

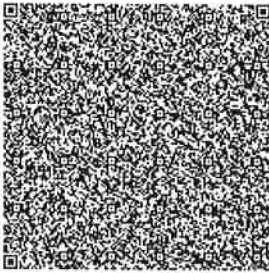


सत्यमेव जयते

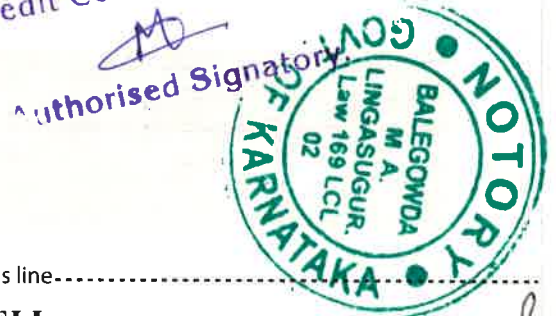
INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No.	: IN-KA32290201745801P
Certificate Issued Date	: 15-Nov-2017 01:05 PM
Account Reference	: NONACC (FI)/ kaksfcl08/ BELLARY8/ KA-BY
Unique Doc. Reference	: SUBIN-KAKAKSFCL0815168139755989P
Purchased by	: JSW STEEL LIMITED
Description of Document	: Article 12 Bond
Description	: AGREEMENT TO SELL
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SHARANABASAPPA SHIVANNA VENKANNA SUVARNA P NAYAKA
Second Party	: JSW STEEL LIMITED
Stamp Duty Paid By	: JSW STEEL LIMITED
Stamp Duty Amount(Rs.)	: 200 (Two Hundred only)



For Toranagalli Souharda
Credit Co-Operative Ltd



-----Please write or type below this line-----

AGREEMENT TO SELL

THIS AGREEMENT TO SELL ("Agreement") made on this 17 day of November, 2017.

Between

Sri Sharana Basappa S/o Late Amarappa Mundaragi, aged about 56 years, residing at Halabhavi village, Lingasagur Taluk, Raichur District, Karnataka (hereinafter referred to as the "Seller", which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include his/her legal heirs, executors, successors and permitted assigns); of the FIRST PART,

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Page 1 of 6

No. of Corrections

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shalestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

BALEGOWDA M.A.
ADVOCATE & NOTARY
LINGASAGUR, Ph: 257332
Cell: 9448912282



Sri Shivanna S/o Late Amarappa Mundaragi, aged about 53 years, residing at Halabhavi village, Lingasagur Taluk, Raichur District, Karnataka (hereinafter referred to as the “Seller”, which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include his/her legal heirs, executors, successors and permitted assigns); of the FIRST PART.

Sri Venkanna S/o Late Amarappa Mundaragi, aged about 39 years, residing at Halabhavi village, Lingasagur Taluk, Raichur District, Karnataka (hereinafter referred to as the “Seller”, which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include his/her legal heirs, executors, successors and permitted assigns); of the FIRST PART.

Smt Suvarna W/o Sanganna, aged about 36. years, residing at Halabhavi village, Lingasagur Taluk, Raichur District, Karnataka (hereinafter referred to as the “Seller”, which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include his/her legal heirs, executors, successors and permitted assigns); of the FIRST PART.

Sri Pidda Nayaka S/o Late Amarappa Mundaragi, aged about 3.4 years, residing at Halabhavi village, Lingasagur Taluk, Raichur District, Karnataka (hereinafter referred to as the “Seller”, which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include his/her legal heirs, executors, successors and permitted assigns); of the FIRST PART.

And

JSW STEEL LIMITED, a Company within the meaning of Section 2 of the Companies Act, 2013 and having its registered office at JSW Centre, Bandra Kurla Complex, Bandra (East), Mumbai 400 051 and having its Vijayanagar Works at, P.O: Vidyanagar-583 275, Sandur Taluk, District Bellary in the State of Karnataka, (hereinafter referred to as the "**Buyer**" which expression shall, unless repugnant to the context or meaning hereof, include its successors and assigns) of the **SECOND PART**.

The Seller and the Buyer shall hereinafter together be referred to as the **“Parties”** and individually as the **“Party”**.

WHEREAS: -

- (a) The Seller is absolutely seized and possessed of or otherwise well and sufficiently entitled to the plot of agricultural land bearing **Survey 137/Part & 138 admeasuring approx 5 Acres 07 Guntas (Excluding Phut Karab) & 27 Acres 27 Guntas (Phut Karab 3 Acres 36 Guntas) respectively** or thereabouts situated at **Halabhavi Village, Lingasaguru Taluk Raichur District**, Karnataka together with if any structures standing thereon and more particularly described in the Schedule hereunder (hereafter referred to as the **“Property”**).

T. Babbar
JSW Steel Ltd.,
Authorised Signatory

Sumit
, ગિવરજી

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Page 2 of 6

A purple ink fingerprint impression on a white background. The impression shows the characteristic ridges and valleys of a fingerprint, with some areas appearing slightly more saturated than others. There are some small, dark spots around the edges of the impression, possibly from the ink or the paper.

ਮ.ਫ. ਵਿਦਿਆਰਥੀ

No. of Corrections

BALEGOWDA, M. A
ADVOCATE & NOTARY
LINGASUGUR Ph: 25/338
Cell: 9448912282



- (b) The Seller has inherited the Property from his/her Ancestors and the same stands mutated in the name of the Seller in Revenue Records as owner and the Seller has full rights absolute authority to sell, dispose off and transfer the Property in the manner Seller wishes.
- (c) The Buyer is in the process of identifying land required to be transferred to concerned authority for the purpose of Compensatory Afforestation. It has come to the knowledge of the Seller that Buyer is looking for land for the purpose of Compensatory Afforestation.
- (d) The Seller in sound, disposing mind, without undue influence, coercion and for her and her family bonafide needs and requirements has agreed to sell the Property to the Buyer, and the Buyer has agreed to purchase the same free from any encumbrances whatsoever, for the consideration of **INR 40,81,950/- (Rupees Forty Lakhs Eighty One Thousand Nine Hundred Fifty Only)**, and on the terms and conditions more particularly referred herein.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND PROMISES CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION THE ADEQUACY OF WHICH IS HEREBY ACKNOWLEDGED, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AND THIS AGREEMENT WITNESSETH AS UNDER:

1. AGREEMENT AND CONSIDERATION

1.1 The Seller has agreed to sell, convey and transfer in favour of the Buyer and the Buyer has agreed to purchase from the Seller, the plot of agricultural land bearing **Survey 137/Part & 138 admeasuring approx 5 Acres 07 Guntas (Excluding Phut Karab) & 27 Acres 27 Guntas (Phut Karab 3 Acres 36 Guntas) respectively** or thereabouts situated at **Halabhavi Village, Lingasaguru Taluk Raichur District, Karnataka** more particularly described in the Schedule hereunder written and delineated on the plan thereof hereto annexed and shown with red color boundary line thereon, free from any encumbrances and reasonable doubts, together with all the structures, fencing, compound walls, edifices, sewers, drains, ditches, trees plants, shrubs, ways, paths, passages, commons, gullies, wells, waters, water-courses, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said agricultural land and any part thereof belonging or in any wise appurtenant to or with the same or any part thereof now or at or any time hereto before usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto ("**Property**") for the total consideration of **INR 40,81,950/- (Rupees Forty Lakhs Eighty One Thousand Nine Hundred Fifty Only)**, (the "**Purchase Consideration**").

1.2 In consideration of the Seller agreeing to sell, convey and transfer the Property to the Buyer in accordance with this Agreement, the Buyer has agreed to pay Purchase Consideration amount at the time of Registration of Deed of Conveyance.

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Page 3 of 6

No. of Corrections

BALEGOWDA. M. A.
ADVOCATE & NOTARY
LINGASUGUR. Ph: 257338
Cell: 9448912282

JSW Steel Ltd.
Authorized Signatory



2. REPRESENTATIONS AND WARRANTIES OF THE SELLER

The Seller hereby represents, warrants, undertakes, and covenants to the Buyer that:

- 2.1 The Seller is the sole and absolute owner of the Property and no other person or persons, has or have any right, title, interest, Property, claim or demand of any nature whatsoever unto or upon the Property, either by way of sale, charge, mortgage, lien, gift, trust, lease, easement or otherwise howsoever and the Property is free from all encumbrances.
- 2.2 The Seller has full right, power and absolute authority to sell and transfer the Property to the Buyer.
- 2.3 Neither the Property nor any part or portion thereof is the subject matter of any decree or order or attachment before or after judgment of any court of law and/or any authority or authorities including under the provisions of the Income Tax Act, 1961, there are no proceedings pending in any court of law wherein the Property is the subject matter whereby or by reason or means whereof the Seller has been prohibited or prevented or restrained from selling or transferring the Property.
- 2.4 The Seller has not entered into any Agreement or arrangement for the sale, disposal, transfer, lease or encumbrance of whatsoever nature, in respect of the Property with any party and no person whomsoever other than the Seller has any claim, demand or right of any nature whatsoever into or upon or in respect of the Property.
- 2.5 In case the Seller has entered into any Agreement or arrangement for the sale, disposal, transfer, lease or encumbrance of whatsoever nature, in respect of the Property or any part thereof, then the Sellers shall provide deed of cancellation or any other valid agreement which shows the Seller is absolute owner of the Property and has full right, power and absolute authority to sell and transfer the Property.
- 2.6 The Seller has not created any charge or encumbrance of whatsoever nature in respect of the Property, nor shall the Seller create any encumbrance during the validity of this Agreement.
- 2.7 In case Seller has created any charge he/she shall provide charge closure / NoC from the concerned authorities.
- 2.8 The Seller shall pay any and all Property taxes and other dues in respect of the Property till the execution of the Deed of Conveyance in respect of the Property in favour of the Buyer.
- 2.9 The Seller shall sign, execute, register and complete, such other instruments and instruments as may be required by the Buyer, from time to time and at all times hereafter, in order to more effectually and completely transfer the title of the Property to the Buyer.
- 2.10 The Seller shall make available all documents and other information as may be required by the Buyer in order to satisfy the Buyer of the title of the Seller to the Property.

For JSW Steel Ltd
Authorised Signatory
[Signature]

[Fingerprint]

[Red circular stamp with signature]



3. The sale will be completed by the Seller by executing a Deed of Conveyance in favour of the Buyer or State Forest Department or any other Government authority as instructed by the Buyer.
4. The Seller shall indemnify and keep indemnified the Buyer from and against all actions, claims, demands, costs, charges and expenses, in respect of the Property claimed as falling due prior to the date of handing over of possession of the Property whether payable by the Seller or any predecessor in title or any person or persons claiming through the Seller.
5. In the event Seller fails to satisfy good and marketable title to the satisfaction of Buyer, then the Buyer shall be entitled to cancel this Agreement by issue notice and on such cancellation the Buyer shall be entitled to claim and recover from the Seller any costs, charges and expenses incurred by the Buyer and incidental to this Agreement and the damages suffered by Buyer.
6. If there are any persons who are in occupation of any portion of the Property, Seller shall get evicted those person in order to ensure that peaceful and vacant physical possession is handed over to the Buyer at the time of execution of the registered Deed of Conveyance.
7. If any notice for acquisition are issued/published and whether or not received by the Seller before the completion of sale or is encumbered voluntary or involuntary or becomes subject matter of any litigation, the Seller shall have the option to cancel this Agreement and on such cancellation the Buyer shall be entitled to claim and recover from the Seller any costs, charges and expenses incurred by the Buyer and incidental to this Agreement and the damages suffered by Buyer.
8. If the Seller makes default in completing the sale within the stipulated period, the Buyer shall, have the right to cancel this Agreement by giving seven days notice to the Seller to that effect and on the cancellation of the Agreement, the Buyer shall be entitled to claim costs, charges and expenses incurred by the Buyer and incidental to this Agreement and the damages suffered by Buyer. This is without prejudice to the right of the Buyer to seek specific performance of this Agreement through Court.

9. STAMP DUTY AND REGISTRATION

The stamp duty and registration charges on this Agreement, the Deed of Conveyance and all other documents to be executed in pursuance of this Agreement shall be borne and paid by the Buyer.

10. JURISDICTION

The Courts at Ballari alone shall have the exclusive jurisdiction to hear matters pertaining to this Agreement.

[Signature]
JSW Steel Ltd.
Authorised Signatory

Page 5 of 6
[Signature]
[Fingerprint]

No. of Corrections

[Signature]
BALEGOWDA M. A.
ADVOCATE & NOTARY
LINGASUGUR. Ph: 257333
Cell: 9448912282



11. AMENDMENTS

No amendment, deletion, addition or other changes in any provision of this agreement or waiver of any right or remedy, herein provided, will be effective unless specifically set forth in writing signed by the parties to be bound thereby

12. HEAD NOTES

The Head Notes are for the purpose of convenience and shall not be taken into account in considering or constructing or interpreting any of the provisions hereof.

13. The Seller hereby agree and confirm that the contents of this Agreement has been explained to Seller in the language known to the Seller by Shri Samadani who has signed as witness to this Agreement.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SCHEDULE DESCRIPTION OF THE PROPERTY

1. Land situated within the limits **Halabhavi** Village, **Lingasaguru** Taluk, **Raichur** District, Karnataka, with the following descriptions:

Sl No	Sy No	Extent			Boundaries			
		Total Extent	Pot Karab	Net Extent	North	South	East	West
1	137/P	5 - 07		5 - 07	Sy No 122	Sy No 121	Sy No 113	Sy No 138
2	138	27 - 27	3 - 36	23 - 31	Sy No 122	Sy No 121	Sy No 137/P	Sy No 139

SIGNED AND DELIVERED by the
Within named Seller

1.
2.

SIGNED AND DELIVERED by the
Within named Buyer

3.
4.

Witnesses:-

1.

2.

For JSW Steel Ltd.,
Authorized Signatory

SWORN BEFORE ME
EXECUTED BEFORE ME

No. of Corrections

BALEGOWDA M. A.
ADVOCATE & NOTARY
LINGASUGUR. Ph: 257338
Cell: 9448912282

BALEGOWDA M. A.
ADVOCATE & NOTARY
LINGASUGUR. Ph: 257338
Cell: 9448912282

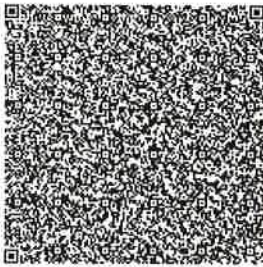


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INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No.	: IN-KA33854953813705P
Certificate Issued Date	: 17-Nov-2017 05:05 PM
Account Reference	: NONACC (FI)/ kacrsfl08/ LINGASUGUR/ KA-RC
Unique Doc. Reference	: SUBIN-KAKACRSFL0818453964613114P
Purchased by	: HANUMAPPA TIPPANNA
Description of Document	: Article 12 Bond
Description	: AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: HANUMAPPA TIPPANNA
Second Party	: J S W STEEL LTD TORANAGALLU
Stamp Duty Paid By	: HANUMAPPA TIPPANNA
Stamp Duty Amount(Rs.)	: 200 (Two Hundred only)



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AGREEMENT TO SELL
THIS AGREEMENT TO SELL ("Agreement") made on this 17 day of November, 2017,

Between

Sri Hanumappa S/o Thimmanna, aged about 58 years, residing at Halabavi, Raichur District, Karnataka (hereinafter referred to as the "Seller", which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include his/her legal heirs, executors, successors and permitted assigns); of the FIRST PART.

[Signature]
Page 1 of 6

No. of Corrections

BALEGOWDA, M. A.
ADVOCATE & NOTARY
LINGASUGUR. Ph: 257338
Cell: 9448912272

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this certificate renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

For J S W Steel Ltd.
Authorised Signatory



And

JSW STEEL LIMITED, a Company within the meaning of Section 2 of the Companies Act, 2013 and having its registered office at JSW Centre, Bandra Kurla Complex, Bandra (East), Mumbai 400 051 and having its Vijayanagar Works at, P.O: Vidyanagar-583 275, Sandur Taluk, District Bellary in the State of Karnataka, (hereinafter referred to as the "**Buyer**" which expression shall, unless repugnant to the context or meaning hereof, include its successors and assigns) of the SECOND PART.

The Seller and the Buyer shall hereinafter together be referred to as the "**Parties**" and individually as the "**Party**".

WHEREAS: -

- (a) The Seller is absolutely seized and possessed of or otherwise well and sufficiently entitled to the plot of agricultural land bearing **Survey 140/P admeasuring approx 3 Acres 14 Guntas (Excluding Phut Karab)** or thereabouts situated at **Halabhavi Village, Lingasaguru Taluk Raichur District**, Karnataka together with if any structures standing thereon and more particularly described in the Schedule hereunder (hereafter referred to as the "**Property**").
- (b) The Seller has inherited the Property from his/her Ancestors and the same stands mutated in the name of the Seller in Revenue Records as owner and the Seller has full rights absolute authority to sell, dispose off and transfer the Property in the manner Seller wishes.
- (c) The Buyer is in the process of identifying land required to be transferred to concerned authority for the purpose of Compensatory Afforestation. It has come to the knowledge of the Seller that Buyer is looking for land for the purpose of Compensatory Afforestation.
- (d) The Seller in sound, disposing mind, without undue influence, coercion and for her and her family bonafide needs and requirements has agreed to sell the Property to the Buyer, and the Buyer has agreed to purchase the same free from any encumbrances whatsoever, for the consideration of **INR 4,72,350/- (Rupees Four Lakhs Seventy Two Thousand Three Five Only)**, and on the terms and conditions more particularly referred herein.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND PROMISES CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION THE ADEQUACY OF WHICH IS HEREBY ACKNOWLEDGED, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AND THIS AGREEMENT WITNESSETH AS UNDER:

1. AGREEMENT AND CONSIDERATION

- 1.1 The Seller has agreed to sell, convey and transfer in favour of the Buyer and the Buyer has agreed to purchase from the Seller, the plot of agricultural land bearing **Survey 140/P admeasuring approx 3 Acres 14 Guntas (Excluding Phut Karab)** or thereabouts situated at **Halabhavi Village, Lingasaguru Taluk Raichur District**, Karnataka more

Page 2 of 6

 M. A. Lingasugur

For JSW Steel Ltd.
Authorised Signator,

No. of Corrections

BALEGOWDA M. A.
ADVOCATE & NOTARY
LINGASUGUR. Ph: 257338
Cell: 9448912283



particularly described in the Schedule hereunder written and delineated on the plan thereof hereto annexed and shown with red color boundary line thereon, free from any encumbrances and reasonable doubts, together with all the structures, fencing, compound walls, edifices, sewers, drains, ditches, trees plants, shrubs, ways, paths, passages, commons, gullies, wells, waters, water-courses, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said agricultural land and any part thereof belonging or in any wise appurtenant to or with the same or any part thereof now or at or any time hereto before usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto ("Property") for the total consideration of **INR 4,72,350/- (Rupees Four Lakhs Seventy Two Thousand Three Five Only)**, (the "Purchase Consideration").

1.2 In consideration of the Seller agreeing to sell, convey and transfer the Property to the Buyer in accordance with this Agreement, the Buyer has agreed to pay Purchase Consideration amount at the time of Registration of Deed of Conveyance.

2. REPRESENTATIONS AND WARRANTIES OF THE SELLER

The Seller hereby represents, warrants, undertakes, and covenants to the Buyer that:

- 2.1 The Seller is the sole and absolute owner of the Property and no other person or persons, has or have any right, title, interest, Property, claim or demand of any nature whatsoever unto or upon the Property, either by way of sale, charge, mortgage, lien, gift, trust, lease, easement or otherwise howsoever and the Property is free from all encumbrances.
- 2.2 The Seller has full right, power and absolute authority to sell and transfer the Property to the Buyer.
- 2.3 Neither the Property nor any part or portion thereof is the subject matter of any decree or order or attachment before or after judgment of any court of law and/or any authority or authorities including under the provisions of the Income Tax Act, 1961, there are no proceedings pending in any court of law wherein the Property is the subject matter whereby or by reason or means whereof the Seller has been prohibited or prevented or restrained from selling or transferring the Property.
- 2.4 The Seller has not entered into any Agreement or arrangement for the sale, disposal, transfer, lease or encumbrance of whatsoever nature, in respect of the Property with any party and no person whomsoever other than the Seller has any claim, demand or right of any nature whatsoever into or upon or in respect of the Property.
- 2.5 In case the Seller has entered into any Agreement or arrangement for the sale, disposal, transfer, lease or encumbrance of whatsoever nature, in respect of the Property or any part thereof, then the Sellers shall provide deed of cancellation or any other valid agreement which shows the Seller is absolute owner of the Property and has full right, power and absolute authority to sell and transfer the Property.



Page 3 of 6
For JSW Steel Ltd.,
Authorised Signatory

No. of Corrections

BALEGOWDA. M. A.
ADVOCATE & NOTARY
LINGASUGUR. Ph: 257338
Cell: 9448812282



- 2.6 The Seller has not created any charge or encumbrance of whatsoever nature in respect of the Property, nor shall the Seller create any encumbrance during the validity of this Agreement.
- 2.7 In case Seller has created any charge he/she shall provide charge closure / NoC from the concerned authorities.
- 2.8 The Seller shall pay any and all Property taxes and other dues in respect of the Property till the execution of the Deed of Conveyance in respect of the Property in favour of the Buyer.
- 2.9 The Seller shall sign, execute, register and complete, such other instruments and instruments as may be required by the Buyer, from time to time and at all times hereafter, in order to more effectually and completely transfer the title of the Property to the Buyer.
- 2.10 The Seller shall make available all documents and other information as may be required by the Buyer in order to satisfy the Buyer of the title of the Seller to the Property.
3. The sale will be completed by the Seller by executing a Deed of Conveyance in favour of the Buyer or State Forest Department or any other Government authority as instructed by the Buyer.
4. The Seller shall indemnify and keep indemnified the Buyer from and against all actions, claims, demands, costs, charges and expenses, in respect of the Property claimed as falling due prior to the date of handing over of possession of the Property whether payable by the Seller or any predecessor in title or any person or persons claiming through the Seller.
5. In the event Seller fails to satisfy good and marketable title to the satisfaction of Buyer, then the Buyer shall be entitled to cancel this Agreement by issue notice and on such cancellation the Buyer shall be entitled to claim and recover from the Seller any costs, charges and expenses incurred by the Buyer and incidental to this Agreement and the damages suffered by Buyer.
6. If there are any persons who are in occupation of any portion of the Property, Seller shall get evicted those person in order to ensure that peaceful and vacant physical possession is handed over to the Buyer at the time of execution of the registered Deed of Conveyance.
7. If any notice for acquisition are issued/published and whether or not received by the Seller before the completion of sale or is encumbered voluntary or involuntary or becomes subject matter of any litigation, the Seller shall have the option to cancel this Agreement and on such cancellation the Buyer shall be entitled to claim and recover from the Seller any costs, charges and expenses incurred by the Buyer and incidental to this Agreement and the damages suffered by Buyer.
8. If the Seller makes default in completing the sale within the stipulated period, the Buyer shall, have the right to cancel this Agreement by giving seven days notice to the Seller to that



For JSW Steel Ltd.,
Authorized Signatory

No. of Corrections

BALEGOWDA, M. A.
ADVOCATE & NOTARY
LINGASUGUR, PIN: 257338
Cell: 9448912282

effect and on the cancellation of the Agreement, the Buyer shall be entitled to claim costs, charges and expenses incurred by the Buyer and incidental to this Agreement and the damages suffered by Buyer. This is without prejudice to the right of the Buyer to seek specific performance of this Agreement through Court.



9. STAMP DUTY AND REGISTRATION

The stamp duty and registration charges on this Agreement, the Deed of Conveyance and all other documents to be executed in pursuance of this Agreement shall be borne and paid by the Buyer.

10. JURISDICTION

The Courts at Ballari alone shall have the exclusive jurisdiction to hear matters pertaining to this Agreement.

11. AMENDMENTS

No amendment, deletion, addition or other changes in any provision of this agreement or waiver of any right or remedy, herein provided, will be effective unless specifically set forth in writing signed by the parties to be bound thereby

12. HEAD NOTES

The Head Notes are for the purpose of convenience and shall not be taken into account in considering or constructing or interpreting any of the provisions hereof.

13. The Seller hereby agree and confirm that the contents of this Agreement has been explained to Seller in the language known to the Seller by Shri Samadani who has signed as witness to this Agreement.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SCHEDULE DESCRIPTION OF THE PROPERTY

Land situated within the limits **Halabhavi Village, Lingasaguru Taluk, Raichur District, Karnataka**, bearing **Survey No. 140/P** measuring extent of **3 Acres 14 Guntas (Excluding Phut Karab)** with the following descriptions:


East	: Sy No	121
West	: Sy No	141
North	: Sy No	139
South	: Sy No	120

No. of Corrections

BALEGOWDA M. A.
ADVOCATE & NOTARY
LINGASUGUR. PH: 257338
Cell: 9446912282

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Page 5 of 6



For JSW Steel Ltd.,
Authorized Signatory

SIGNED AND DELIVERED by the
Within named Seller

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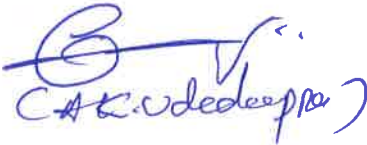

 

SIGNED AND DELIVERED by the
Within named Buyer

) 
For JSW Steel Ltd.,
Authorised Signatory



Witnesses:-

1. 
C.A. V. Deedappa
2. 
M. M. H. S.

SWORN BEFORE ME
EXECUTED BEFORE ME

BALEGOWDA. M. A.
ADVOCATE & NOTARY
LINGASUGUR. Ph: 257338
Cell: 9448912282

No. of Corrections

BALEGOWDA. M. A.
ADVOCATE & NOTARY
LINGASUGUR. Ph: 257338
Cell: 9448912282

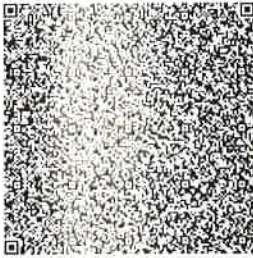


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No. : IN-KA33854160815158P
Certificate Issued Date : 17-Nov-2017 05:04 PM
Account Reference : NONACC (FI)/ kacrsfl08/ LINGASUGUR/ KA-RC
Unique Doc. Reference : SUBIN-KAKACRSFL0818453000429406P
Purchased by : SANGAPPA TIPPANNA
Description of Document : Article 12 Bond
Description : AGREEMENT
Consideration Price (Rs.) : 0
 (Zero)
First Party : SANGAPPA TIPPANNA
Second Party : J S W STEEL LTD TORANAGALLU
Stamp Duty Paid By : SANGAPPA TIPPANNA
Stamp Duty Amount(Rs.) : 200
 (Two Hundred only)



Please write or type below this line.

AGREEMENT TO SELL

THIS AGREEMENT TO SELL ("Agreement") made on this 17 day of November, 2017.

Between

Sri Sangappa S/o Thimmanna, aged about 64 years, residing at Halbhavi, Raichur District, Karnataka (hereinafter

referred to as the "Seller", which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include his/her legal heirs, executors, successors and permitted assigns); of the FIRST PART.

(Signature)

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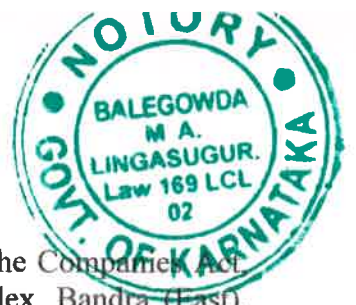
Statutory

1. The Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on the Certificate renders it invalid.
2. The legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

No. of Corrections

BALEGOWDA, M. A.
ADVOCATE & NOTARY
LINGASUGUR, PH: 199338
Cell: 9448912202

For J S W Steel Ltd.,
Authorised Signatory



And

JSW STEEL LIMITED, a Company within the meaning of Section 2 of the Companies Act 2013 and having its registered office at JSW Centre, Bandra Kurla Complex, Bandra (East), Mumbai 400 051 and having its Vijayanagar Works at, P.O: Vidyanagar-583 275, Sandur Taluk, District Bellary in the State of Karnataka, (hereinafter referred to as the "**Buyer**" which expression shall, unless repugnant to the context or meaning hereof, include its successors and assigns) of the SECOND PART.

The Seller and the Buyer shall hereinafter together be referred to as the "**Parties**" and individually as the "**Party**".

WHEREAS: -

- (a) The Seller is absolutely seized and possessed of or otherwise well and sufficiently entitled to the plot of agricultural land bearing **Survey 140/P admeasuring approx 3 Acres 14 Guntas (Excluding Phut Karab)** or thereabouts situated at **Halabhavi Village, Lingasaguru Taluk Raichur District**, Karnataka together with if any structures standing thereon and more particularly described in the Schedule hereunder (hereafter referred to as the "**Property**").
- (b) The Seller has inherited the Property from his/her Ancestors and the same stands mutated in the name of the Seller in Revenue Records as owner and the Seller has full rights absolute authority to sell, dispose off and transfer the Property in the manner Seller wishes.
- (c) The Buyer is in the process of identifying land required to be transferred to concerned authority for the purpose of Compensatory Afforestation. It has come to the knowledge of the Seller that Buyer is looking for land for the purpose of Compensatory Afforestation.
- (d) The Seller in sound, disposing mind, without undue influence, coercion and for her and her family bonafide needs and requirements has agreed to sell the Property to the Buyer, and the Buyer has agreed to purchase the same free from any encumbrances whatsoever, for the consideration of **INR 4,72,350/- (Rupees Four Lakhs Seventy Two Thousand Three Five Only)**, and on the terms and conditions more particularly referred herein.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND PROMISES CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION THE ADEQUACY OF WHICH IS HEREBY ACKNOWLEDGED, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AND THIS AGREEMENT WITNESSETH AS UNDER:

1. AGREEMENT AND CONSIDERATION

- 1.1 The Seller has agreed to sell, convey and transfer in favour of the Buyer and the Buyer has agreed to purchase from the Seller, the plot of agricultural land bearing **Survey 140/P admeasuring approx 3 Acres 14 Guntas (Excluding Phut Karab)** or thereabouts situated at **Halabhavi Village, Lingasaguru Taluk Raichur District**, Karnataka more

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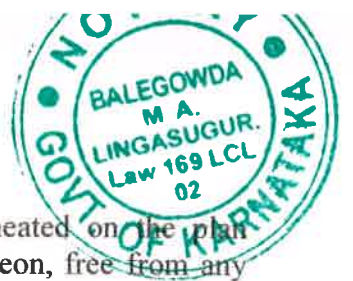
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For JSW Steel Ltd.,
Authorised Signatory

No. of Corrections

BALEGOWDA. M.A.
ADVOCATE & NOTARY
LINGASUGUR. Ph: 267338
Cell: 9448912282

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For JSW Steel Ltd.,
Authorised Signatory



particularly described in the Schedule hereunder written and delineated on the plan thereof hereto annexed and shown with red color boundary line thereon, free from any encumbrances and reasonable doubts, together with all the structures, fencing, compound walls, edifices, sewers, drains, ditches, trees plants, shrubs, ways, paths, passages, commons, gullies, wells, waters, water-courses, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said agricultural land and any part thereof belonging or in any wise appurtenant to or with the same or any part thereof now or at or any time hereto before usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto ("Property") for the total consideration of INR 4,72,350/- (Rupees Four Lakhs Seventy Two Thousand Three Five Only), (the "Purchase Consideration").

1.2 In consideration of the Seller agreeing to sell, convey and transfer the Property to the Buyer in accordance with this Agreement, the Buyer has agreed to pay Purchase Consideration amount at the time of Registration of Deed of Conveyance.

2. REPRESENTATIONS AND WARRANTIES OF THE SELLER

The Seller hereby represents, warrants, undertakes, and covenants to the Buyer that:

- 2.1 The Seller is the sole and absolute owner of the Property and no other person or persons, has or have any right, title, interest, Property, claim or demand of any nature whatsoever unto or upon the Property, either by way of sale, charge, mortgage, lien, gift, trust, lease, easement or otherwise howsoever and the Property is free from all encumbrances.
- 2.2 The Seller has full right, power and absolute authority to sell and transfer the Property to the Buyer.
- 2.3 Neither the Property nor any part or portion thereof is the subject matter of any decree or order or attachment before or after judgment of any court of law and/or any authority or authorities including under the provisions of the Income Tax Act, 1961, there are no proceedings pending in any court of law wherein the Property is the subject matter whereby or by reason or means whereof the Seller has been prohibited or prevented or restrained from selling or transferring the Property.
- 2.4 The Seller has not entered into any Agreement or arrangement for the sale, disposal, transfer, lease or encumbrance of whatsoever nature, in respect of the Property with any party and no person whomsoever other than the Seller has any claim, demand or right of any nature whatsoever into or upon or in respect of the Property.
- 2.5 In case the Seller has entered into any Agreement or arrangement for the sale, disposal, transfer, lease or encumbrance of whatsoever nature, in respect of the Property or any part thereof, then the Sellers shall provide deed of cancellation or any other valid agreement which shows the Seller is absolute owner of the Property and has full right, power and absolute authority to sell and transfer the Property.

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For JSW Steel Ltd.,
Authorised Signatory

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LINGASUGUR. Ph: 257338
Cell: 9448912282



- 2.6 The Seller has not created any charge or encumbrance of whatsoever nature in respect of the Property, nor shall the Seller create any encumbrance during the validity of this Agreement.
- 2.7 In case Seller has created any charge he/she shall provide charge closure / NoC from the concerned authorities.
- 2.8 The Seller shall pay any and all Property taxes and other dues in respect of the Property till the execution of the Deed of Conveyance in respect of the Property in favour of the Buyer.
- 2.9 The Seller shall sign, execute, register and complete, such other instruments and instruments as may be required by the Buyer, from time to time and at all times hereafter, in order to more effectually and completely transfer the title of the Property to the Buyer.
- 2.10 The Seller shall make available all documents and other information as may be required by the Buyer in order to satisfy the Buyer of the title of the Seller to the Property.
3. The sale will be completed by the Seller by executing a Deed of Conveyance in favour of the Buyer or State Forest Department or any other Government authority as instructed by the Buyer.
4. The Seller shall indemnify and keep indemnified the Buyer from and against all actions, claims, demands, costs, charges and expenses, in respect of the Property claimed as falling due prior to the date of handing over of possession of the Property whether payable by the Seller or any predecessor in title or any person or persons claiming through the Seller.
5. In the event Seller fails to satisfy good and marketable title to the satisfaction of Buyer, then the Buyer shall be entitled to cancel this Agreement by issue notice and on such cancellation the Buyer shall be entitled to claim and recover from the Seller any costs, charges and expenses incurred by the Buyer and incidental to this Agreement and the damages suffered by Buyer.
6. If there are any persons who are in occupation of any portion of the Property, Seller shall get evicted those person in order to ensure that peaceful and vacant physical possession is handed over to the Buyer at the time of execution of the registered Deed of Conveyance.
7. If any notice for acquisition are issued/published and whether or not received by the Seller before the completion of sale or is encumbered voluntary or involuntary or becomes subject matter of any litigation, the Seller shall have the option to cancel this Agreement and on such cancellation the Buyer shall be entitled to claim and recover from the Seller any costs, charges and expenses incurred by the Buyer and incidental to this Agreement and the damages suffered by Buyer.
8. If the Seller makes default in completing the sale within the stipulated period, the Buyer shall, have the right to cancel this Agreement by giving seven days notice to the Seller to that

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[Signature]
For JSW Steel Ltd.,
Authorised Signatory

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BALEGOWDA, M.A.
ADVOCATE & NOTARY
LINGASUGUR, Ph: 257338
Cell: 9448912262

effect and on the cancellation of the Agreement, the Buyer shall be entitled to claim costs, charges and expenses incurred by the Buyer and incidental to this Agreement and the damages suffered by Buyer. This is without prejudice to the right of the Buyer to seek specific performance of this Agreement through Court.



9. STAMP DUTY AND REGISTRATION

The stamp duty and registration charges on this Agreement, the Deed of Conveyance and all other documents to be executed in pursuance of this Agreement shall be borne and paid by the Buyer.

10. JURISDICTION

The Courts at Ballari alone shall have the exclusive jurisdiction to hear matters pertaining to this Agreement.

11. AMENDMENTS

No amendment, deletion, addition or other changes in any provision of this agreement or waiver of any right or remedy, herein provided, will be effective unless specifically set forth in writing signed by the parties to be bound thereby

12. HEAD NOTES

The Head Notes are for the purpose of convenience and shall not be taken into account in considering or constructing or interpreting any of the provisions hereof.

13. The Seller hereby agree and confirm that the contents of this Agreement has been explained to Seller in the language known to the Seller by Shri Samadani who has signed as witness to this Agreement.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SCHEDULE DESCRIPTION OF THE PROPERTY

Land situated within the limits **Halabhavi Village, Lingasaguru Taluk, Raichur District, Karnataka**, bearing **Survey No. 140/P** measuring extent of **3 Acres 14 Guntas (Excluding Phut Karab)** with the following descriptions:

East : Sy No 121
West : Sy No 141
North : Sy No 139
South : Sy No 120

Page 5 of 6

Handwritten signature in blue ink.

For JSW Steel Ltd.,
Authorised Signatory

No. of Corrections

BALEGOWDA M. A.
ADVOCATE & NOTARY
LINGASUGUR. Ph: 257111
Cell: 9448912282

SIGNED AND DELIVERED by the
Within named Seller

) 



SIGNED AND DELIVERED by the
Within named Buyer

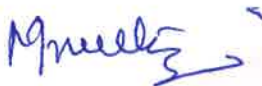

For JSW Steel Ltd.,
Authorised Signatory

Witnesses:-

1.


Chak. V. de deya

2.


M. M. S.

No. of Corrections

BALEGOWDA, M. A.
ADVOCATE & NOTARY
LINGASUGUR. Ph: 257338
Cell: 9448912282

SWORN BEFORE ME
EXECUTED BEFORE ME

BALEGOWDA, M. A.
ADVOCATE & NOTARY
LINGASUGUR. Ph: 257338
Cell: 9448912282

No. of Corrections

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