



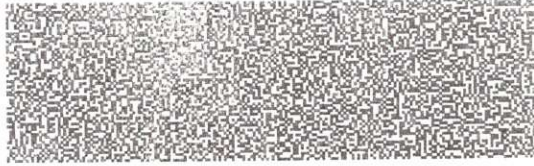
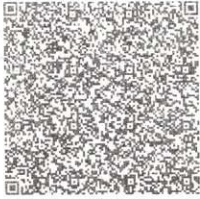
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	: IN-KA73107509483534W
Certificate Issued Date	: 30-Jul-2024 10:31 AM
Account Reference	: NONACC/ kakscsa08/ KHANAPUR1/ KA-BL
Unique Doc. Reference	: SUBIN-KAKAKSCSA0899513518580169W
Purchased by	: APPA SHANKAR DEVALI NAIK AND OTHERS
Description of Document	: Article 5(J) Agreement (in any other cases)
Property Description	: LETTER OF CONSENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: APPA SHANKAR DEVALI NAIK AND OTHERS
Second Party	: JSW RENEWABLE ENERGY VIJAYANAGAR LTD
Stamp Duty Paid By	: APPA SHANKAR DEVALI NAIK AND OTHERS
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)



Please write or type below this line

Letter of Consent

1. Mrs. Savitri Ladakoba Devali Naik, W/o Ladakoba Devali Naik, aged about 58 years, bearing Aadhar No. 830121404281 residing at Shirol, Krishnapur, Khanapur Taluka, Belgavi (Belgaum) District, Karnataka-591302

2. Mr. Deepak Ladaoba Devali, S/o Ladakoba Devali, aged about 42 years, bearing Aadhar No. 216047990246 residing at House no- 11/37/A, Velus, Satari, Valpoi, North Goa, Goa 403506

Statutory Affidavit

1. The authenticity of this document should be verified at www.shoilestamp.com or using the Mobile App of Stock Holders.
2. Any discrepancy between the Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of verification is on the user.
3. In case of any dispute, please approach the Competent Authority.

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3. **Mr. Appa Shankar Devali Naik, S/o- Shankar Devali Naik**, aged about 69 years, bearing Aadhar No. **730263723841** residing at Shirol, Krishnapur, Khanapur Taluka, Belgavi (Belgaum) District, Karnataka-591302

4. **Mr. Rama Shankar Devali Naik, S/o Shankar Devali Naik**, aged about 60 years, bearing Aadhar No. **889561415562** residing at Shirol, Krishnapur, Khanapur Taluka, Belgavi (Belgaum) District, Karnataka-591302

5. **Mr. Laxman Shankar Devali Naik, S/o Shankar Devali Naik**, aged about 58 years, bearing Aadhar No. **756669269016** residing at Shirol, Krishnapur, Khanapur Taluka, Belgavi (Belgaum) District, Karnataka-591302

6. **Mr. Rama B Kelilkar, S/o-Budhappa**, aged about 65 years, bearing Aadhar No. **578358907984** residing at Kongala, Norse, Gavali, Khanapur Taluka, Belgavi (Belgaum) District, Karnataka-591302







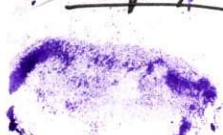
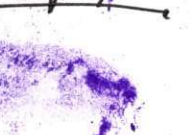
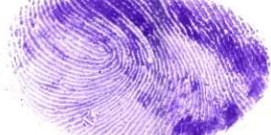
7. **Mr. Laxman B Kililkar, S/o- Budhappa**, aged about 60 years, bearing Aadhar No. **428325655252** residing at Kongala, Norse, Gavali, Khanapur Taluka, Belgavi (Belgaum) District, Karnataka-591302

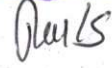
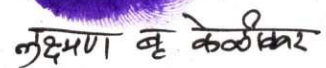
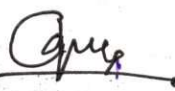
8. **Mrs. Parvati Mahadev Naik, W/o- Mahadev Naik**, aged about 44 years, bearing Aadhar No. **423534702583** residing at 7 Shirol, Krishnapur, Khanapur Taluka, Belgavi (Belgaum) District, Karnataka-591302

9. **Mr. Govind Mahadev Naik, S/o Mahadev Naik**, aged about 21 years, bearing Aadhar No. **788876010472** residing at 19 Shirol, Krishnapur, Khanapur Taluka, Belgavi (Belgaum) District, Karnataka-591302

herein after referred to as the "**Vendor**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, legal representatives, his successors in interest, executors, administrators and assigns), of the **FIRST PART**;

I (First Party) the land owners of Village Kellil Krishnapur, Taluk Khanapur, District Belagavi, Karnataka of the following land with respect to survey number as per the below-mentioned land schedule and the Total area is approx. 61.75 acre (24.98 Ha). The land owners are ready to sell their land with individual consent between **JSW Renewable Energy Vijayanagar Limited /Second Party/Buyer** and each seller as per mutually agreed price.

1)  2)  3)  4)  5)  6)  7)  8)  9) 

2)  3)  4) 

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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Document Sheet



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

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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

-3-

Land Schedule					
Village- Kellil Krishnapur,			Taluka- Khanapur,		District- Belagavi
S.No	Land Owners Name	Father's Name	Survey No	Area	
				Acre-Gunta	Ha
1	Parvati Mahadev Naik	W/o--Mahadev Naik	22/*/38, 22/*/39, 22/*/40	00-38, 02-32, 04-20	0.38, 1.13, 1.82
2	Govind Mahadev Naik	S/o-Mahadev Naik			
3	Savitri Ladakoba Devali Naik	W/o-Ladakoba Devali Naik			
4	Deepak Ladaoba Devali	S/o-Ladakoba Devali Naik	22/*/41, 22/*/43	22-20, 15-20	9.11 & 6.27
5	Appa Shankar Devali Naik	S/o-Shankar Devali Naik			
6	Rama Shankar Devali Naik	S/o-Shankar Devali Naik			
7	Laxman Shankar Devali Naik	S/o-Shankar Devali Naik			
8	Rama B Kelilkar	S/o-Budhappa	22/*/42	15-20	6.27
9	Laxman B Kllilkar	S/o-Budhappa			
			Total	61-30	24.98

1. LAND FACILITATOR'S OBLIGATIONS:

The Land Facilitator/First Party shall be obligated to ensure that the Scheduled Land is transferred to **JSW Renewable Energy Vijayanagar Limited /Second Party/Buyer** by the respective Land Owner(s) by way of the registration of Agreement to Sale after that registration of Sale Deed. Strictly in accordance with the terms and conditions contained herein and within **180 days** from the execution of this consent letter (unless specified otherwise), including but not limited to:

21. *[Signature]*
51. *[Signature]*
31. *[Signature]*
61. *[Signature]*

- Survey, mapping and finalization: The Land Facilitator/First Party shall ensure that the boundaries of the Scheduled Land are clearly demarcated by government survey and subsequently providing a marked khasra/revenue map identifying the Scheduled Land. In this regard, the Land Facilitator/First Party shall manage the government survey process.
- Construction: Marking the physical boundary of the Scheduled Land using boundary stones.
- Execution of the Agreement to Sale: Ensuring, at its own cost and expense, the execution and registration of the **Agreement to Sale** within **90 days** from the date of execution of consent letter. In meanwhile the execution and registration of the Agreement to Sale between First party and Second Party (**JSW Renewable Energy Vijayanagar Limited /Second Party/Buyer**) at its company cost with agreement value; in accordance with the laws applicable in India; Provided, in the event of several co-owners in a 'Khata' (i.e. a land revenue account).
- Execution of the Sale Deed: Ensuring, at its Second Party cost and expense, the execution and registration of the **Sale Deed** within **90 days** from the date of Agreement to Sale between First party/Land Owners/all co-owners and Second Party (**JSW Renewable Energy Vijayanagar Limited /Second Party/Buyer**) at its company cost with the consideration value ; in accordance with the laws applicable in India; Provided, in the event of several co-owners in a 'Khata' (i.e. a land revenue account), the Land Facilitator/First Party shall ensure that all co-owners execute the Sale Deed at one time.
- Arrangement of documents: Furnishing to (and to the satisfaction of) the Second Party/buyer all documents required by the Second Party/buyer to establish a clear title of the Land Owners to the Scheduled Land by way of conducting a title due diligence, including *inter-alia* all the revenue record documents for the past 30 (thirty) years in relation to the Scheduled Land. Further, the Land Facilitator/First Party shall provide all documents required for the purposes of a KYC verification of all the Landowner(s) prior to the execution of the Sale Deed.
- Notwithstanding anything contained here, establishing a clear title to the Scheduled Lands by way of a title due diligence, to the satisfaction of the Second Party, shall be a necessary pre-condition to this consent letter. In the event it is established that the title of the Scheduled Land is not clear, the Land Facilitator/First Party shall not be entitled to claim any amounts/other receivables from the Second Party/Buyer whether under this consent letter or under the applicable law;
- Expenses: Incurred in relation to obtaining the proof of title such as a certified khasra/RTC, and all supporting documents furnished in respect thereof reflecting the latest position of title/charges/encumbrances/lien pertaining to the Scheduled Land;
- Defects: In the event that upon perusal of the revenue records and other documents provided by the Land Facilitator/First Party as per this Consent Letter, a defect/ discrepancy in the title and its marketability is highlighted, the Land Facilitator/First Party shall immediately take all necessary steps to rectify the same;

लक्ष्मण व. केळीकर

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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-5-

- Requirements viz. Land Owner: The Land Facilitator/First Party shall ensure the physical presence of the all the Land Owner(s) at the relevant registrar's office along with the requisite number of copies of their photographs, certificate of identity, necessary for the witnessing, execution and registration of the sale deed(s) and to do all such necessary acts/activities required for the transfer of a clear and marketable title of the Scheduled Land in favor of The Second-Party/buyer.

2. OBLIGATIONS OF BUYER:

- The Second Party/Buyer agrees to pay as agreed under the payment terms.
- To carry out the title search of the land offered by the Land Owners/Land Facilitator/First Party regarding the collection of land documents at its own cost.
- To execute the Sale Deed of scheduled Land offered by the Land Owners/ Land Facilitator/First Party after its complete satisfaction upon title clearance.
- Further, stamp duty and Registration Charges and Deed Writer Charges at the time of registration of Sale Deed shall be borne by the Second Party/Buyer and/or its nominee(s).
- The Second Party/Buyer shall make all the payments under this consent letter through Demand Drafts/Pay order/Cheque directly to the land owner(s).

3. CONSIDERATION AND PAYMENT TERMS:

- Subject to the terms and Conditions of this consent letter, The Land owners/ the Land Facilitator/First party hereby agrees that he shall aggregate to get legal rights and interests in the said Land, free from all encumbrances, charges, liens etc., created in favor of buyer and cause the sale, transfer, assignment and conveyance of the same by getting the sale deed executed by the Land Owners in favor of buyer for a lump sum sale consideration.

Mode of Payment: - Demand Draft/ Cheque.

1) [Signature] 2) [Signature] 3) [Signature]
4) [Signature] 5) [Signature] 6) [Signature]
7) [Signature] 8) [Signature] 9) [Signature]

Name

Signature

1. Mrs. Savitri Ladakoba Devali Naik

सवित्री लाडकोबा देवली



2. Mr. Deepak Ladaoba Devali

दिपक लाडकोबा देवली

Deepak

3. Mr. Appa Shankar Devali Naik

अप्पा शंकर देवली



4. Mr. Rama Shankar Devali Naik

रामा शंकर देवली



5. Mr. Laxman Shankar Devali Naik

लक्ष्मण शंकर देवली



6. Mr. Rama B Kelilkar

रामा बी केळीकर



7. Mr. Laxman B Kelilkar

लक्ष्मण बी केळीकर

लक्ष्मण बी केळीकर

8 Mrs. Parvati Mahadev Naik

पार्वती महादेव नाईक




9. Mr. Govind Mahadev Naik

गोविंद महादेव नाईक

Govind

Witnesses:-

1.  (A. M. Raleaslespi)
of Charnepur

2. Santosh Fal Desai of Goa.