

ORIGINAL

BK 9994  
2024-25

This Document Consist of 35 Pages

First Page Doct. No. 9994 of Book 1  
2024 - 25

**SALE DEED**

This Sale Deed (“Deed”) is made and executed on this the **Twenty First** day of **March** **Two Thousand Twenty-Five (21.03.2025)** at Bangalore, Karnataka (“Effective Date”),

**BY:**

**MR. CHRISTOPHER PATRICK BRYAN ARCHER**, son of Mr. Noel Christopher Archer, (PAN No. AAIPA0033B), (Aadhar No. 732877485984), aged about 65 years, residing at No. 201, Main Road, Whitefield, Bangalore – 560 066, hereinafter referred to as the “Vendor” (which term shall mean and include his legal heirs, legal representatives, successors, executors, administrators and permitted assigns, etc.,) of the **ONE PART**;

**IN FAVOUR OF:**

**BRIGADE ENTERPRISES LIMITED** (CIN No. L85110KA199PLC019126) (PAN No. AAACB7459F), a company duly incorporated under the provisions of the Companies Act, 1956 and having its registered office at 29<sup>th</sup> & 30<sup>th</sup> Floor, World Trade Center, 26/1, Brigade Gateway, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bangalore – 560 055 represented by its Managing Director Miss. Pavitra Shankar, daughter of M. R. Jai Shankar, who has executed this Sale Deed and the Sale Deed is being presented for registration and the execution is being admitted by her Power of Attorney Holder, Mr. Udaya Kumar A., (authorized vide Power of Attorney dated 27/02/2023, registered vide Document No.MLS-4-00594-2022-23, stored in C.D.No.MLSD1196, in the office of the Sub-Registrar, Gandhinagar (Malleshwaram), Bengaluru) hereinafter referred to as the “Purchaser” (which term shall mean and include its legal heirs, legal representatives, successors, executors, administrators and permitted assigns, etc.,) of the **OTHER PART**.

The “Vendor” and the “Purchaser” are hereinafter collectively referred to as the “Parties” and individually as the “Party”.

For **BRIGADE ENTERPRISES LTD.**

**PAVITRA SHANKAR**  
Managing Director



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

**BRIGADE ENTERPRISES LIMITED** is Rep. by Ms.Pavitra Shankar, Managing Director Rep. by her SPA Holder **Mr. Udaya Kumar A.** ಇವರು ₹9,09,58,500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	9,09,58,500.00	Online Challan Reference Number RG0325000016851970 Dated:21/03/2025
Total:	9,09,58,500.00	

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
ಇಂದಿರಾ ನಗರ

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs89,17,500.00 has been paid thereon

ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)  
ಬೆಂಗಳೂರು

ಸ್ಥಳ : ಇಂದಿರಾ ನಗರ

ದಿನಾಂಕ: 24/03/2025

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
ಇಂದಿರಾ ನಗರ

ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)  
ಬೆಂಗಳೂರು

**WHEREAS:**

- A. The Vendor represents that he is the sole and absolute owner of all that piece and parcel land bearing Survey No. 23/1A measuring 5 Acres 23 Guntas, situated at Whitefield Village, KR Puram Hobli, Bangalore East Taluk, Bangalore Urban District more fully described in the **Schedule A** to this Deed and hereinafter collectively referred to as the “**Larger Property**”.
- B. The Larger Property was originally owned by Catherine Archer alias C Archer and Agnes Smith. After the death of Agnes Smith, Catherine Archer alias C Archer became the owner of the Larger Property and Catherine Archer alias C Archer bequeathed the Larger Property to her grandnephews namely Christopher Patrick Bryan Archer and John Rodney Michael Archer under a Will dated February 04, 1982. The said Will was probated before the District Judge, Bangalore Rural in probate and succession (P & Se) No. 3/1984, by its Order dated February 27, 1985. Christopher Patrick Bryan Archer and John Rodney were registered as joint kathedars of the Larger Property.
- C. John Rodney released his undivided 50% of share in the Larger Property to his brother Christopher Patrick Bryan Archer under a registered release deed dated November 22, 2019 registered as Document No. SHV-1-05673/2019-20 in Book-I stored in CD No. SHVD514 in the office of the Sub-Registrar Shivajinagar read with Rectification Deed dated September 14, 2023 registered as Document No. INR-1-08172/2023-24 in the office of the Senior Sub-Registrar Shivajinagar.
- D. The revenue records of the Larger Property stand in the name of the Vendor and the Vendor has paid property tax in respect of the Larger Property till the year 2023-2024.
- E. The Vendor is desirous of selling a portion of Larger Property measuring 4 Acres 14 Guntas, out of the extent of 5 acres 23 Guntas, henceforth referred to as the “**Schedule Property**”. The Vendor entered into a registered Agreement of Sale dated February 21, 2024 registered as Document No. HLS-1-06284-2023-24 in Book-I stored in C.D No. SHVD514 in the office of the Senior Sub-Registrar Halasur, Bangalore (“**Agreement of Sale**”) with the Purchaser and Purchaser has agreed to purchase the Schedule Property from the Vendor for the Total Sale Consideration (*defined below*).



ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- INR-1-09994-2024-25

ಇಂದಿರಾ ನಗರ ಉಪನೋದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 24/03/2025 ರಂದು 02:48:59 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1,78,35,000.00
2	ಸೇವಾ ಶುಲ್ಕ	2,150.00
3	ನಕಲು ನೋಂದಣಿ ಶುಲ್ಕ	200.00
4	ಪ್ರಮಾಣ ಪತ್ರ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	200.00
	ಒಟ್ಟು	1,78,37,550.00

BRIGADE ENTERPRISES LIMITED is Rep. by Ms.Pavitra Shankar, Managing Director Rep. by her SPA Holder Mr. Udaya Kumar A. ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	<p><b>BRIGADE ENTERPRISES LIMITED is Rep. by Ms.Pavitra Shankar, Managing Director Rep. by her SPA Holder Mr. Udaya Kumar A.</b></p> <p>, 0, Resident of: 29th &amp; 30th Floor, World Trade Center, 26/1, Brigade Gateway, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560055 (Presenter)</p>		 Left Thumb	

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ಇಂದಿರಾ ನಗರ  
ಉಪನೋದಣಾಧಿಕಾರಿ  
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)  
ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	<p><b>BRIGADE ENTERPRISES LIMITED is Rep. by Ms.Pavitra Shankar, Managing Director Rep. by her SPA Holder Mr. Udaya Kumar A.</b></p> <p>, 0, Resident of: 29th &amp; 30th Floor, World Trade Center, 26/1, Brigade Gateway, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560055 (Claimant)</p>		 Left Thumb	

ಉಪನೋದಣಾಧಿಕಾರಿ  
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)  
ಬೆಂಗಳೂರು

- F. In pursuance of the Agreement of Sale, the Vendor has converted the usage of the Schedule Property from agricultural to high-tech industries (IT/BT)-industrial purpose through official memorandum dated July 05, 2024, bearing No. 676702 issued by the District Commissioner, Bangalore Urban District.
- G. Upon conversion of the Schedule Property, BBMP also issued the Khata Certificate and Khata Extract both dated October 24, 2024, bearing No. 1971/162/23/1A. The BBMP also issued the E-PID No. 2545210931 through Form-A or E-Khata dated January 20, 2025. The Schedule Property is currently under the revenue jurisdiction of BBMP more fully described in the **Schedule B** to this Deed and is delineated in the sketch annexure hereto as **Annexure 1**. The Khata Certificate, Khata Extract and E-Khata of the Schedule Property standing in the Vendor and the Vendor has paid property tax in respect of the Schedule Property for the year 2024-25. The Khata Certificate, Khata Extract and E-Khata issued by the BBMP are hereto annexure as **Annexure 2**.
- H. The Vendor will keep the remaining portion of the Larger Property i.e., all that piece and parcel converted land bearing Survey No. 23/1A, bearing BBMP Khata No. 1970/162/23/1A, E-PID No. 4187626426, measuring 1 Acre 9 Guntas, situated at Whitefield Village, K.R Puram Hobli, Bangalore East Taluk, Bangalore Urban District, currently under the jurisdiction of Bruhat Bengaluru Mahanagara Palike more fully described in the **Schedule C** to this Deed and hereinafter collectively referred to as the "**Retained Property**". There will be clear bifurcation between Schedule Property and Retained Property.
- I. In pursuance of the Agreement of Sale, the Vendor herein is executing this Deed to sell /convey the Schedule Property to the Purchaser.

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

**1. DEFINITIONS**

In this Deed (including the Recitals above and the Annexures), unless the context otherwise requires, the following words and expressions shall have the meanings ascribed to them below:



2	<b>Mr.Christopher Patrick Bryan Archer S/o Mr. Noel Christopher Archer,</b> , 65, Resident of: No. 201, Main Road, Whitefield, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560066 (Executant)		 <p>Left Thumb</p>	
3	<b>Mr.CHRISTOPHER PATRICK BRYAN ARCHER - ,</b> , 65, Resident of: No. 201, Main Road, Whitefield, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560066 (Executant)		 <p>Left Thumb</p>	

  
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 ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)  
 ಬೆಂಗಳೂರು

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Rohini B N W/o Durga Prasad (Identifier)	38th Floor ,Worldtrade Centre Rajajinagar , Bengaluru North, BENGALURU URBAN, KARNATAKA - 560055	
2	Suresh Castellino C/o . (Identifier)	Building 5 Flat NO 6,Aturpark Nellore Road Pune, Pune City, PUNE, MAHARASHTRA - 411001	

  
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 ಬೆಂಗಳೂರು

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

  
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- 1.1. **“Agreement of Sale”** shall have the meaning as ascribed to it under Recital F of this Deed;
- 1.2. **“Advance Sale Consideration”** will have the meaning as ascribed to it under Clause 3.2.1 of this Deed;
- 1.3. **“Applicable Laws”** means laws, rules, regulations, regulatory guidance, regulatory requirements and any form of secondary legislation, resolution, policy, guideline, concession or case law or award of the relevant Indian jurisdiction from time to time having the force of law and relevant to the performance of its obligations under or in connection to this Deed and including health, safety and environment protection, anti-money laundering, anti-bribery and corruption and other financial crimes;
- 1.4. **“Balance Sale Consideration”** will have the meaning as ascribed to it under Clause 3.2.7 of this Deed.
- 1.5. **“BBMP”** means Bruhat Bengaluru Mahanagara Palike as ascribed to it under Recital A of this Deed;
- 1.6. **“Deed”** means this Deed and all annexures, schedules, exhibits and instruments supplemental to or amending, modifying or confirming this Deed in accordance with the provisions of this Deed;
- 1.7. **“E-PID”** means Electronic-Property Identification as ascribed to it under Recital A of this Deed;
- 1.8. **“Effective Date”** means the date of execution of this Deed;
- 1.9. **“Encumbrance”** means any mortgage, charge (whether fixed or floating), pledge, lien, hypothecation, assignment, deed of trust, security interest or other encumbrance of any kind, whether registered or not, including (a) any claims made by any person including predecessors-in-title / their legal heirs or any persons claim through or under them; and (b) proceedings and litigations of any kind (pending or threatened) before any Court, Governmental Authority or any forums;
- 1.10. **“Governmental Authority(ies)”** means any government authority, statutory authority, municipality, municipal corporation, town planning authority, village panchayat, revenue authority, government department, agency, commission, board,



2024 - 25



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ನಂಬರ್ INR-1-09994-2024-25 ಆಗಿ

ವಿವರಣೆ ಸಂಖ್ಯೆ 24/03/2025 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ  
ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದಸ್ತಾವೇಜಿನಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಶಿವಮೊಗ್ಗ (ಇಂದಿರಾ ನಗರ)

ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಶಿವಮೊಗ್ಗ (ಇಂದಿರಾ ನಗರ)

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tribunal or court or any other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India or any state or other subdivision thereof or any municipality, district or other subdivision thereof, including any municipal/local authority having jurisdiction over any matter pertaining to the construction, development, ownership, management, operation, leasing, purchase, sale and disposal of the Schedule Property;

- 1.11. "**Larger Property**" will have the meaning as ascribed to it under Recital A of this Deed & fully described in Schedule-A of this Deed.
- 1.12. "**Retained Property**" will have the meaning as ascribed to it under Recital H of this Deed & fully described in Schedule C of this Deed.
- 1.13. "**Schedule Property**" will have the meaning as ascribed to it under Recital G of this Deed & fully described in Schedule B of this Deed.
- 1.14. "**Tax Laws**" will have the meaning as ascribed to it under Clause 4.17 of this Deed;
- 1.15. "**TDS**" means tax deducted at source;
- 1.16. "**Title Documents**" will have the meaning as ascribed to it under Clause 7.1 of this Deed; and
- 1.17. "**Total Sale Consideration**" will have the meaning as ascribed to it under Clause 3.1 of this Deed.

## 2. INTERPRETATION

- 2.1. In this Deed any reference to any statute or statutory provision will include:
  - 2.1.1 all subordinate legislations made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated);
  - 2.1.2 such provision as from time to time amended, modified, re-enacted or consolidated (whether before or after the Effective Date of this Deed) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Deed and (to the extent liability thereunder may exist or can arise) will include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;



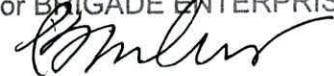
- 2.2. any reference to the singular will include the plural and vice-versa;
- 2.3. any reference to the masculine, the feminine and the neuter will include each other;
- 2.4. any reference to a document "in the agreed form" is to the form of the relevant document agreed between the Parties and for the purpose of identification initialed by each of them or on their behalf (in each case with such amendments as may be agreed by or on behalf of the Parties);
- 2.5. the recitals, annexures, schedules and exhibits form part of this Deed and will have the same force and effect as if expressly set out in the body of this Deed, and any reference to this Deed will include any recitals, annexures, schedules and exhibits to it. Any references to Clauses and schedules are to Clauses of and schedules to this Deed. Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of the schedule in which the reference appears;
- 2.6. any reference to this Deed or any other document will be construed as references to this Deed or that other document as amended, varied, novated, supplemented or replaced from time to time;
- 2.7. the expression "this Clause" will, unless followed by reference to a specific provision, be deemed to refer to the whole Clause (not merely the sub-Clause, paragraph or other provision) in which the expression occurs;
- 2.8. each of the representations and warranties provided in this Deed is independent of other representations and warranties and unless the contrary is expressly stated, no Clause in this Deed limits the extent or application of another Clause;
- 2.9. any reference to books, files, records or other information or any of them means books, files, records or other information or any of them in any form or in whatever medium held including paper, electronically stored data, magnetic media, film and microfilm;
- 2.10. headings to Clauses, parts and paragraphs of schedules, annexures and exhibits are for convenience only and do not affect the interpretation of this Deed;
- 2.11. "in writing" includes any communication made by letter or e-mail; unless otherwise specified, any reference to a time of day is to Indian time;



- 2.12. the words “include”, “including” and “in particular” will be construed as being by way of illustration or emphasis only and will not be construed as, nor will they take effect as, limiting the generality of any preceding words; and
- 2.13. where a wider construction is possible, the words “other” and “otherwise” will not be construed ejusdem generis with any foregoing words.

### 3. SALE AND CONSIDERATION

- 3.1. That in pursuance of the total sale consideration of **INR 178,35,00,000/- (Rupees One Hundred and Seventy Eight Crores Thirty Five Lakhs Only)** (“**Total Sale Consideration**”) paid by the Purchaser to the Vendor, the Vendor hereby admits, accepts and acknowledges as full and final settlement of the Total Sale Consideration, and the Vendor does hereby indefeasibly grant, transfer and convey unto the Purchaser, by way of absolute sale, the **Schedule Property**, to have and to hold the same for the use and benefit of the Purchaser absolutely and forever as the absolute owner thereof.
- 3.2. The Purchaser has paid the Total Sale Consideration to the Vendor in the following manner:
- 3.2.1. an amount of **INR 5,00,00,000/- (Rupees Five Crores Only)** (“Advance Sale Consideration”) was paid on July 13, 2023.
- 3.2.2. an amount of **INR 15,00,00,000/- (Rupees Fifteen Crores Only)** was paid on February 17, 2024.
- 3.2.3. an amount of **INR 10,00,00,000/- (Rupees Ten Crores only)** was paid on July 04, 2024.
- 3.2.4. an amount of Rs. **INR 1,37,40,000/- (Rupees One Crore Thirty-Seven Lakhs Forty Thousand only)** has been paid to the Vendor by the Purchaser by remitting additional TDS amount to the department directly.



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- 3.2.5. Purchaser has deducted a total TDS of **INR 8,55,00,000/- (Rupees Eight Crores Fifty-Five Lakhs only)** inclusive of amount in 3.2.4 via TDS Certificate numbers KGIPTJA, HKMNSIA, ZVOYNUA, TAOCLIA.
- 3.2.6. an amount of **INR 1,96,11,915/- (Rupees One Crore Ninety Six Lakhs Eleven Thousand Nine Hundred Fifteen only)** has been incurred by the Purchaser for and on behalf of the Vendor for undertaking various actions stipulated in clause 5.3 of Registered Agreement to Sell dated 21<sup>st</sup> February 2024 and the same is now Set-off against the Total Sale Consideration payable by the Purchaser to the Vendor.
- 3.2.7. After considering all payments covered under clause 3.2.1, 3.2.2., 3.2.3, 3.2.4 and 3.2.6 a balance amount of **INR 145,01,48,085/- (Rupees One Hundred and Forty Five Crores One Lakh Forty Eight Thousand and Eighty Five only)** (“Balance Sale Consideration”) is payable to the Vendor by the Purchaser at the time of execution and registration of this Sale Deed for which TDS of **INR 16,64,37,546/- (Rupees Sixteen Crores Sixty Four Lakhs Thirty Seven Thousand Five Hundred and Forty Six Only)** is applicable. The TDS will be deposited by the Purchaser with the Income Tax Department within 30 days from today. Accordingly, the Purchaser has today paid to the Vendor **INR 128,37,10,539 /- (Rupees One Hundred and Twenty Eight Crores Thirty Seven Lakhs Ten Thousand Five Hundred and Thirty Nine Only)** in the name of the Vendor, as detailed herein:
- **INR 40,00,00,000/- (Rupees Forty Crores Only) Cheque No. 026687, dated 21.03.2025, drawn on Kotak Mahindra Bank, Lavelle Road, Bangalore 560001.**
  - **INR 45,00,00,000/- (Rupees Forty Five Crores Only) Cheque No. 026686, dated 21.03.2025, drawn on Kotak Mahindra Bank, Lavelle Road, Bangalore 560001.**
  - **INR 43,37,10,539/- (Rupees Forty Three Crores Thirty Seven Lakhs Ten Thousand Five Hundred Thirty Nine Only) Cheque No.026691,**

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**dated 21.03.2025, drawn on Kotak Mahindra Bank, Lavelle Road, Bangalore 560001.**

3.3. Thus the Vendor has paid to the Purchaser total Sale Consideration of **INR 178,35,00,000/- (Rupees One Hundred and Seventy Eight Crores Thirty Five Lakhs Only)** which is inclusive of **TDS of INR 25,19,37,546/- (Rupees Twenty Five Crores Nineteen Lakhs Thirty Seven Thousand Five Hundred and Forty Six Only)**

3.4. The Vendor hereby admits and acknowledges the receipt of the entire Total Sale Consideration paid by the Purchaser in aforementioned manner and acquits the Purchaser from making any further payment towards the Total Sale Consideration.

#### **4. VENDOR REPRESENTATIONS, WARRANTIES AND COVENANTS**

The Vendor hereby represents, warrants and covenants that:

- 4.1. The recitals of this Deed shall form an integral and operative part of the Deed, as if the same are incorporated herein verbatim and to be read, construed, and interpreted accordingly;
- 4.2. The Vendor is the absolute owner of the Larger Property (including Schedule Property) with uninhibited rights of alienation over the same;
- 4.3. The title to the Larger Property (including Schedule Property) is clear and marketable and there are no Encumbrances, attachments, testamentary inclusions, assignments, and other charges whatsoever thereon. There are no proceedings or inquiry pending before any Government departments or Courts in respect of the Schedule Property, whereby the marketable title of the Vendor is curtailed or otherwise restricted in any manner;
- 4.4. The Vendor is vested with absolute right, title and interest over the Larger Property (including Schedule Property) and are exercising all acts and lawful ownership with unimpeachable right, title and interest therein, without any kind of let or



For BRIGADE ENTERPRISES LTD.

  
PAVITRA SHANKAR  
Managing Director

hindrance from anybody whomsoever and in any manner whatsoever and the Vendor hereby declare that except him no one else has any manner of right, title, claim, ownership whatsoever over the Larger Property (including Schedule Property);

- 4.5. There are no temple lands, places of worship, trust lands, religious body lands, quarries, water bodies, water channels, public roads, pathways, power lines, gas lines, utility lines, graveyards, tiller's land, forest lands, orchards, or any other lands with statutory or other restrictions on development and transferability thereof, that are interspersed among Larger Property (including Schedule Property) or any part thereof;
- 4.6. There are no rights of easement, pathways, public roads, traditional rights of use as access or otherwise given by the Vendor or his predecessors-in-title to any third party or adjacent landowners; and there is free ingress and egress to the Larger Property (including Schedule Property) and there are no circumstances that would affect such free ingress and egress of the Larger Property (including Schedule Property);
- 4.7. The Vendor or his predecessors has not granted or allowed any temporary or perpetual right of way to any adjacent landowners or other third parties through the Larger Property (including Schedule Property) at any point in time;
- 4.8. The Larger Property (including Schedule Property) are contiguous lands that are not land locked in any manner, with clear and unhindered access from the existing 24 (Twenty-Four) meter Whitefield Main Road;
- 4.9. The Larger Property has been fenced/ compounded;
- 4.10. The Vendor has not entered into any agreement or understanding or any agreement for assignment, transfer or development of Larger Property (including Schedule Property) or any portion thereof or in relation to the sale or agreement or arrangement of any nature whatsoever, with any person, regarding Larger Property (including Schedule Property) or any portion thereof or in relation to the sale



contemplated herein and has not executed any registered or unregistered agreement, deed(s) of power of attorney, memorandum of understandings, etc. in favour of any person other than the Purchaser.

- 4.11. The Vendor is in absolute unencumbered possession of the Larger Property (including Schedule Property) and that the Vendor is reflected and registered as the sole owner in all revenue related documents and that the Larger Property (including Schedule Property) is free from any from or family dispute, ancestral or coparcenary claims from any person including any minor rights;
- 4.12. The Vendor warrants that neither him nor his predecessors in title have received any notice for acquisition or requisition of the Larger Property (including Schedule Property) or any part thereof from any competent authorities and/or either the Vendor or the predecessors in title have not received any compensation for acquisition / requisition of the Larger Property (including Schedule Property) or any part thereof;
- 4.13. Neither the Vendor nor his predecessors in title, or anyone or more acting on his behalf, has done, committed or omitted to do any act, deed, matter or thing whereby his right to own, hold, use, manage, occupy, sell, or transfer the Larger Property (including Schedule Property) is or can be forfeited, extinguished or rendered void or voidable;
- 4.14. There are no proceedings or litigations threatened or pending before any Court/s or quasi-judicial authorities or any forum in respect of the Larger Property (including Schedule Property) and the Larger Property (including Schedule Property) does not form subject matter of any disputes or grievances (local, political or otherwise) pending before any Court/s or competent authorities;
- 4.15. The Larger Property (including Schedule Property) or any portion thereof is not subject matter of any proceedings and does not come under the ambit of Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 and does not fall under 'Grant' or 'Inam' category;



- 4.16. There are no tenants, occupants, licensees including protected tenants under any law and encroachments on the Larger Property (including Schedule Property) or any part thereof;
- 4.17. The Vendor has not received any notice of attachment under the Income Tax Act, 1961 or any other state or central taxing statutes (“**Tax Laws**”) or from any other Governmental Authority in respect of the Larger Property (including Schedule Property). There are no tax proceedings pending against the Vendor regarding the Larger Property (including Schedule Property) or any part thereof under the Tax Laws;
- 4.18. The provisions of the Urban Land (Ceiling & Regulation) Act, 1976 (since repealed) and/or the Urban Land (Ceiling & Regulation) Repeal Act, 1999 are not applicable to the Larger Property (including Schedule Property);
- 4.19. The Larger Property (including Schedule Property) or any portion thereof is not affected by any reservation for any defense areas;
- 4.20. There are no kharab land, rajakaluves or wells on the Larger Property (including Schedule Property) or any portion thereof;
- 4.21. There are no third-party electricity sub-stations, high tension lines underground pipes etc., running over/through the Larger Property (including Schedule Property) or any portion thereof;
- 4.22. The Larger Property (including Schedule Property) is not located in any notified eco-sensitive zones, forest area, wildlife corridors and any other demarcated / reserved zones which will restrict the utilization of the Larger Property (including Schedule Property) or part thereof;
- 4.23. The Larger Property (including Schedule Property) has not been the subject matter of any governmental grants under any prevailing local laws for use by a specific community or for a specific purpose;



- 4.24. The Larger Property (including Schedule Property) is not a land in respect of which there is a prohibition regarding sale and that there is no bar or prohibition to acquire, hold or to sell the Schedule Property;
- 4.25. There are no proceedings or violations of environmental laws in respect of the Larger Property (including Schedule Property);
- 4.26. The floor space index (FSI) of the Larger Property (including Schedule Property) has not been used or consumed anywhere else and total FSI that is available / permissible to be utilized on the Schedule Property is **3 FSI**;
- 4.27. There is no legal/ bankruptcy/insolvency proceeding filed by any of creditors or any other persons against the Vendor and that there is no matter pending in any court, forum, tribunal, quasi-judicial authorities whereby the Larger Property (including Schedule Property) or any part or portion thereof has been attached or prohibited from being sold or disposed-off;
- 4.28. There is no dispute as regards the boundaries or peripheries of the Larger Property (including Schedule Property) or any part or portion thereof. The Larger Property (including Schedule Property) or any part or portion thereof has not been reserved for any public or semi-public purposes;
- 4.29. No prior certificate or approval is required from any Governmental Authority, including the BBMP or any other local body for transferring ownership and possession of the Schedule Property to the Purchaser;
- 4.30. The Vendor has provided to the Purchaser, the latest tax paid receipt evidencing the payment of Property tax in respect of the Schedule Property up to the execution of the Deed;
- 4.31. The Vendor has obtained consent from his wife and children for the sale of the Scheduled Property in favor of the Purchaser;



- 4.32. The Vendor has provided the Purchaser a certificate issued by the Income Tax Department under section 281 of the Income Tax Act, 1961;
- 4.33. The Vendor has provided updated revenue records, Khata issued by the BBMP and E-Khata issued by the BBMP and updated encumbrance certificate in the name of Vendor;
- 4.34. The Vendor converted the Schedule Property from agricultural to high-tech industries (IT/BT) for industrial use through an official memorandum dated July 5, 2024, with reference No. 676702, issued by the District Commissioner of Bangalore Urban District. The Schedule Property falls within the mutation corridor zone and can be developed, utilized, and enjoyed for any non-agricultural purpose, in accordance with the applicable laws, rules, regulations, and guidelines set by the relevant authorities;
- 4.35. For the Total Sale Consideration herein set out and without payment of any further or other consideration, the Purchaser, its successors and assign shall and will be solely exclusively and absolutely be entitled to use utilize and consume all the potential benefits, profits, privileges or advantages arising out of the Schedule Property or any part or portion thereof;
- 4.36. For the Total Sale Consideration herein set out and without payment of any further or other consideration, the Purchaser its successors and assign shall and will be solely exclusively and absolutely be entitled to use utilize and consume the additional extra future FSI or Transferable Development Rights (TDR) or floating FSI or any other development potential benefit profit privilege or advantage arising out of the Schedule Property or any part or portion thereof;
- 4.37. The Vendor or his heirs or any of them will have no right, title or interest in over or to the Schedule Property or any part or portion thereof or the present or future development potential and the same will always vest in and belong to the Purchaser alone and that simultaneously upon execution hereof the Vendor has handed over to the Purchaser the quiet, vacant, actual and physical possession of the Schedule Property.



## 5. FURTHER ASSURANCE

- 5.1 At the request and cost of the Purchaser, the Vendor undertakes to do and execute or cause to be done and execute all such further and other lawful, reasonable acts, deeds, things, conveyances and assurances in law whatsoever for more perfectly and absolutely granting unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser, its successors or assigns or counsel in law for assuring the Schedule Property and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchaser in the manner aforesaid.
- 5.2 The Vendor so far as to the extent of his own acts and deeds do hereby covenant with the Purchaser that the Vendor has not at any time hereto made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof been prevented from conveying, transferring and assuring the Schedule Property in the manner aforesaid or whereby or by reason or means whereof the same or any part thereof are/is can, shall or may be charged, encumbered, impeached or prejudicial affected in estate title.

## 6. DELIVERY OF VACANT POSSESSION

- 6.1 The Vendor has on this day delivered physical vacant possession of the Schedule Property to the Purchaser and the Purchaser does hereby admit and acknowledge having taken physical vacant possession of the Schedule Property.
- 6.2 It shall be lawful for the Purchaser from time to time and at all times hereafter to peaceably and quietly hold, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured with his appurtenances and receive the rents, issues and profit thereof and of every part thereof to and for his own use and benefit without any suit, eviction, interruption, claim and demand whatsoever from or by the Vendor or his heirs and successors or any of them from



or by any person lawfully or equitably claiming or to claim by from under or in trust for it.

## 7. DELIVERY OF TITLE DEEDS

- 7.1 The Vendor has delivered the original title deeds, documents, revenue records, plans, and other such documents in respect of the Larger Property (including the Schedule Property) as set out in the annexure hereto as **Annexure 3** (“**Title Documents**”).

## 8. INDEMNITY

- 8.1 The Vendor agrees to and shall indemnify and keep indemnified, acquit and defend the Purchaser against any loss, damages, liabilities and expenses (including statutory and third party liability), claims, proceedings, suits, actions, demands, fees and disbursements of counsel, attachments, judgments, settlements and penalties of every kind that may be incurred or sustained or to be incurred or sustained by the Purchaser by reason of: (a) any falsity, incompleteness, default, breach or inaccuracy of any of the Vendor covenants, warranties or representations or a matter or event which renders any of the Vendor covenants, warranties or representations false, incomplete, or inaccurate; (b) any default by the Vendor /his predecessors in title in relation to payment of any statutory payments including but not limited to taxes of any form, property tax, vacant land tax, electricity dues, water and sewerage taxes etc., as applicable; (c) any default or breach by the Vendor of any of his covenants or obligations under this Deed or any agreement relating to the Schedule Property; (d) any action initiated by any third party, private agency or government authorities, howsoever arising, out of or in connection with defect in the Vendor right, claim, title or interest to Schedule Property conveyed herein or any misdescription of the Schedule Property or part thereof in this Deed or any of the previous title deeds or revenue records; (e) any Encumbrances relating to the Schedule Property, whether created by the Vendor or his predecessors in title and whether discharged or not; and (f) the Vendor or his predecessors in title having not obtained any statutory approvals, permissions, consents, etc. under Applicable



Laws or otherwise, whether relating to purchase, owning or using the Schedule Property.

- 8.2 The Vendor acknowledge that with effect from the date of registration of the Deed all debts, liabilities, claims, litigation, covenants, agreements or other obligations, known, unknown or undisclosed, incurred or arising after the date of registration of the Deed in relation to the Schedule Property, but referable to periods prior to the date of registration of the Deed, will be the sole responsibility and liability of the Vendor. The Vendor hereby agree to indemnify and hold the Purchaser harmless against any and all such undisclosed liabilities.
- 8.3 The obligation of the Vendor to indemnify the Purchaser shall has the effect notwithstanding the fact that the Purchaser had conducted due diligence on the Schedule Property and/or was aware of any fact or event giving rise to indemnity claim.

## 9. PROPERTY TAX AND KHATHA

- 9.1. The Vendor hereby assures the Purchaser that all fees, cess due to the revenue authorities have been paid by the Vendor. The Vendor has also paid up to date property taxes in respect of the Larger Property (including Schedule Property). However, if any dues are found as on the date of this Deed, the same to be paid by the Vendor to the concerned revenue authorities.
- 9.2. The Purchaser shall pay all charges from this day onwards in respect of the Schedule Property to the revenue authorities and also get the Khata and E-Khata of the Schedule Property registered in its name at its cost and expenses with the revenue authorities.
- 9.3. The Vendor shall execute all documents, forms, applications, etc., that may be necessary for transfer of Khata and E-Khata of the Schedule Property in the name of the Purchaser pursuant to this Deed and shall fully extend his co-operation to the Purchaser in this regard.



## 10. STAMP DUTY AND REGISTRATION FEES

10.1. The entire stamp duty and registration fees and other incidental costs incurred towards registration of this Deed shall be borne by the Purchaser.

## 11. GOVERNING LAW AND DISPUTE RESOLUTION

11.1. If any dispute arises amongst Parties hereto during the subsistence of this Deed or thereafter, the Parties will endeavor to settle such dispute amicably. However, if the dispute is not resolved in manner set out above within 30 (thirty) days from the date when the dispute arose, then such disputes will be referred to and resolved by arbitration as per the Arbitration and Conciliation Act, 1996, including any amendments thereto. Parties will submit to the arbitrator's award which will be enforceable in any competent court of law.

11.2. This Deed shall be governed by the laws prevailing in India. The courts of Bangalore shall have the jurisdiction to resolve disputes arising out of this Deed.

## 12. MISCELLANEOUS

12.1. **Entire Agreement:** This Deed constitutes the entire understanding and agreement between the Parties with regard to the subject matter hereof and subject to clause no. 12 of registered Agreement of Sale dated February 21, 2024 registered as Document No. HLS-1-06284-2023-24 in Book-I stored in CD No. SHVD514 in the office of the Senior Sub-Registrar Halasur, Bangalore, supersedes and cancels any prior oral or written agreement, representation, understanding, arrangement, communication or expression of intent relating to the subject matter of this Deed.

12.2. **Oral modifications:** No provisions of this Deed will be modified or waived unless in writing and signed by the party against whom the enforcement of such modification or waiver is sought.



- 12.3. **Binding effect:** This Deed will be binding upon and insure to the benefit of the Parties hereto and their respective executors, administrators, legal representatives, heirs, successors and assigns.
- 12.4. **Counterparts:** This Deed will be executed in two counterparts, each of which will be deemed an original but all of which together will constitute one and the same instrument.
- 12.5. **Notices:** The written notices / communication to either Party in terms of / in furtherance to this Deed will be issued at the addresses specified herein above at the title clause. All notices will be issued either by hand delivery (duly acknowledged in writing), registered post acknowledgement due or by courier, duly acknowledged. The Party to whom the notice is issued will be deemed to have received the same, after expiry of 3 (Three) days from the date of issue, if such notice is duly issued by Registered Post Acknowledgement Due or by courier in terms hereof. Either Party may inform the other Party of the change in address, if any, in which event notices / written communication will be issued to such changed address.
- 12.6. **Non-waiver:** No delay or failure by either Party to exercise any right under this Deed and not partial or single exercise or that right, will constitute a waiver of that or any other right, unless otherwise expressly provided herein.
- 12.7. **Amendments:** No amendment to this Deed or any waiver of a right by any Party will be effective, unless such amendment/waiver is in writing and signed and confirmed by both Parties.
- 12.8. **Severability:** The Parties agree that the covenants, obligations and restrictions in this Deed are reasonable in all circumstances. If any provision of this Deed is held to be illegal, invalid, or unenforceable under any applicable law: (i) such provision will be fully severable; (ii) this Deed will be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part hereof; (iii) the remaining provisions of this Deed will remain in full force and effect and will not be affected by the illegal, invalid, or unenforceable provision or by its



severance here from; and (iv) in lieu of such illegal, invalid, or unenforceable provision, there will be added by mutual agreement of the Parties as a part of this Deed a legal, valid, and enforceable provision as similar in terms and effect to such illegal, invalid, or unenforceable provision as may be possible and permissible in law, as on such date.

**SCHEDULE A**

**LARGER PROPERTY**

All that piece and parcel of agricultural land bearing Survey No. 23/1A measuring 5 Acres 23 Guntas, situated at Whitefield Village, K.R Puram Hobli, Bangalore East Taluk, Bangalore Urban District bounded on its:

East by	Whitefield Main Road;
West by	Land bearing Survey No. 23/1B owned by Unilever Research Center;
North by	Private Property in Survey Nos. 55, 56; and
South by	Land bearing Survey No. 23/1B owned by Unilever Research Center

**SCHEDULE B**

**SCHEDULE PROPERTY**

*(Description of the Property conveyed under this Deed)*

All that piece and parcel of converted land bearing Survey No. 23/1A bearing Bruhat Bengaluru Mahanagara Palike Khata No. 1971/162/23/1A, New ward No. 84- Hagaduru, bearing E-Property Identification No. 2545210931, measuring 4 Acres 14 Guntas (17603.82 Sq. mtrs. ), situated at Whitefield Village, KR Puram Hobli, Bangalore East Taluk, Bangalore Urban District, currently under the revenue jurisdiction of bearing Bruhat Bengaluru Mahanagara Palike bounded on its:



East by	Whitefield Main Road & Land bearing BBMP Khata No. 1970/162/23/1A, E Khata No. 4187626426 (Portion of land bearing Survey No. 23/1A);
West by	Survey No. 23/1B owned by Unilever Research Centre;
North by	Land bearing BBMP Khata No. 1970/162/23/1A, E Khata No. 4187626426 (Portion of land bearing Survey No. 23/1A) & Private Property in Survey Nos. 55, 56; and
South by	Survey No. 23/1B owned by Unilever Research Centre.

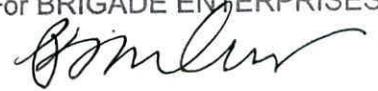
**SCHEDULE C**

**RETAINED PROPERTY**

*(Description of the Property retained by the Vendor)*

All that piece and parcel converted land bearing Survey No. 23/1A bearing BBMP Khata No. 1970/162/23/1A, New ward No. 84-Hagaduru, E-PID No. 4187626426, measuring 1 Acre 9 Guntas (4957.4 Sq. Mtrs), situated at Whitefield Village, K.R Puram Hobli, Bangalore East Taluk, Bangalore Urban District, currently under the jurisdiction of Bruhat Bengaluru Mahanagara Palike bounded on its:

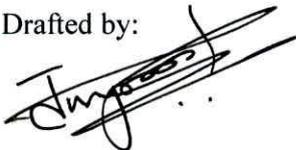
East by	Whitefield Main Road;
West by	Land bearing BBMP Khata No. 1971/162/23/1A, E Khata No. 2545210931 (Portion of land bearing Survey No. 23/1A);
North by	Private Property and land bearing Survey No. 55 and 56;
South by	Land bearing BBMP Khata No. 1971/162/23/1A, E Khata No. 2545210931 (Portion of land bearing Survey No. 23/1A).

IN WITNESS WHEREOF, the Parties to this Deed have set their hands to this Deed on the day month and year as first mentioned above.

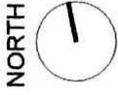
VENDOR	
 <hr/> <b>Mr. Christopher Patrick Bryan Archer</b> Date: 21.03.2025	
PURCHASER	
 <hr/> <b>Brigade Enterprises Limited</b> represented by its director Miss. Pavitra Shankar, daughter of M. R. Jai Shankar Date: 21.03.2025	
CONSENTING WITNESSES	
1.  <hr/> Name: <b>ROHINI B.M.</b> Address: NO 29 <sup>th</sup> FLOOR, WTC, Brigade Gateway Campus Razasainagar - Malleshwaram, B.S. 55	2.  <hr/> Name: <b>SURESH CASTELLINO</b> Address: 5/6, 4 <sup>th</sup> floor Payal Rd. Post - 411001

Drafted by:



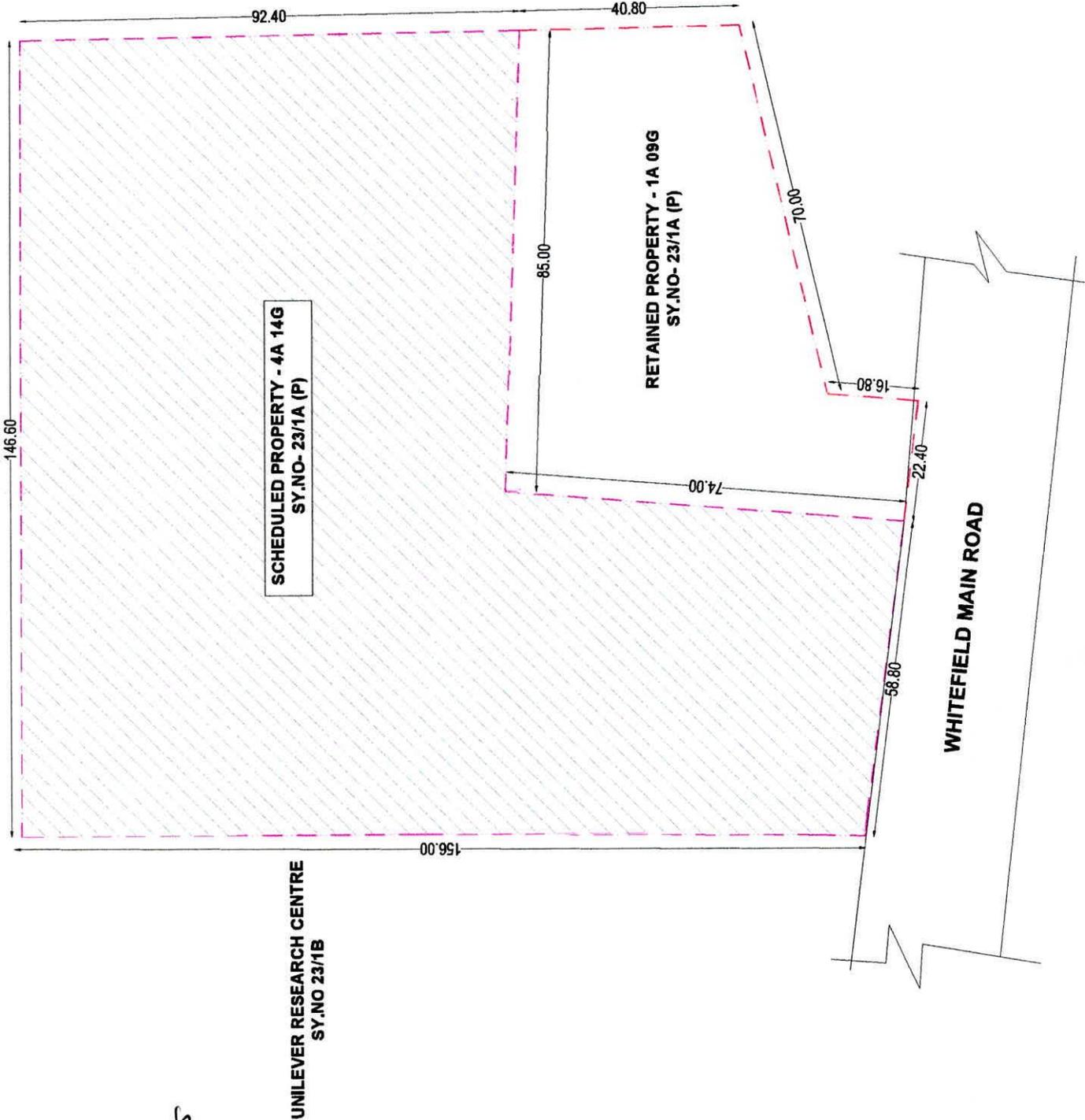
**Pattanshetti Associates LLP**  
Advocates

201, First Floor, Rams Infantry Manor,  
70, Infantry Road, Bengaluru - 560 001. 22



UNILEVER RESEARCH CENTRE  
SY.NO 23/1B

PRIVATE PROPERTY  
SY.NO 56



ANNEXURE 1

For BRIGADE ENTERPRISES LTD.

PAVNIKA SHANKAR  
Managing Director



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ  
Bruhat Bangalore Mahanagara Palike

ವಾರ್ಡ್ ಸಂಖ್ಯೆ ಡಿ.ಎ.  
No.:DA/



ಆಯುಕ್ತರವರ ಕಛೇರಿ  
Office of the Commissioner,  
ಕಂದಾಯ ಇಲಾಖೆ, ವ್ಯವಸ್ಥಾಪನಾ ವಲಯ,  
Revenue Department, Range  
ಬೆಂಗಳೂರು, ದಿನಾಂಕ : 24-10-24  
Bangalore, Date :

ಪ್ರಮಾಣ ಪತ್ರ / CERTIFICATE

ಬೆಂಗಳೂರಿನ ವಾರ್ಡ್ ನಂ. 24 ನೆಯ ವಿಭಾಗದ 162 ನಂ. 23/14  
ಇರುವ ಗ್ರಾಂಥಿಕ, 1971 ರಿಂದ 162 ನಂ. 23/14 ನೆಯ ಸಂಖ್ಯೆಯ ಅಸ್ತಿ ಪಾತೆಯ ಈ ಕಛೇರಿಯ ದಾಖಲೆ ಪುಸ್ತಕದಲ್ಲಿ  
ಶ್ರೀ / ಶ್ರೀಮತಿ CHRISTOPHER PATRICK BRYAN ARCHER ಇವರ ಹೆಸರಿನಲ್ಲಿ ಇರುತ್ತದೆ.

Certified that the Khatha of Property No. ....  
in .....  
Ward No. .... Bangalore, Stands in the name of  
Sri / Smt. ....  
in the register of this office.

ಸಹ ಕಂದಾಯ ಅಧಿಕಾರಿ  
Assistant Revenue Officer  
ವ್ಯವಸ್ಥಾಪನಾ ವಿಭಾಗ  
(ಪುನಃ ಪರಿಶೀಲನೆ ಮತ್ತು ಮುದ್ರಣ)  
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ  
Bruhat Bangalore Mahanagara Palike

ಗೆ/To,  
ಶ್ರೀ/ಶ್ರೀಮತಿ/ CHRISTOPHER PATRICK BRYAN  
Sri/Smt. ARCHER

ವ್ಯವಸ್ಥಾಪಕ ನಿರ್ದೇಶಕರು  
For BRIGADE ENTERPRISES LTD.  
RANTRA SHANKAR  
Managing Director

For BRIGADE ENTERPRISES LTD.  
RANTRA SHANKAR  
Managing Director



12



# ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

2024 - 25

ನಮೂನೆ - ಎ (ನಿಯಮ - 11)

ULPIN:  
Location Plus Code:  
ದಾಖಲೆ ಸಂಖ್ಯೆ : 1831541

ಜಿಲ್ಲೆ: ಬೆಂಗಳೂರು ನಗರ		ನಗರ: ಬಿ.ಬಿ.ಎಂ.ಪಿ		ಸ್ವತ್ತಿನ ತರಹ: ಭಾಸಗಿ		ಸ್ವತ್ತಿನ ವರ್ಗೀಕರಣ: ನಮೂನೆ - ಎ ವಹಿ		
ಸ್ವತ್ತಿನ ಹಳೆ ಪಿ.ಎ.ಡಿ ಸಂಖ್ಯೆ		ಸ್ವತ್ತಿನ ಯೋಸ ೧, ೨, ೩, ೪, ೫ ಸಂಖ್ಯೆ		ಹಳೆ ವಾರ್ಡ್ ಸಂಖ್ಯೆ ಮತ್ತು ಹೆಸರು		ಯೋಸ ವಾರ್ಡ್ ಸಂಖ್ಯೆ ಮತ್ತು ಹೆಸರು		
		2545210931		NA		84 - ಹಗದೂರು		
ಸ್ವತ್ತಿನ ಸಂಖ್ಯೆ		ರೇಖಾಂಶ ಮತ್ತು ಅಕ್ಷಾಂಶ				ಸ್ವತ್ತಿನ ಪ್ರಕಾರ		
1971/162/23/1A		77.7485897 ಮತ್ತು 12.9651078				ಮಾಲಿ ನಿವೇಶನ		
ಸ್ವತ್ತಿನ ವಿಳಾಸ		ನಿವೇಶನದ ಅಳತೆ(ಅಡಿ./ಮೀ.)		ನಿವೇಶನದ ವಿಸ್ತೀರ್ಣ(ಚ.ಮೀ.)/(ಚ.ಅ)		ಕಟ್ಟಡದ ಪಿಂಚ್ ವರಿಯು (ಚ.ಮೀ.)/(ಚ.ಅ)		
901031-Whitefield Main Road,		ಪೂರ್ವ-ಪಶ್ಚಿಮ X ಉತ್ತರ-ದಕ್ಷಿಣ 422 X 449.02 / 128.63 X 136.86		17603.82 / 189486		NA		
<b>ಸ್ವತ್ತಿನ ವಿವರಗಳು (ಅಪಾರ್ಟ್‌ಮೆಂಟ್ / ಬಹು ಮಾಲೀಕತ್ವದ ಕಟ್ಟಡಗಳಿಗೆ ಮಾತ್ರ)</b>								
ಅವಿಭಜಿತ ನಿವೇಶನದ ಸಂಖ್ಯೆ	ಮಹಡಿ ಸಂಖ್ಯೆ/ವಾನ್ ಕೆ ಹೆಸರು	ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ	ಕಾರ್ಪ್‌ಮೆಂಟ್ ವಿಸ್ತೀರ್ಣ (ಚ.ಮೀ.)/(ಚ.ಅ)	ಅಡಿಪಸಲ್ ಬಿಲ್ಡಿಂಗ್ ವಿಸ್ತೀರ್ಣ(ಚ.ಮೀ.)/(ಚ.ಅ)	ಸೂಪರ್ ಬಿಲ್ಡಿಂಗ್ ವರಿಯು(ಚ.ಮೀ.)/(ಚ.ಅ)	ಅವಿಭಜಿತ ನಿವೇಶನ ಅಳತೆ	ಪಾರ್ಟ್‌ಮೆಂಟ್ ಪಾರ್ಟ್‌ಮೆಂಟ್ ಲಭ್ಯತೆ/ಯೂನಿಟ್/ವರಿಯು	ಅನುಭೋಗ
NA	NA NA	NA	NA	NA	NA	NA	NA / NA / NA	NA
<b>ಸ್ವತ್ತಿನ ವಿವರಗಳು (ಕಟ್ಟಡಗಳಿಗೆ ಮಾತ್ರ)</b>								
ಮಹಡಿ ಸಂಖ್ಯೆ	ವಿಸ್ತೀರ್ಣ(ಚ.ಮೀ.)/(ಚ.ಅ)	ತರಹ	ಅನುಭೋಗ	ಮೇಲ್ವಿಚಾರಣೆ ತರಹ	ನೆಲದ ವಿಧ	ಬಳಸಿರುವ ಮರ	ನಿರ್ಮಾಣದ ವರ್ಷ	
NA	NA	NA	NA	NA	NA	NA	NA	
ಚಕ್ಕುಬಂದಿ - ಉತ್ತರ		ಚಕ್ಕುಬಂದಿ - ಪೂರ್ವ		ಚಕ್ಕುಬಂದಿ - ಪಶ್ಚಿಮ		ಚಕ್ಕುಬಂದಿ - ದಕ್ಷಿಣ		
UNILEVER RESEARCH CENTER		WHITEFIELD MAIN ROAD		UNILEVER RESEARCH CENTER		PRIVATE PROPERTY		
ಸ್ವಾಧೀನತೆಗೆ ಪೂರಕ ದಾಖಲೆಗಳು			ಹಕ್ಕು ಬದಲಾವಣೆ ಕಡತದ ಸಂಖ್ಯೆ			ಸ್ವತ್ತಿನ ಭಾವಚಿತ್ರ		
MDP-EC-A-263976-2024-25, ದಾಖಲೆ ಸಂಖ್ಯೆ: 214733, ದಾಖಲೆ ದಿನಾಂಕ: 03-JAN-25, ದಾಖಲೆ ಸಂಖ್ಯೆ: 1971/162/23/1A, ದಾಖಲೆ ದಿನಾಂಕ: 29-OCT-24, or approval, ದಾಖಲೆ ಸಂಖ್ಯೆ: MDP-EC-A-263976-2024-25 , ದಾಖಲೆ ದಿನಾಂಕ: 09-DEC-24								

*(Signature)*

For BRIGADE ENTERPRISES LTD.

*(Signature)*

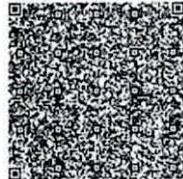
PAVITRA SHANKAR  
Managing Director

2024 - 25

ಮಾಲೀಕರ ವಿವರಗಳು					
ಕ್ರ. ಸಂ.	ಮಾಲೀಕರ ಹೆಸರು	ತಂದೆ/ ತಾಯಿ/ ಗಂಡ/ ಹೆಂಡತಿ/ ಪ್ರತಿನಿಧಿ	ಮಾಲೀಕರ ಗುರುತಿನ ದಾಖಲೆ	ವಿಳಾಸ	ಮಾಲೀಕರ ಭಾವಚಿತ್ರ
1	CHRISTOPHER PATRICK BRYAN ARCHER	-	ಆಧಾರ್ XXXXXXXX5984	201, ವೈಟ್‌ಫೀಲ್ಡ್ ಮುಖ್ಯ ರಸ್ತೆ, ವೈಟ್ ಫೀಲ್ಡ್, ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ, 560066	
ಗ್ರಾಮ / ನಗರ ಮಾಪನ		ಸರ್ವೆ ನಂಬರ್ / ಸಿ.ಟಿ.ಎಸ್ ಸಂ	ಖುಣಿಗಳು		ಹಕ್ಕುಗಳು
		NA	NA		NA
ಆಸ್ತಿ ತೆರಿಗೆ ವಿವರಗಳು					
ಆಂತರಿಕ ಆಸ್ತಿ ತೆರಿಗೆ ಸಂದಾಯವಾದ ನಿರ್ಧಾರಣೆ ವರ್ಷ	ಎಸ್.ಎ.ಎಸ್.ಆರ್. ಸಂಖ್ಯೆ	ಬ್ಯಾಂಕಿನ ಹೆಸರು / ಪಾವತಿಸಿರುವ ವಿವರಗಳು	ತೆರಿಗೆ ಸಂದಾಯದ ದಿನಾಂಕ	ಆಸ್ತಿ ತೆರಿಗೆ ಮೊತ್ತ	ಉಪಕರದ ಮೊತ್ತ
2024-25	2401746241	HDFC Bank	12/12/2024 00:00:00	90953.28	23647.8528
ನಮೂನೆ ವಿತರಿಸಿದ ದಿನಾಂಕ	ನಮೂನೆ ಶುಲ್ಕ	ಚೆಲನ್ ಸಂಖ್ಯೆ / ಪರಿವಾಹನ ಸಂಖ್ಯೆ	ನಮೂನೆ ವಿತರಿಸಿದವರು		ನಮೂನೆ ವಿತರಿಸಿದ ಸ್ಥಳ
20/01/2025 18:07:15	125	200125907427	Online		ಬಿ.ಬಿ.ಎಂ.ಪಿ



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ



N ARUN KUMAR  
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ  
ವೈಟ್ ಫೀಲ್ಡ್  
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

ಡಿಜಿಟಲ್ ಸಹಿ ಮಾಡಿರುವುದರಿಂದ ಭೌತಿಕ ಸಹಿಗಳ ಅಗತ್ಯವಿರುವುದಿಲ್ಲ.

ಸೂಚನೆ 1 :- ಈ ನಮೂನೆಯು ಗಣಕೀಕರಣ ಮಾಡಿರುವ ಆಧಾರದ ಮೇಲೆ ವಿತರಿಸಲಾಗಿದೆ. ಸದರಿ ನಮೂನೆಯಲ್ಲಿ ತಪ್ಪುಗಳು ಕಂಡು ಬಂದಲ್ಲಿ ದಯವಿಟ್ಟು ಸಂಬಂಧಪಟ್ಟ ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿಯನ್ನು ಸಂಪರ್ಕಿಸಿ.

For BRIGADE ENTERPRISES LTD.  
*Pavitra Shankar*  
PAVITRA SHANKAR  
Managing Director

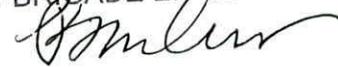
**Annexure 3**

**List of Title Documents**

SI No	Particulars of Document	Nature of Document handed over to Brigade Enterprises Limited	Nature of Document handed over to Vendor
1.	Sale Deed dated April 7, 1903, registered as Document No. 917 of 1903-04, in Book I, Volume 41, at pages 74 to 77, in the office of sub registrar, Bangalore;	Original in pieces and photocopy joined together	Notarized Copies
2.	Order dated April 13, 1960 passed by First Additional District Judge, Bangalore whereunder the Will dated March 25, 1957 was probated;	Court certified copy	Notarized Copies
3.	Order dated February 27, 1985 passed by District Judge, Bangalore Rural whereunder the Will dated February 15, 1983 was probated;	Court certified copy	Notarized Copies
4.	Burial Certificate of Agnes Smith;	Original	Notarized copy
5.	Burial Certificate of Anna Archer;	Original	Notarized copy
6.	Burial Certificate of Catherine Archer;	Original	Notarized copy
7.	Release Deed dated November 22, 2019, registered as Document No. SHV-1-05673 of 2019-20, in Book I, stored in CD No. SHVD514, in the office of sub registrar, Shivajinagar;	Original	Notarized copy



For BRIGADE ENTERPRISES LTD.



PAVITRA SHANKAR  
Managing Director

SI No	Particulars of Document	Nature of Document handed over to Brigade Enterprises Limited	Nature of Document handed over to Vendor
8.	Rectification Deed dated September 14, 2023, registered as Document No. INR-1-08172-2023-24, in the office of sub registrar, Indiranagar;	Original	Notarized copy
9.	Specific Power of Attorney dated October 14, 2019, executed by John Rodney Michael Archer in favour of his sister-in-law namely Renuka Laroia Mehra; Indian High Commission	Original	Notarized copy
10.	Specific Power of Attorney dated October 14, 2019, executed by John Rodney Michael Archer in favour of his sister-in-law namely Renuka Laroia Mehra; Notarized;	Original	Notarized copy
11.	Receipt bearing No. 0864765 dated December 12, 2022 evidencing the payment of tax for the year 2022-23;	Original	Notarized copy
12.	Agreement for Sale 01.11.1963 executed by Ms. Agnes Smith and Ms. Catherine Archer in favour of Bombay Burmah Trading Corporation Limited;	Photocopy	Photocopy
13.	Tax Receipt and other documents related to 10000 square feet converted in 2003;	Original	Notarized copy
14.	Agreement of Sale dated February 21, 2024 registered as Document No. HLS-1-06284-2023-24 in Book-I stored in C.D No. SHVD514 in the office of the Senior Sub-Registrar Halasur, Bangalore;	Original	Notarized copy



For BRIGADE ENTERPRISES LTD.



PAVITRA SHANKAR  
Managing Director

SI No	Particulars of Document	Nature of Document handed over to Brigade Enterprises Limited	Nature of Document handed over to Vendor
15.	GPA dated February 21, 2024 for Formalities executed by Vendor in favour of Purchaser.	Original	Notarized copy
16.	11 E Sketch for 1 Acre 9 Guntas	Notarized Copy	Original
17.	11E Sketch for 4 Acres 14 Guntas	Original	Notarized Copy
18.	Official memorandum dated July 05, 2024 bearing No. 676702 issued by the District Commissioner of the Bangalore Urban District; (for 4 Acres 14 Guntas)	Original	Notarized Copy
19.	Official memorandum dated July 05, 2024 bearing No. 676702 issued by the District Commissioner of the Bangalore Urban District;(for 1 Acre 19 Guntas	Notarized copy	Original
20.	Khata Certificate and Khata extract both dated October 24, 2024 issued by the BBMP; (for 4 Acres 14 Guntas)	Original	Notarized
21.	Khata Certificate and Khata extract both dated October 24, 2024 issued by the BBMP;(for 1 Acre 19 Guntas)	Notarized Copy	Original
22.	E Khata dated January 20, 2025 issued by the BBMP; (for 4 Acres 14 Guntas)	Original	Notarized Copy

*[Handwritten signature]*

For BRIGADE ENTERPRISES LTD.  
*[Handwritten signature]*  
PAVITRA SHANKAR  
Managing Director

SI No	Particulars of Document	Nature of Document handed over to Brigade Enterprises Limited	Nature of Document handed over to Vendor
23.	E Khata dated January 20, 2025 issued by the BBMP; ( for 1 Acre 9 Guntas)	Notarized Copy	Original
24.	Tax paid receipt for the year 2024-25. (for 4 Acres 14 Guntas)	Original	Notarized
25.	Tax paid receipt for the year 2024-25. for 1 Acre 9 Guntas)	Notarized	Original
26.	Confirmation Agreement dated 27th November 2024.	Original	Notarized

*[Handwritten signature]*

For BRIGADE ENTERPRISES LTD.

*[Handwritten signature]*

PAVITRA SHANKAR  
Managing Director

*[Vertical handwritten text]*

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ )

Receipt Number: 4462562

ಕಛೇರಿ: Indiranagar

Original Copy

ದಿನಾಂಕ: 24/03/2025

BRIGADE ENTERPRISES LIMITED is Rep. by Ms.Pavitra Shankar,  
Managing Director Rep. by her SPA Holder Mr. Udaya Kumar A.  
ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2024 - 2025 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 09994 ಸಂಖ್ಯೆಯ ಪತ್ರದ  
ನೋಂದಾವಣೆಗಾಗಿ

ನೋಂದಣಿ ಶುಲ್ಕ :	₹1,78,35,000.00
ಸೇವಾ ಶುಲ್ಕ :	₹2,150.00
ನಕಲು ನೋಂದಣಿ ಶುಲ್ಕ :	₹200.00
ಪ್ರಮಾಣ ಪತ್ರ ಮುದ್ರಾಂಕ ಶುಲ್ಕ :	₹200.00
ಒಟ್ಟು:	₹1,78,37,550.00

Rs 17837550 Paid through E-Payment

ಒಟ್ಟು: ₹1,78,37,550.00

( ಅಕ್ಷರದಲ್ಲಿ ) ರೂ. One Crore Seventy Eight Lakh Thirty Seven  
Thousand Five Hundred Fifty Rupees

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 24/03/2025 ರಿಂದ ದೃಢೀಕರಿಸಿ ಕೊಡಲಾಗುವುದು

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ: Indiranagar

ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)  
ಬೆಂಗಳೂರು