

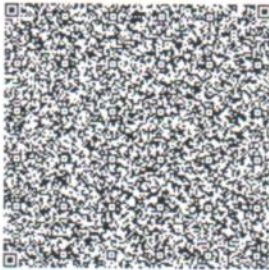


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No.	: IN-KA80721344666216P
Certificate Issued Date	: 07-Feb-2017 01:13 PM
Account Reference	: NONACC (FI)/ kaksfcl08/ BELLARY8/ KA-BY
Unique Doc. Reference	: SUBIN-KAKAKSFCL0810454002897992P
Purchased by	: BASAVARAJ SO SOMALINGAPPA
Description of Document	: Article 12 Bond
Description	: AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: BASAVARAJ SO SOMALINGAPPA
Second Party	: JSW STEEL LTD TORANAGALLU
Stamp Duty Paid By	: BASAVARAJ SO SOMALINGAPPA
Stamp Duty Amount(Rs.)	: 200 (Two Hundred only)



For Toranagallu Souhard
Credit Co-Operative Ltd

Signature
Authorised Signatory.

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

AGREEMENT TO SELL

THIS AGREEMENT TO SELL ("Agreement") made on this 9th day of February, 2017.

Between

Sri.Basavaraja S/o Somalingappa, aged about _____ years, residing at Halabhavi village, Lingasuguru 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.

M/s. JSW Steel Ltd.,

Signature

Page 1

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcllestamp.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.

And

JSW STEEL LIMITED, a company incorporated under the Companies Act 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 No. 140** admeasuring approx. **6-11 acre**, or thereabouts situated at **Halabhavi Village, Lingasugur 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 ancestor 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) Purchaser is in the process of identifying land required for Compensatory Afforestation. It has come to the knowledge of the Seller that Buyer is looking for land for the purpose of taking up Compensatory Afforestation.
- (d) The Seller in sound, disposing mind, without undue influence, coercion and for his and his 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 Rs. 8,84,775/- (Rupees Eight Lakhs, Eighty Four Thousand, Seven Hundred, Seventy 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:

[Handwritten Signature]

M/s. JSW Steel Ltd.,

[Handwritten Signature]
Authorised Signatory

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 No. 140 admeasuring approx. 6-11 acre** or thereabouts situated at **Halabhavi Village, Lingasuguru 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 **Rs. 8,84,775/- (Rupees Eight Lakhs, Eighty Four Thousand, Seven Hundred, Seventy 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, simultaneously with the execution of this Agreement, the Buyer has paid to the Seller **INR Rs. 88,478/- (Rupees Eighty Eight Thousand, Four Hundred, Seventy Eight only)** as an "**Advance**" through ~~State Bank of Mysore~~ Bank vide Cheque Number ~~908824~~.....dated ~~09.10.2017~~ which forms part of the Purchase Consideration.

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 full has 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.

[Handwritten Signature]

M/s. JSW Steel Ltd.,

[Handwritten Signature]
Authorised Signatory.

- 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 has absolute owner of the Property full has 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 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 Sale Deed 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 the advance amount.
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 Sale Deed/s.
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 the advance amount.
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

M/s. JSW Steel Ltd.,


Authorised Signatory.



effect and on the cancellation of the Agreement, the buyer shall be entitled to claim and recover from the Seller not only the advance amount but also interest at 12% p.a. 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 Sri, A.K.Udedappa 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, Lingasuguru Taluk Raichur District, Karnataka, bearing Survey No. 140 measuring extent of 6-11 acre, with the following descriptions:

M/s. JSW Steel Ltd.,

Authorised Signatory.

East : Land of Survey No 121

West : Land of Survey No 141

North : Land of Survey No 139 & 140 Part

South : Land of Survey No 140 (p) & 120

SIGNED AND DELIVERED by the
Within named Seller

)

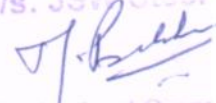


SIGNED AND DELIVERED by the
Within named Buyer

)




M/s. JSW Steel Ltd.,



Authorised Signatory.

Witnesses:-

1.  (B. Nayak)

2. 
(A.K. UDAPPA)

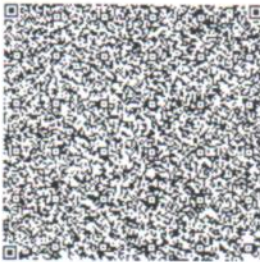


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No.	: IN-KA79528542271285P
Certificate Issued Date	: 04-Feb-2017 03:50 PM
Account Reference	: NONACC (FI)/ kaksfcl08/ BELLARY8/ KA-BY
Unique Doc. Reference	: SUBIN-KAKAKSFCL0808074773531293P
Purchased by	: JSW TORANAGALLU
Description of Document	: Article 12 Bond
Description	: AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DURUGAMMA WO BASANAGOUDA
Second Party	: JSW TORANAGALLU
Stamp Duty Paid By	: JSW TORANAGALLU
Stamp Duty Amount(Rs.)	: 200 (Two Hundred only)



For Toranagalli Souharda
Credit Co-Operative Ltd

[Signature]
Authorised Signatory.

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

AGREEMENT TO SELL

THIS AGREEMENT TO SELL ("Agreement") made on this 9th day of February, 2017.

Between

Smt.Durugamma W/o Basavanagouda, aged about years, residing at Halabhavi village, Lingasuguru 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.

M/s. JSW Steel Ltd.,

[Signature]
Authorised Signatory

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.

And

JSW STEEL LIMITED, a company incorporated under the Companies Act 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 No.39** admeasuring approx. **23-38 acre, (P.K.3-18 acres)** or thereabouts situated at **Halabhavi Village, Lingasugur 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 ancestor 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) Purchaser is in the process of identifying land required for Compensatory Afforestation. It has come to the knowledge of the Seller that Buyer is looking for land for the purpose of taking up Compensatory Afforestation.
- (d) The Seller in sound, disposing mind, without undue influence, coercion and for his and his 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 Rs.28,90,500/- (Rupees Twenty Eight Lakhs, Ninety Thousand, Five Hundred 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:

M/s. JSW Steel Ltd.,

Authorised Signatory

Page 2

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 No.39** admeasuring approx. **23-38 acre, (P.K.3-18 acres)** or thereabouts situated at **Halabhavi Village, Lingasuguru 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 **Rs.28,90,500/- (Rupees Twenty Eight Lakhs, Ninety Thousand, Five Hundred 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, simultaneously with the execution of this Agreement, the Buyer has paid to the Seller INR **Rs. 2,89,050/- (Rupees Two Lakh, Eighty Nine Thousand, Fifty only)** as an "**Advance**" through ~~State Bank of Mysore~~ Bank vide Cheque Number **..9088-23.....** dated **09.02.2017** which forms part of the Purchase Consideration.

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 full has 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.

M/s. JSW Steel Ltd.,

Authorised Signatory

- 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 has absolute owner of the Property full has 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 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 Sale Deed 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 the advance amount.
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 Sale Deed/s.
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 the advance amount.
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

M/s. JSPL Ltd.,

Authorised Signatory.

effect and on the cancellation of the Agreement, the buyer shall be entitled to claim and recover from the Seller not only the advance amount but also interest at 12% p.a. 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 Sri, A.K.Udedappa who has signed as witness to this Agreement.

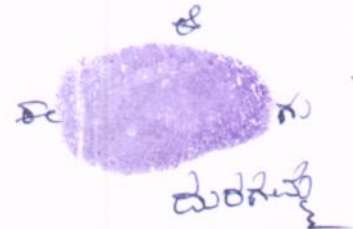
IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SCHEDULE DESCRIPTION OF THE PROPERTY

Land situated within the limits Halabhavi Village, Lingasuguru Taluk Raichur District, Karnataka, bearing Survey No. 39 measuring extent of 23-38 acre, (P.K.3-18 acres) with the following descriptions:

M/s. JSW Steel Ltd.,

Authorized Signatory.




South : Land of Survey No 119

))

ಹೆ
ಹು
ಹು
ದುರಗವು

))

M/s. JSW Steel Ltd.,

 Authorised Signatory.

1. రామచంద్రుడు (రామచంద్రుడు)

2. Большая Спешка (автор)

3 $\bigcirc - \sqrt{-}$
(AR. VED OPPA)

SYND-142
EXTENT- 9.26



सत्यमेव जयते

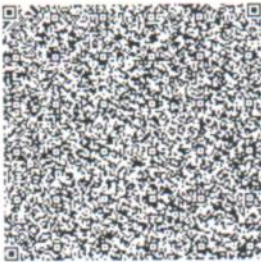
INDIA NON JUDICIAL
Government of Karnataka

e-Stamp

- PassBook ✓
- Adhar ✓
- Election ID ✓

Certificate No. : IN-KA79526410713321P
Certificate Issued Date : 04-Feb-2017 03:48 PM
Account Reference : NONACC (FI)/ kaksfcl08/ BELLARY8/ KA-BY
Unique Doc. Reference : SUBIN-KAKAKSFCL0808070380521947P
Purchased by : JSW TORANAGALLU
Description of Document : Article 12 Bond
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : HANUMAPPA SO AMARAPPA MULIMANI
Second Party : JSW TORANAGALLU
Stamp Duty Paid By : JSW TORANAGALLU
Stamp Duty Amount(Rs.) : 200
(Two Hundred only)

Advance Amt -
Rs 1,36,065/-



For Toranagallu Souharda
Credit Co-Operative Ltd
Rajen
Authorised Sign

-----Please write or type below this line-----
AGREEMENT TO SELL

THIS AGREEMENT TO SELL ("Agreement") made on this ^{9th} day of February, 2017

Between

Sri. Hanumappa S/o Amarappa, aged about _____ years, residing at Holabhatti village, Lingasuguru 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.

M/s. JSW Steel Ltd., Page 1

Handwritten signature

Statutory Alert:

Authorised Signatory

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.

And

JSW STEEL LIMITED, a company incorporated under the Companies Act 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 No.142** admeasuring approx. **9.26 acre, out of extent 20.33 acres** or thereabouts situated at **Halabhavi Village, Lingasugur 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 ancestor 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) Purchaser is in the process of identifying land required for Compensatory Afforestation. It has come to the knowledge of the Seller that Buyer is looking for land for the purpose of taking up Compensatory Afforestation.
- (d) The Seller in sound, disposing mind, without undue influence, coercion and for his and his 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 Rs. 13,60,650/- (Rupees Thirteen Lakhs, Sixty Thousand, Six Hundred and 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:

M/s. JSW Steel Ltd.,

Authorised Signatory.

[Handwritten signature]

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 No. **142** admeasuring approx. **9.26 acre, out of extent 20.33 acres** or thereabouts situated at **Halabhavi Village, Lingasuguru 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 **Rs. 13,60,650/- (Rupees Thirteen Lakhs, Sixty Thousand, Six Hundred and 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, simultaneously with the execution of this Agreement, the Buyer has paid to the Seller **INR Rs.1,36,065/- (Rupees One Lakh, Thirty Six Thousand, Sixty Five only)** as an "Advance" through ~~State Bank of Mysore~~ Bank vide Cheque Number **...908821...** dated **09/02/2017** which forms part of the Purchase Consideration. which forms part of the Purchase Consideration.

2. REPRESENTATIONS AND WARRANTIES OF THE SELLER

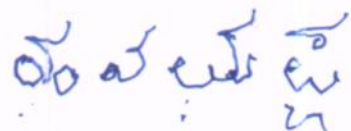
The Seller hereby represents, warrants, undertakes, and covenants to the Buyer that:

- 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 full has 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

M/s. JSW Steel Ltd.,

Page 3

Authorised Signatory.



- 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 has absolute owner of the Property full has 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 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 Sale Deed 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 the advance amount.
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 Sale Deed/s.
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 the advance amount.

M/s. JSW Steel Ltd.,

Authorised Signatory.

Page 4

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 and recover from the Seller not only the advance amount but also interest at 12% p.a, 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 Sri, A.K.Udedappa 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, Lingasuguru Taluk Raichur District, Karnataka, bearing Survey No. 142, measuring extent of 9.26 acres out of 20.33 acres with the following descriptions:

M/s. JSW Steel Ltd.,

Authorised Signatory,

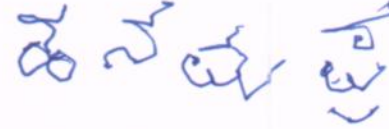
East : Land of Survey No 139

West : Land of Survey No 143


North : Sunakal Seema Area

South : Land of Survey No 142 (part) & Sy no 141




SIGNED AND DELIVERED by the
Within named Seller

) 

SIGNED AND DELIVERED by the
Within named Buyer

) 
M/s. JSW Steel Ltd.,
Authorised Signatory

Witness :-

1. 
2. BS Nayak. (భవయ్య గారికి)
3.  (రామకృష్ణ శర్మ)
4. 
(A.K. UDECHAPPA)

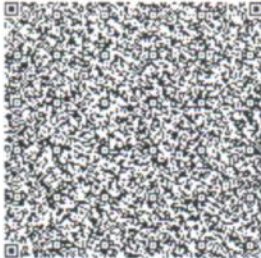


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No.	: IN-KA80719652710181P
Certificate Issued Date	: 07-Feb-2017 01:12 PM
Account Reference	: NONACC (FI)/ kaksfcl08/ BELLARY8/ KA-BY
Unique Doc. Reference	: SUBIN-KAKAKSFCL0810464436597226P
Purchased by	: MOUNESHA SO LATE HANUMAPPA
Description of Document	: Article 12 Bond
Description	: AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MOUNESHA SO LATE HANUMAPPA
Second Party	: JSW STEEL LTD TORANAGALLU
Stamp Duty Paid By	: MOUNESHA SO LATE HANUMAPPA
Stamp Duty Amount(Rs.)	: 200 (Two Hundred only)



For Toranagallu Souharda
Credit Co-Operative Ltd

(Signature)

Authorised Signatory.

.....Please write or type below this line.....

AGREEMENT TO SELL

THIS AGREEMENT TO SELL ("Agreement") made on this 9th day of February, 2017.

Between

Sri. Mounesh S/o Late Hanumappa, aged about _____ years, residing at Halabhavi village, Lingasuguru 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

M/s. JSW Steel Ltd Page 1

(Signature)

Authorised Signatory

3375

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.

And

JSW STEEL LIMITED, a company incorporated under the Companies Act 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 No.140** admeasuring approx. **12.22 acre, out of extent 29.04 acres** or thereabouts situated at **Halabhavi Village, Lingasugur 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 ancestor 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. Purchaser is in the process of identifying land required for Compensatory Afforestation. It has come to the knowledge of the Seller that Buyer is looking for land for the purpose of taking up Compensatory Afforestation.
- d. The Seller in sound, disposing mind, without undue influence, coercion and for his and his 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 Rs. 17,69,550/- (Rupees Seventeen Lakhs, Sixty Nine Thousand, Five Hundreded & 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:

M/s. JSW Steel Ltd.,

Page 2

Authorised Signatory

23/7/20

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 No.140** admeasuring approx. **12.22 acre out of extent 29.04 acres** or thereabouts situated at **Halabhavi Village, Lingasuguru 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 **Rs. 17,69,550/- (Rupees Seventeen Lakhs, Sixty Nine Thousand, Five Hundreded & Fifty Only)**, and on the terms and conditions more particularly referred herein. (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, simultaneously with the execution of this Agreement, the Buyer has paid to the Seller **INR Rs.1,76,955/- (Rupees One Lakh, Seventy Six Thousand, Nine Hundred and Fifty Five only)** as an "Advance" through ~~State Bank of Mysore~~ Bank vide Cheque Number **9088 20** dated **09/02/2017** which forms part of the Purchase Consideration.

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 full has 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.

M/s. JSW Steel Ltd Page 3

Authorised Signatory.

03/02/2017

- 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 has absolute owner of the Property full has 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 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 Sale Deed 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 the advance amount.
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 Sale Deed/s.
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 the advance amount.

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 and recover from the Seller not only the advance amount but also interest at 12% p.a, 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.

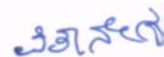
13. The Seller hereby agree and confirm that the contents of this Agreement has been explained to Seller in the language known to the Seller by Sri, A.K. Udedappa who has signed as witness to this Agreement.

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

M/s. JSW Steel Ltd.,



Authorised Signatory. Page 5



**SCHEDULE
DESCRIPTION OF THE PROPERTY**

Land situated within the limits Halabhavi Village, Lingasuguru Taluk Raichur District, Karnataka, bearing Survey No. 140 measuring extent of 12.22 acres (Out of 29.04 acres) with the following descriptions:

Sl No	Sy No	Ex-tent	East	West	Narth	South
1	140	12.22	Sy No 121	Sy No 141	Sy No 139 & 140 Part	Sy No 140(p) & 120

SIGNED AND DELIVERED by the
Within named Seller

)
)

33758

SIGNED AND DELIVERED by the
Within named Buyer

)
)

M/s. JSW Steel Ltd.,


Authorised Signatory.

Witness:-

1. 
(Bheemappa)

2. 
AK. UDEDHAPPA

In the presence of

)