIES PVT. LTD.

Authorized Signatory

For Cornerstone Assetz Holding LLP

Authorized Signatory

- 2.3. The Vendors hereby jointly and severally agree and acknowledge that the amounts paid by Confirming Party No.1 to the Vendors under the Agreements to Sell as stated above shall be construed as payments made by the Purchaser to the Vendors towards part payment of the Sale Consideration and the Confirming Party No. 1 hereby acknowledge that the amounts paid by them under the Agreements to Sell as stated above have been refunded by the Purchaser
- 2.4. The Vendors and the Confirming Party No. 1 hereby jointly and severally agree and acknowledge receipt of the full amount of the Sale Consideration by the Vendors and the Confirming Party No.1 paid by the Purchaser in the manner stated hereinabove and also acquit and discharge the Purchaser of all liabilities in respect of the same. The Vendors and the Confirming Parties further acknowledge and confirm that the Sale Consideration is the only amount payable by the Purchaser to the Vendors and Confirming Party No. 1 for conveyance of the Schedule Property and no other amount or monies are due or payable by the Purchaser either to the Vendors and the Confirming Parties or any other person on any account whatsoever. Confirming Party No.1 also agree and confirm that all the amounts paid by them to the Vendors under the Agreements to Sell have been reimbursed by the Purchaser to Confirming Party No.1 in the manner aforesaid and there are no amounts payable by the Vendors or the Purchaser to Confirming Party No. 1 under or in relation to the Agreements to Sell and/or in relation to the Schedule Property on any ground whatsoever.
- 2.5. Confirming Party No. 2 hereby state and confirm that the sale consideration paid by the Purchaser to Confirming Party No.1 as aforesaid is sufficient and adequate consideration for Confirming Party No. 2 to execute this Sale Deed and there is no amount payable by the Purchaser to Confirming Party No. 2.

3. REPRESENTATIONS AND WARRANTIES OF THE VENDORS

The Vendors and the Confirming Parties hereby jointly and severally represent and warrant to the Purchaser as follows:

- 3.1. the Vendors are the joint and absolute owners of the Schedule Property as specified in the Recitals to this Sale Deed;
- 3.2. ever since acquiring title to the Schedule Property in the manner set out in the Recitals hereto, the Vendors are in peaceful possession of the Schedule Property;
- 3.3. Vendor No. 1, Vendor No. 2 and Vendor No. 3 are the only legal heirs of Late Mr. J. Narendra Reddy. Except the Vendors, there is no one else who has any rights, title or interest in the Schedule Property or any portion thereof;

B. Aruna Reddy.
Shoban Jayaram
Lithenbala

For Sumadhura Infracon Pvt. Ltd.

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For Cornerstone Assetz Holding LLP

Authorized Signatory

Sumadhura Reddy - P. Arun Kumar

- 3.4. the Vendors have conveyed the Schedule Property in order to fulfill certain legal necessities of their families;
- 3.5. the Vendors have good right, full power and absolute authority to sell, convey, grant, assign, assure and transfer their entire share, right, title and interest in the Schedule Property to the Purchaser in the manner stated herein, and there are no impediments, restraints or injunctions against the Vendors from being able to do so and no prior permissions or approvals of any person or party is required for sale, conveyance or transfer of the Schedule Property by the Vendors to the Purchaser;
- 3.6. the Vendors hereby confirm that on and from the date of this Deed, neither the Vendors nor their family members have any claims over and/or any right, title or interest in / in relation to the Schedule Property conveyed hereunder on any grounds whatsoever;
- 3.7. Confirming Party No. 1 and Mr. M Kiran Poonacha are the only partners in Confirming Party No. 2 as on date and they have valid authorization to execute this Sale Deed and provide all the representations and confirmation hereunder
- 3.8. the Confirming Parties do not have any right, interest or claim of any kind whatsoever in or in relation to the Schedule Property or any portion thereof in any manner whatsoever; or against either the Vendors or the Purchaser in or in relation to the Schedule Property or any portion thereof;
- 3.9. the Schedule Property or any part thereof is not in violation of any legal requirement and no notice, claim, lawsuit or allegation involving any such violation or notice of any alleged violation thereof has been received by the Vendors/ Confirming Parties, and neither is the same threatened or expected;
- 3.10. no person, entity, association of persons, trust, company or any third party, except the Vendors and Confirming Party No. 1, have any right, title or interest in the Schedule Property or any portion thereof;
- 3.11. the Vendors and the Confirming Parties hereby reiterate, affirm and confirm the statements, representations and affirmations of the Vendors and the Confirming Parties set out in the Recitals to this Sale Deed;
- 3.12. the Vendors or the Confirming Parties have not mortgaged the Schedule Property or done any acts, deeds or things, which are likely to curtail, restrict or prejudice their right to convey or prevent them from conveying the Schedule Property or any part thereof to the Purchaser under this Sale Deed in terms hereof;
- 3.13. the Schedule Property or any portion thereof is not the subject matter of any acquisition or requisition proceedings under any law for the time being in force;

B. Beena Reddy
Shoban Jayaraman

P. K. K. K.

Amarendra P. K. K.

For Sumadhura Infracon Pvt. Ltd.

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- 3.14. the Vendors or the Confirming Parties have not entered into any arrangement or agreement with any third party/ies to sell or otherwise transfer in any other manner any right or interest in / in respect of the Schedule Property or any portion thereof except the Agreements to Sell stated herein above between the Vendors and Confirming Party No. 1;
- 3.15. the Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, lis- pendens, mortgage, minor claims, lease, court or other attachments, widening, set back or set forward, demand, a process issued by any court of authority or charges or encumbrance of any nature whatsoever and howsoever and that there are no latent defects in the title of the Vendors and is conveyed to the Purchaser as such;
- 3.16. the Schedule Property is not the subject matter of any legal proceedings in any Court of law or before any government, statutory, local and/or other authority;
- 3.17. the Schedule Property is free from all encumbrances of any kind whatsoever including claims and charges, or attachments in respect of arrears of tax or such other claims of Income Tax authorities, Sales Tax authorities, Wealth Tax authorities and any other statutory / non-statutory authorities;
- 3.18. the Schedule Property or any portion thereof has not been acquired or notified for acquisition by any governmental / statutory authority for any of their projects;
- 3.19. no proceedings were initiated in respect of the Schedule Property under Section 79(A) and Section 79(B) of the Karnataka Land Reforms Act, 1961;
- 3.20. there are no tenancy claims in respect of the Schedule Property under the Karnataka Land Reforms Act, 1961;
- 3.21. the Vendors do not hold land in excess of the ceiling limit under the Karnataka Land Reforms Act, 1961;
- 3.22. the Schedule Property is not a land granted to a member of the Scheduled Castes and Scheduled Tribes community and there is no prohibition, bar or impediment for sale of the Schedule Property to anyone under any applicable law; and
- 3.23. the Vendors and/or their predecessors in title to the Schedule Property has not created nor are there any easementary rights created or existing on the Schedule Property or any portion thereof in favour of the owners of the lands surrounding the Schedule Property or any other person;
- 3.24. the Schedule Property conforms, in all material respects, to the description specified in the Schedule to this Sale Deed;
- 3.25. the Vendors and the Confirming are fully entitled to execute this Sale Deed, including transfer by conveyance, of all rights and interests in the Schedule Property to the Purchaser, and this Sale Deed constitutes a legal, valid and binding obligation of the Vendors;

B. Aruna Reddy,
Shoban Jayaram
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For Sumadhura Infracon Pvt. Ltd.

Authorised Signatory

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Authorised Signatory
For Cornerstone Assetz Holding LLP

- 3.26. the Schedule Property or any part thereof is not in violation of any legal requirement and no notice, claim, lawsuit or allegation involving any such violation or notice of any alleged violation thereof has been received by the Vendors, and neither is the same is threatened or expected;
- 3.27. there are no environmental claims initiated, pending, threatened or expected against the Vendors in relation to the Schedule Property. The Vendors have not placed, stored, deposited, buried, dumped or disposed or caused the release of any hazardous materials or any other wastes produced by, or resulting from, any business, commercial or industrial activities, operations or processes, on, beneath or from the Schedule Property or any part thereof;
- 3.28. the Vendors declare that there is no payment outstanding to any revenue department(s) such as income-tax, goods and services tax (GST) etc., which could directly or remotely constitute a charge/lien on the Schedule Property or any part thereof or otherwise prejudice or affect the transaction herein;
- 3.29. neither this Sale Deed nor any other document, certificate or other item prepared or supplied by the Vendors to the Purchaser leading upto the execution of this Sale Deed including documents furnished to the Purchaser for the title due diligence contains any untrue or incorrect statement or omits to state a fact that could make the statements contained herein misleading incorrect or inaccurate;
- 3.30. upon execution of this Sale Deed, the absolute right, title and interest in the Schedule Property shall stand transferred in favour of the Purchaser absolutely and free from encumbrances, claims, demands, charges, liens, attachments or proceedings; and
- 3.31. all the representations and warranties of the Vendors and the Confirming Parties contained herein shall remain valid and true in perpetuity and shall run in favour and benefit of the Purchaser or, its successors in title to the Schedule Property.

4. POSSESSION

The Vendors have on execution of this Sale Deed handed over vacant peaceful possession of the Schedule Property to the Purchaser free from any interference of any kind whatsoever and from any person whomsoever.

5. DELIVERY OF TITLE DOCUMENTS

The Vendors have this day delivered to the Purchaser all the original title, revenue and other documents relating to the Schedule Property, and the Purchaser acknowledges receipt of the same. The Vendors and the Confirming Parties affirm that they do not have and there are no other documents existing in respect of the Schedule Property other than the documents handed over to the Purchaser. The Vendors further covenant that if they come to possess any other documents in relation to the Schedule Property, the same will be immediately handed over to the Purchaser.

B. Anura Ruddy .
Shoban Jayaram
K. K. K. K.

For Sumadhura Infracon Pvt. Ltd.

Authorised Signatory

For CORNERSTONE PROPERTIES PVT. LTD.

Authorised Signatory
For Cornerstone Assetz Holding LLP

6. PROPERTY TAX

The Vendors hereby declare and confirm that all taxes, cesses and public dues in respect of the Schedule Property have been paid up to the date first herein above mentioned. The Vendors further agree and undertake that if any taxes, cesses and public dues are found to have remained unpaid till the date of this Sale Deed, the Vendors shall pay and discharge the same.

7. FURTHER ASSURANCES

- 7.1. The Vendors hereby unconditionally expresses their no objection and consent for change of khata in respect of the Schedule Property to the name of the Purchaser. The Vendors hereby further agree and undertake to sign all necessary documents with regard to the transfer of khata and the transfer of other utilities in the Schedule Property, if any, in favour of the Purchaser and extend its full co-operation in this regard.
- 7.2. The Vendors and the Confirming Parties hereby jointly and severally agree and undertake to execute such other document/s as may be required by the Purchaser to more fully confirm the title of the Purchaser to the Schedule Property as the absolute owner thereof with uninhibited rights of alienation over the same.
- 7.3. The Vendors and the Confirming Parties hereby jointly and severally declare and undertake to do or cause to be done at all times all acts, deeds and things that are to be done at the instance of the Purchaser for more fully and perfectly assuring the title of the Purchaser to the Schedule Property.

8. INDEMNITY

- 8.1. The Vendors and the Confirming Parties hereby jointly and severally indemnify and agree to keep indemnified at all times the Purchaser and its successors in title to the Schedule Property against any loss or damage which the Purchaser or its successors may sustain on account of the Purchaser's or its successors' right to remain in peaceful possession and enjoyment of the Schedule Property as the absolute owner/s thereof being disturbed in any manner whatsoever on account of any misrepresentation/s being made by the Vendors and/or the Confirming Parties, breach of any undertaking or covenants under this Sale Deed by the Vendors and/or the Confirming Parties, or any defect or deficiency in the title to the Schedule Property, and the Vendors and the Confirming Parties hereby jointly and severally agree to defend the right, title and interest of the Purchaser and any of its successors in title to the Schedule Property against all claims that may arise on / in relation to the Schedule Property, and that all expenses in that regard shall be borne and paid for by the Vendors / the Confirming Parties jointly & severally, and the Vendors and or the Confirming Parties also agree to indemnify and hold harmless the Purchaser against any other expenses incurred in connection with any claim made by any person claiming through or in trust for the Vendors / the Confirming Parties on / in relation to the Schedule Property.

B. Aruna Reddy.
Shoban Jayaram
Patil

For Sumadhura Infracon Pvt. Ltd.

Authorised Signatory

For CORNERSTONE PROPERTIES PVT. LTD.

Authorised Signatory
For Cornerstone Assetz Holding LLP

Authorised Signatory

8.2. The Vendors and the Confirming Parties hereby further jointly and severally agree to indemnify, defend and hold harmless the Purchaser and its successors in title from and against any and all losses, claims, damages, costs, expenses whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to (regardless of whether or not such losses relate to any third party claim) and which arise out of, or result from or are connected with:

- (i) any misrepresentation, falsity, incompleteness, or inaccuracy of any of the representations and warranties contained in this Sale Deed or a matter or event which renders any such representations and warranties false, incomplete or inaccurate; or
- (ii) any breach by the Vendors/the Confirming Parties of the undertakings, covenants, agreements or obligations contained in this Sale Deed; or
- (iii) any violation of applicable law or terms of any governmental approval, consent or permit by the Vendors/the Confirming Parties or breach of any contract by the Vendors/the Confirming Parties or any third party affecting the ownership of the Schedule Property or any part thereof; or
- (iv) any defect or want of title of the Vendors, to any portion of the Schedule Property, deficiency, or any claim by third parties relating to the Vendors' title to the Schedule Property or any part thereof, as the case may be; or
- (v) any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced in relation to this Sale Deed, or any event or circumstance which has or is reasonably likely to have an effect on the Schedule Property or any part thereof to the detachment of the Purchaser.

9. The Stamp Duty, Registration charges and Legal Expenses for this Absolute Sale Deed is paid by the Purchaser.

B. Aruna Ruddy.
Shree Jayaram
P. K. R.
Sumadhura
P. K. R.

For CORNERSTONE PROPERTIES PVT. LTD.


Authorised Signatory

For Cornerstone Assetz Holding LLP


Authorised Signatory

For Sumadhura Infracon Pvt. Ltd.


Authorised Signatory

:SCHEDULE:

(Description of the Schedule Property)

All that piece and parcel of the immovable property being undeveloped vacant land measuring 04 Acres 04 Guntas in Survey.No.152 situated in Pattandur Agrahara Village, Krishnarajapuram Hobli, earlier in Bangalore South Taluk, presently Bangalore East Taluk and converted for non-agricultural purposes vide Order of the Divisional Commissioner, Bangalore, bearing No.B.DIS.ALN.SR.94/1965-66 dated 17/09/1966 and Conversion Certificate bearing No.ALN.SR.1145 (a) dated 24/11/1966 and presently bearing BBMP No.318 (Old No.263) of Pattandur Agrahara Village, Whitefield Sub-Division, Bangalore, and bounded by:

East : Land in Survey.No.151;
West : Road;
North : Land in Survey.No.149 (Ujjwal School)
South : Land in Survey.No.158.

B. Aruna Reddy .
Shri Jayaram

Attested
S. S. S. S.
Prabhu

For CORNERSTONE PROPERTIES PVT. LTD.


Authorised Signatory

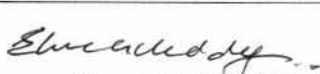
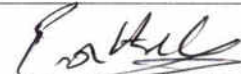
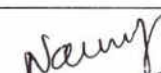
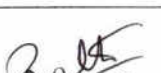
For Cornerstone Assetz Holding LLP


Authorised Signatory

For Sumadhura Infracon Pvt. Ltd.


Authorised Signatory

IN WITNESS WHEREOF the Vendors and Confirming Parties have executed this Deed of Absolute Sale in favour of the Purchaser on the day, month and year first above written in the presence of the following witnesses:

OWNERS	
1.  Name : Mrs. ELMA PRAMILA REDDY @ ELMA REDDY	2.  Name: Mr. PRATHIK REDDY
3.  Name : Mr. JITHAN REDDY	4.  Name : Mrs. ARUNA REDDY
5.  Name : Mrs. SHOBA JAYARAM	
CONFIRMING PARTY NO.1	
CORNERSTONE PROPERTIES PRIVATE LIMITED Represented by its Authorised Signatory Mr. M Kiran Poonacha  Authorised Signatory	
CONFIRMING PARTY NO.2	
CORNERSTONE ASSETZ HOLDINGS LLP (Now known as CORNERSTONE EDEN HOLDINGS LLP), Represented by its Designated Partner Mr. M Kiran Poonacha  Authorised Signatory	
PURCHASER	
SUMADHURA INFRACON PRIVATE LIMITED Represented by its Authorised Signatory Mr.K.RAHUL  Authorised Signatory	
WITNESSES	
1.  Name : (NAVEEN) Address : B.Narayana Bangalore	2.  Name : (PURISH) Address : B.N. Purish Bangalore

Drafted by 

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